

BROWNFIELD CLEANUP PROGRAM

SOIL VAPOR INTRUSION WORK PLAN (SVIWP)

FOR

HNJ REALTY LLC.

FOR

**FORMER SCHMUKLERS CLEANERS
358 - 364 North Avenue, New Rochelle, New York
Site No.: C360088
Index No.: A3-0542-0306**

PREPARED FOR

**NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION
625 BROADWAY
ALBANY, NEW YORK 12233-7016**



PREPARED BY:

**BEI CONSULTING, LLC
132 KING ROAD
ROCKY POINT, NY 11778**

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MILLER PLACE, NY 11764**

March 2026

1.0 INTRODUCTION

The following document is Soil Vapor Intrusion Work Plan (SVIWP) prepared by BEI Consulting LLC and Nicholas Andrianas P.E. on behalf of HNJ Realty LLC, pursuant to the requirements of an executed Brownfield Cleanup Program Agreement (BCA) (dated February 27, 2006), between the New York State Department of Environmental Conservation (NYSDEC), Division of Environmental Remediation (DER) and HNJ Realty, LLC, *the Volunteer*. The Site is a commercial property located at 358 through 364 North Avenue, New Rochelle, New York (Figures 1 and 2), fully described as Section 4 - Block 1206 - Lot 19 of the tax maps of City of New Rochelle.

The purpose of the SVIWP is to evaluate the potential for soil vapor intrusion (SVI) at the site. This will include the testing of sub-slab, indoor air and outdoor ambient air/vapor throughout various locations within the subject site.

2.0 SCOPE OF WORK

The proposed scope of work includes testing of the sub-slab vapor and indoor air within the subject site. A sub-slab vapor sample will be collected from existing permanent vapor point PV-4 (basement) and two (2) indoor air samples will be collected. The indoor air samples will be collected from the basement and first floor of the building. The sampling locations are depicted on the attached Figure-3. One (1) outdoor ambient air sample will also be collected from the rear courtyard. Samples will be collected with the use of six (6) liter summa canisters equipped with eight (8) hour regulators. Sampling rates will not exceed 0.2 liters per minute to minimize outdoor air infiltration during sampling. Samples will be submitted to an ELAP certified laboratory for testing via EPA TO-15 for Volatile Organic Compounds (VOCs).

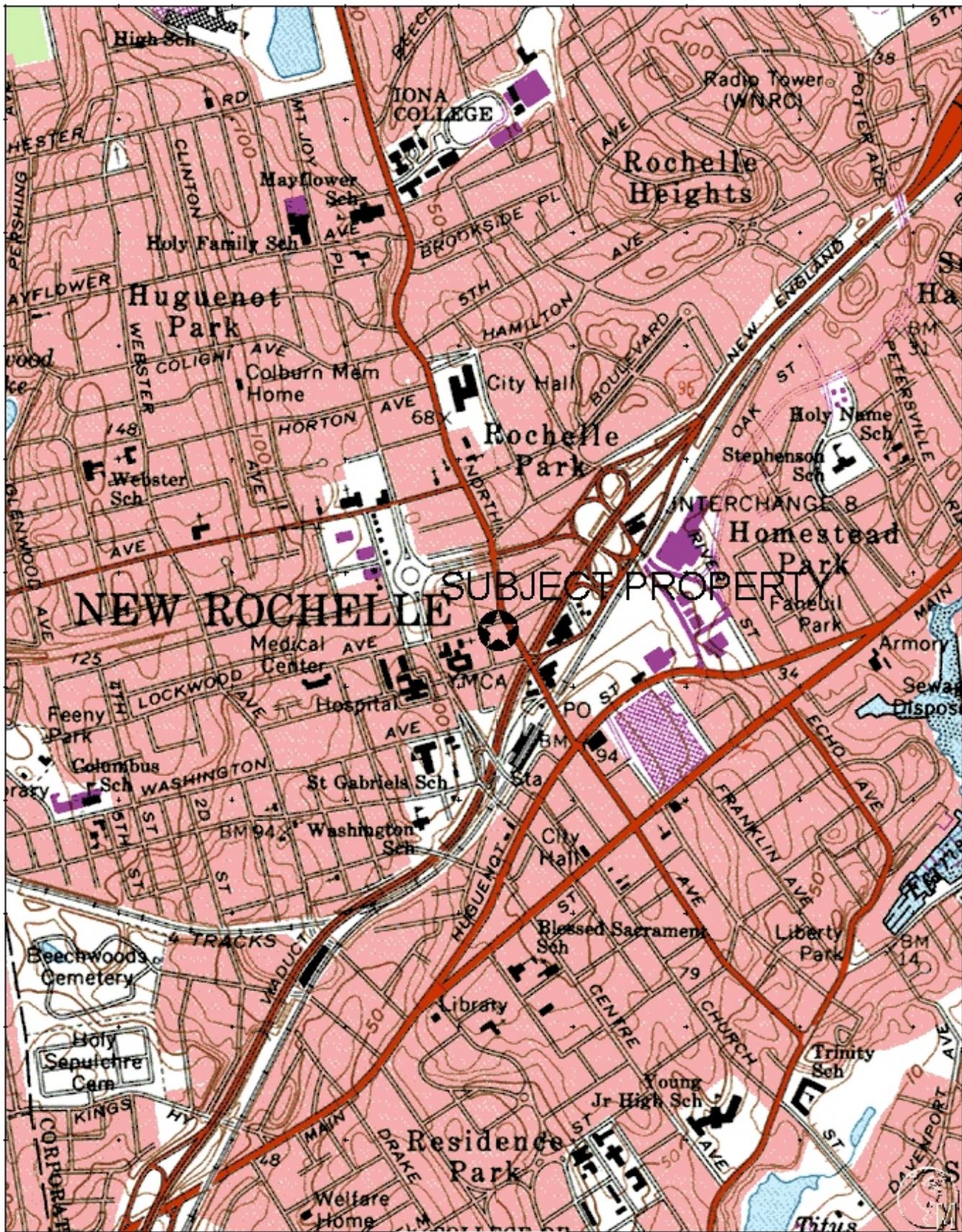
3.0 SUMMARY OF FINDINGS

The laboratory results from the testing performed will be compared to the New York State Department of Health Guidance for Evaluating Soil Vapor Intrusion, 2006. The most up to date decision matrices will

be used for comparison of the results.

4.0 CONCLUSION

A Soil Vapor Intrusion Report (SVIR) will be issued to the Department upon completion of the sampling and receipt of the results. The results from the Report will be utilized to determine if SVI has impacted the site building during the recent shut-down of the SVE/SSDS.



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Remedial Investigation Report November 2007

Figure 1- Site Location

Schmuklers Cleaners
358 - 364 North Avenue
New Rochelle, NY
Site #C360088
Index# A3-0542-0306

BEI Consulting LLC
Rocky Pt, NY

Property Line

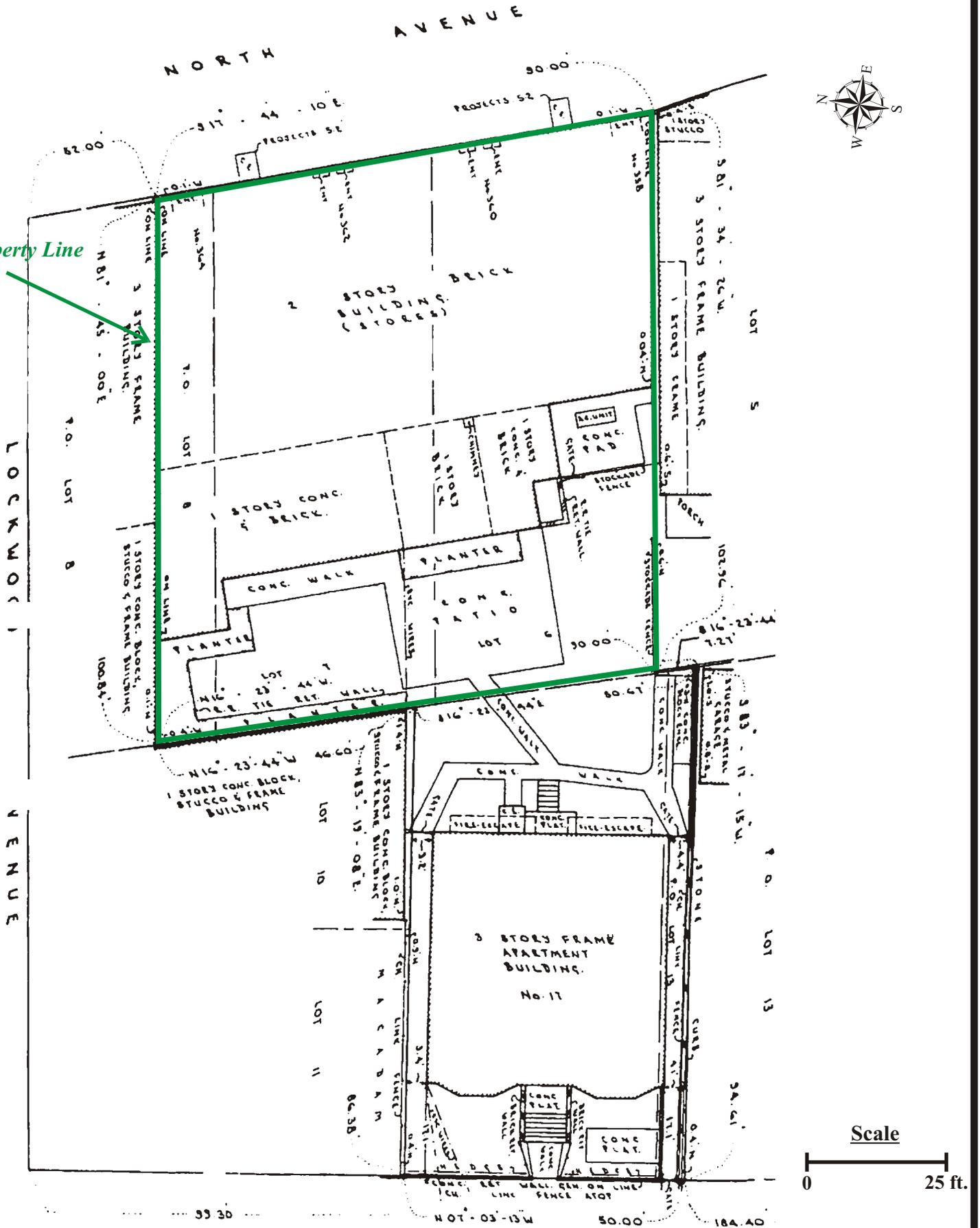


Figure 2 - Site Survey

* survey performed by L.S not listed

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