



May 21, 2015

Ms. Jamie Verrigni  
New York State Department of Environmental Conservation  
Region 3  
Division of Environmental Remediation  
625 Broadway, 11th Floor  
Albany, New York 12233-7014

Re: Limited Offsite Investigation Work Plan  
Post Road Corridor – White Plains (Site)  
77 West Post Road, White Plains, New York  
NYSDEC Site C360129

Dear Ms. Verrigni:

Roux Associates, Inc., (Roux Associates) on behalf of Post Maple 77, LLC (Post Maple), has prepared this Limited Offsite Investigation Work Plan (OIWP) for the Post Road Corridor – White Plains site located at 77 West Post Road in White Plains (Site). The purpose of the limited offsite investigation is to assess the potential for elevated concentrations of volatile organic compounds (VOCs), detected in groundwater samples collected near the Site's border, to impact the areas immediately adjacent to the Site.

In response to the submission of the February 27, 2015 Remedial Investigation Report (RIR), the New York State Department of Environmental Conservation (NYSDEC) noted in their letter of May 4, 2015 that a limited offsite investigation should be conducted to perform a qualitative offsite exposure assessment in commercial and residential areas located immediately adjacent to the Site.

In a subsequent telephone conversation with NYSDEC it was stated that the scope of the investigation should include one offsite groundwater monitoring well and two offsite soil vapor points in the sidewalk along Maple Avenue.

### **Scope of Work**

#### Offsite Monitoring Well

One monitoring well (RW-24) will be installed in the sidewalk along Maple Avenue at the location shown on Figure 1. The monitoring well will be installed utilizing a Geoprobe<sup>®</sup> drill rig (or similar) equipped with hollow-stem augers. The monitoring well will be constructed of two-inch diameter poly vinyl chloride (PVC) and consist of ten feet of 0.020-inch slot well screen that will intersect the water table at approximately three to

four feet below the top of the screen. Following installation, the monitoring well will be developed using a submersible pump to ensure good hydraulic connection with the surrounding saturated deposits. Detailed procedures regarding monitoring well installation, construction and development can be found in the Field Sample Plan of the Remedial Investigation Work Plan (RIWP) dated October 9, 2013. The monitoring well will be surveyed to obtain horizontal and vertical survey coordinates. Soil samples from the monitoring well borehole will be collected to determine lithology and will be field screened for impacts (visual, olfactory and/or photoionization detector [PID] response); however, since the monitoring well is located offsite – soil samples will not be submitted for laboratory analysis.

Approximately one week following well installation and development, Roux Associates will collect one groundwater sample, utilizing low-flow groundwater sampling techniques from the newly installed monitoring well for laboratory analysis of Target Compound List VOCs via United States Environmental Protection Agency (USEPA) Method 8260.

#### Offsite Soil Vapor Points

Two temporary soil vapor points (SV-1 and SV-2) will be installed in the sidewalk along Maple Avenue at the locations shown on Figure 1. Due to the anticipated shallow water table (approximately 4-feet below land surface [bls]) and the concrete overburden of the sidewalk, the two soil vapor points will be installed at a depth of approximately 2-feet bls and consist of a 6-inch stainless steel screen attached to Teflon-lined tubing. The soil vapor points will be backfilled with no. 2 Morie sand to approximately 1-foot bls; the remainder of the borehole will be backfilled with a concrete/bentonite slurry to grade. Following installation, a helium tracer test will be performed on each vapor point prior to sample collection in accordance with the procedures outlined in New York State Department of Health (NYSDOH) guidance documents.

Soil vapor samples will be collected using pre-cleaned, batch certified summa canisters with regulators calibrated to collect samples over a two-hour period. Soil vapor samples will be analyzed using USEPA Method TO-15 for VOCs.

All samples collected during the offsite investigation will be analyzed at a NYSDOH Environmental Laboratory Approval Program-certified laboratory. Samples will be analyzed on a standard turnaround time and will be reported as Category B data deliverables. The Laboratory analytical data will be submitted to an independent data validator and a Data Usability Summary Report (DUSR) will be prepared.

The actual sample locations shown on Figure 1 may vary slightly based on field conditions (i.e., access constraints, and/or utilities). If a sample location is proposed to be moved more than 10 feet from the location shown on Figure 1, the NYSDEC project manager will be consulted prior to installing the boring at the new location.

Ms. Jamie Verrigni

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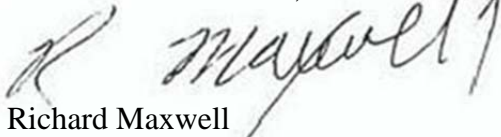
During the investigation activities described herein, except where noted above, the procedures set forth in the Field Sampling Plan, the Quality Assurance Project Plan and the Health and Safety Plan included in of the RIWP will be adhered to. However, intrusive activities are being completed offsite; as such, community air monitoring will not be performed.

The results of the OIWP will be included in an updated RIR to be submitted to NYSDEC. Since field investigations activities are necessary to fully address NYSDEC comments in their letter of May 4, Roux Associates respectfully requests a 60-day extension of the 30-days allotted for submission of the updated RIR. The extra time is requested to allow for work plan preparation, review and approval; permit acquisition; laboratory analyses; data validation and report preparation.

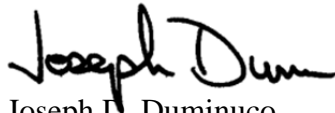
Thank you for your consideration in this matter. Please do not hesitate to call if you have any questions or require further information.

Sincerely,

ROUX ASSOCIATES, INC.



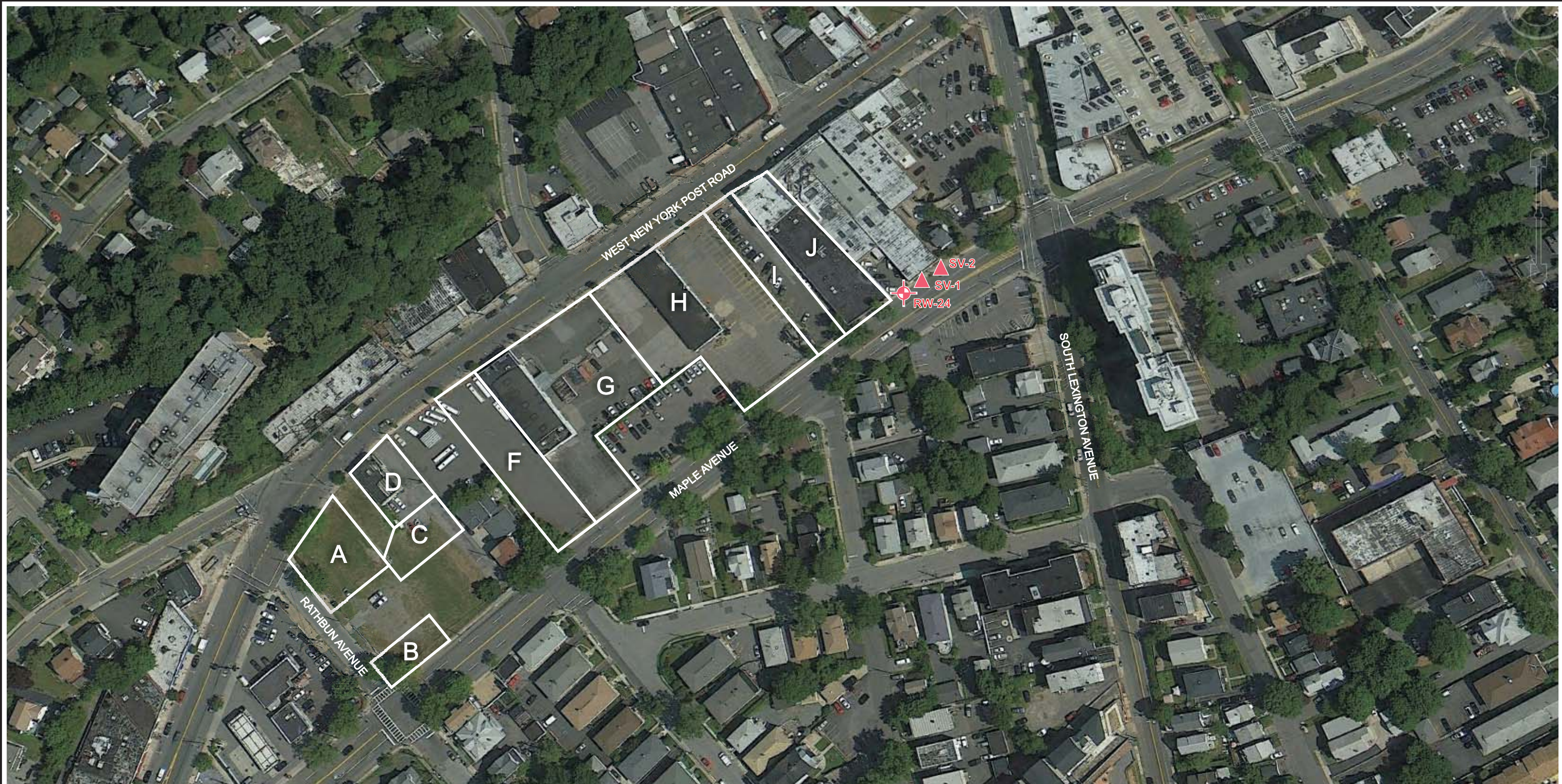
Richard Maxwell  
Senior Geologist



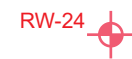
Joseph D. Duminuco  
Principal Hydrogeologist/  
Vice President

Attachments

cc: James Candiloro, NYSDEC  
Mark Sergott, NYSDOH  
Scott Auster, Grid Properties Inc.  
Jim Tuman, Grid Properties Inc.  
Michael Bogin, Sive Paget & Riesel, P.C.



**LEGEND**



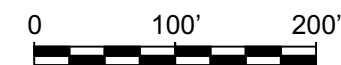
APPROXIMATE LOCATION OF PROPOSED OFFSITE MONITORING WELL



APPROXIMATE LOCATION OF PROPOSED OFFSITE SOIL VAPOR POINT



APPROXIMATE PARCEL LOCATION



**PROPOSED OFFSITE SAMPLE LOCATIONS**

POST ROAD CORRIDOR - WHITE PLAINS  
77 WEST POST ROAD  
WHITE PLAINS, NEW YORK

Prepared for:

POST MAPLE 77, LLC

**ROUX**  
ROUX ASSOCIATES, INC.  
Environmental Consulting  
& Management

Compiled by: R.M.	Date: 18MAY15	FIGURE <b>1</b>
Prepared by: G.M.	Scale: AS SHOWN	
Project Mgr.: R.M.	Project No.: 2195.0001Y000	
File: 2195.0001Y.121.01.CDR		