

From: [Michael Gaul](mailto:Michael.Gaul@pwgrosser.com)
To: [Spellman, John \(DEC\)](mailto:Spellman,John@dec.ny.gov)
Cc: jenniferl@pwgrosser.com
Subject: Re: 250 Mamaroneck Avenue Inquiry
Date: Thursday, March 7, 2024 4:45:01 PM
Attachments: [250 Mamaroneck Avenue Supplemental Soil Sampling Work Plan.pdf](#)

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

John,

See attached for the proposed scope of work and sampling figure for the investigation of the area that we discussed yesterday. Let me know if you have any questions!

On Wed, Mar 6, 2024 at 1:28 PM Spellman, John (DEC) <john.spellman@dec.ny.gov> wrote:

I'm available anytime this afternoon Mike.

John Spellman, P.E.

Project Manager, Remedial Bureau C

Division of Environmental Remediation

New York State Department of Environmental Conservation

625 Broadway, Albany, NY 12233-7014

P: 518-402-9686 | john.spellman@dec.ny.gov

From: Michael Gaul <mgaul@pwgrosser.com>
Sent: Wednesday, March 6, 2024 12:46 PM
To: Spellman, John (DEC) <john.spellman@dec.ny.gov>
Cc: jenniferl@pwgrosser.com
Subject: 250 Mamaroneck Avenue Inquiry

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.



SUPPLEMENTAL SOIL INVESTIGATION WORK PLAN

To: John Spellman (NYSDEC)
From: Michael Gaul, PW Grosser Consulting
Date: March 7, 2024

RE: 250 Mamaroneck Avenue, White Plains, NY
BCP Site #C360206

PWGC, on behalf of its client, Mamaroneck White Plains LLC (the Developer), has prepared this supplemental soil investigation work plan in response to a request from the Developer regarding the feasibility of the excavation of a ~10' wide by ~65' long portion of the proposed eight-foot-deep remedial excavation area (see **Figure 1**) that fell outside of the site's support of excavation.

On March 6th, representatives of PWGC held a conference call with a representative of the NYSDEC to discuss the potential options to address the remaining remedial area in question.

On the conference call, the representative of the NYSDEC requested that a sampling figure and written scope of work be assembled. The figure and scope of work are as follows.

Scope of Work

The purpose of this supplemental soil investigation is to further delineate the horizontal and vertical extent of contaminants in soil in the supplemental area.

To further characterize soil quality, a total of three soil borings will be installed in the supplemental area. Boring locations are shown in **Figure 1**. A direct-push drill rig (Geoprobe® 7822DT or equivalent) will be utilized to install the soil borings.

Soil will be collected continuously from ground surface to the terminus of the boring (9' bgs for each boring). The acetate liners will be cut open and the soil core will be screened for the presence of volatile organic vapors utilizing a PID. Each soil core will be classified by a hydrogeologist using the Unified Soil Classification System (USCS) and soil boring logs will be developed for each location. PFAS sampling will be conducted in accordance with Guidelines for Sampling and Analysis of PFAS under NYSDEC's Part 375 Remedial Programs (April 2023).

Proposed approximate sample depths will be from 2-3' bgs, 4-5' bgs, 6-7' bgs, and 8-9' bgs at SB001 and SB003 and 2-3' bgs, 4-5' bgs, 6-7' bgs, and 8-9' bgs at SB002.

Soil samples will be placed directly into laboratory supplied bottlenecks and placed on ice in a cooler for transport to a New York State Department of Health (NYSDOH) Environmental Laboratory Accredited Program (ELAP) certified laboratory. Samples will be analyzed for each of the following analytes:

- TCL VOCs by United States Environmental Protection Agency (USEPA) Method 8260;
- TCL SVOCs by USEPA Method 8270;
- TCL Pesticides/PCBs by USEPA Method 8081/8082;
- Trivalent & Hexavalent Chromium by USEPA Method 7196;





- Total Cyanide by USEPA Method 9012;
- TAL Metals by USEPA Method 6010/7471;
- Silvex by USEPA Method 8151;
- Per- and polyfluoroalkyl substances (PFAS) by USEPA Method 537 Modified; and
- 1,4-Dioxane by USEPA Method 8270-SIM.

Quality Assurance / Quality Control (QA/QC) sampling will be conducted as discussed in Section 4.2 of the NYSDEC approved RIWP for the site.

QC samples will include the following:

- Blind Duplicates – one per 20 environmental samples for each matrix sampled.
- Matrix Spike/Matrix Spike Duplicate (MS/MSD) – one per 20 environmental samples for each matrix sampled.
- Equipment Blank – one per day for each matrix sampled (if non-dedicated sampling equipment is utilized).
- Trip Blank – one per day.

Select samples will initially be analyzed and, if needed, additional samples from other depths will be activated. PWGC will start with analysis of the 2-3' samples from SB001 and SB003 and the 2-3' and 8-9' samples from SB002. Subsequent samples will be analyzed iteratively on a sample-by-sample basis if exceedances of NYSDEC Unrestricted Use Soil Cleanup Objectives (UUSCOs) are identified at any of these initially analyzed samples. (Example – if the 2-3' bgs sample in SB002 has an exceedance of UUSCOs, the 4-5' bgs sample will be analyzed, and so on.)

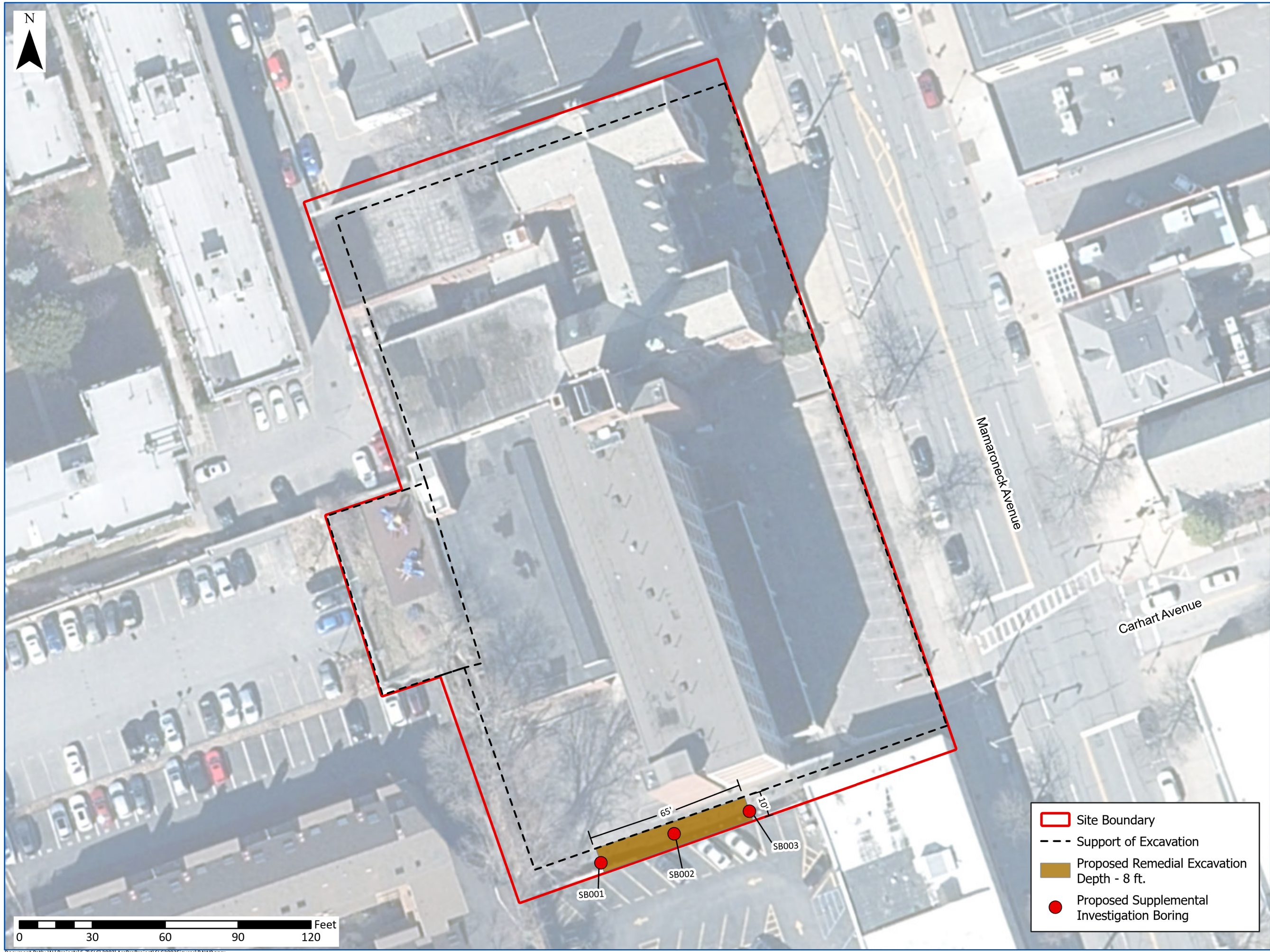
If significant evidence of fill or other contamination is identified at an interval, that interval will be noted, and sample analysis will start from the one-foot interval at the deepest point of that identified evidence instead of the 2-3' sample.





Results will be relayed to the NYSDEC for review and approval upon PWGC's receipt and tabulation of them.

PWGC welcomes the opportunity to discuss this further. Please reach out directly if you have any questions.

Michael Gaul
Senior Project Manager





-  Site Boundary
-  Support of Excavation
-  Proposed Remedial Excavation
Depth - 8 ft.
-  Proposed Supplemental
Investigation Boring



PWGC
CLIENT DRIVEN SOLUTIONS

P.W. Grosser Consulting Engineer & Hydrogeologist, PC

630 Johnson Ave., Suite 7
Bohemia, NY 11716
Ph: 631-589-6353 • Fax: 631-589-8705
pwgc.info@pwgros.com

UNAUTHORIZED ALTERATION OR ADDITION TO THIS
DRAWING AND RELATED DOCUMENTS IS A VIOLATION
OF SEC. 7209 OF THE N.Y.S. EDUCATION LAW

DRAWING PREPARED FOR:

REVISION	DATE	INITIAL	COMMENTS

DRAWING INFORMATION:

Project:	SLC2003	Designed by:	MG
Date:	3/7/2024	Drawn by:	AM
Scale:	AS SHOWN	Approved by:	MG

Proposed Supplemental Soil Investigation

250 Mamaroneck Ave
White Plains, NY

FIGURE NO:

1