SESI CONSULTING ENGINEERS
GEOTECHNICAL | ENVIRONMENTAL | SITE CIVIL

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February 1, 2023 ***via email:*** ***parag.amin@dec.ny.gov***

Mr. Parag Amin, P.E.
Project Manager
Division of Environmental Remediation
625 Broadway,
Albany, New York 12233

RE: **Supplemental Remedial Investigation Workplan**
White Plains Chrysler Car Dealership (BCP# C360209)
70 Westchester Avenue, White Plains, New York
SESI Project No. 11444

Dear Mr. Amin:

The New York State Department of Environmental Conservation (NYSDEC) has entered into a Brownfield Cleanup Program (BCP) with Saber-North White Plains, LLC, a Volunteer, for the property known as White Plains Chrysler Car Dealership Site (BCP# C360209) ("Site"). The Brownfield Cleanup Agreement (BCA) was executed on May 18, 2021. The property is located at 70 Westchester Avenue, White Plains, Westchester County, New York (referred to herein as "Site"). A Site Location Map is presented as **Figure 1.**

Introduction

SESI Consulting Engineers (SESI) has prepared this Supplemental Remedial Investigation Work Plan (SRIWP) to further investigate volatile organic compounds (VOCs) in soil vapor. This document comprises an addendum to the Remedial Investigation Work Plan (RIWP) which was last revised in October 2021, and approved by NYSDEC on October 13, 2021. The completed and proposed actions in the RIWP were conducted and prepared pursuant to NYSDEC's Technical Guidance for Site Investigation and Remediation (DER-10). All the proposed work in this document will be conducted under the governing documents including the Health and Safety Plan, Quality Assurance Project Plan, and the Community Air Monitoring Plan, which were approved with the RIWP. Specifically, the SRIWP addresses the NYSDEC email from Mr. Kieran McCarthy of January 30, 2023 requesting the collection of soil vapor points on-site to delineate the area near soil vapor point SV-7, and to evaluate the potential for soil vapor migration off-site.

Field Investigation

SESI will install and sample two (2) soil vapor points along the western property boundary to provide the needed data to determine the potential for exposure via soil vapor intrusion off-site and allow the Department to complete the significant threat determination. Soil vapor samples will be collected from an approximate depth of five (5) feet below ground surface (ft-bgs) and will be collected at a rate of 200 milliliters per minute (ml/min). In addition, one (1) ambient outdoor air sample will be collected concurrent with the soil vapor sampling. The proposed soil vapor point locations are shown on **Figure 2**.

The soil gas samples will be collected in accordance with the procedures of the NYS Department of Health October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York. Specifically, the sub-slab soil vapor probes will be advanced using direct push sampling equipment and samples will be collected by installing vapor implants. The soil vapor depth will be based on the final construction and development plan. A sacrificial vapor point connected to flexible tubing will be inserted into the borehole. The annular space of the borehole will be filled with sand and the surface will be sealed with bentonite to seal the surface. Prior to sampling the tubing system will be purged of ambient air with a low-flow pump.

The soil vapor samples will be collected into laboratory supplied 2.7-liter, stainless-steel summa canisters. The summa canisters will be equipped with a manometer to verify the canister is under vacuum, and a flow controller will be set to a flow rate of 200 ml/min. A sample log sheet will be maintained summarizing sample identification, date and time of sample collection, sampling depth, identity of samplers, sampling methods and devices, soil vapor purge volumes, volume of the soil vapor extracted, vacuum of canisters before and after the samples are collected, apparent moisture content of the sampling zone, and chain of custody protocols. The vapor samples will be sent to a certified laboratory for analysis of VOCs in accordance with EPA Method TO-15. In addition to the soil vapor, one (1) ambient air sample will be collected with a 2.7-liter summa canister set to a flow rate of 200 ml/min. Sampling will be performed in accordance with the approved RIWP QAPP dated November 22, 2022.

As part of the vapor sampling, a tracer gas will be used to serve as a QA/QC device to verify the integrity of the soil vapor probe seal. Helium will be used as the tracer gas, and a box will serve to keep it in contact with the probe during testing. A portable monitoring device will be used to analyze a sample of soil vapor for the tracer prior to sampling. If the tracer sample results show a significant presence of the tracer, the probe seals will be adjusted to prevent infiltration. At the

conclusion of the sampling round, tracer monitoring will be performed a second time to confirm the integrity of the probe seals. In addition to the soil vapor, one ambient air sample will be collected with a 2.7-liter summa canister set to a flow rate of 200 ml/min. The proposed soil vapor sample points are presented in the **Table 1** below.

Table 1–Proposed Soil Vapor Sample Locations

Location Name	Location	Rationale	Proposed Sampling Depth (ft)	Sample Media	Sample Type	Analysis
RI-SV-8	Southwestern Property Boundary	Investigate Potential Off-Site Soil Vapor	5	Soil Vapor	(200 mL/min)	TO-15
RI-SV-9	Southwestern Property Boundary	Investigate Potential Off-Site Soil Vapor	5	Soil Vapor	(200 mL/min)	TO-15
RI-AA-2	Southwestern Property Boundary	Investigate Potential Off-Site Soil Vapor	Breathing Zone	Ambient Air	(200 mL/min)	TO-15

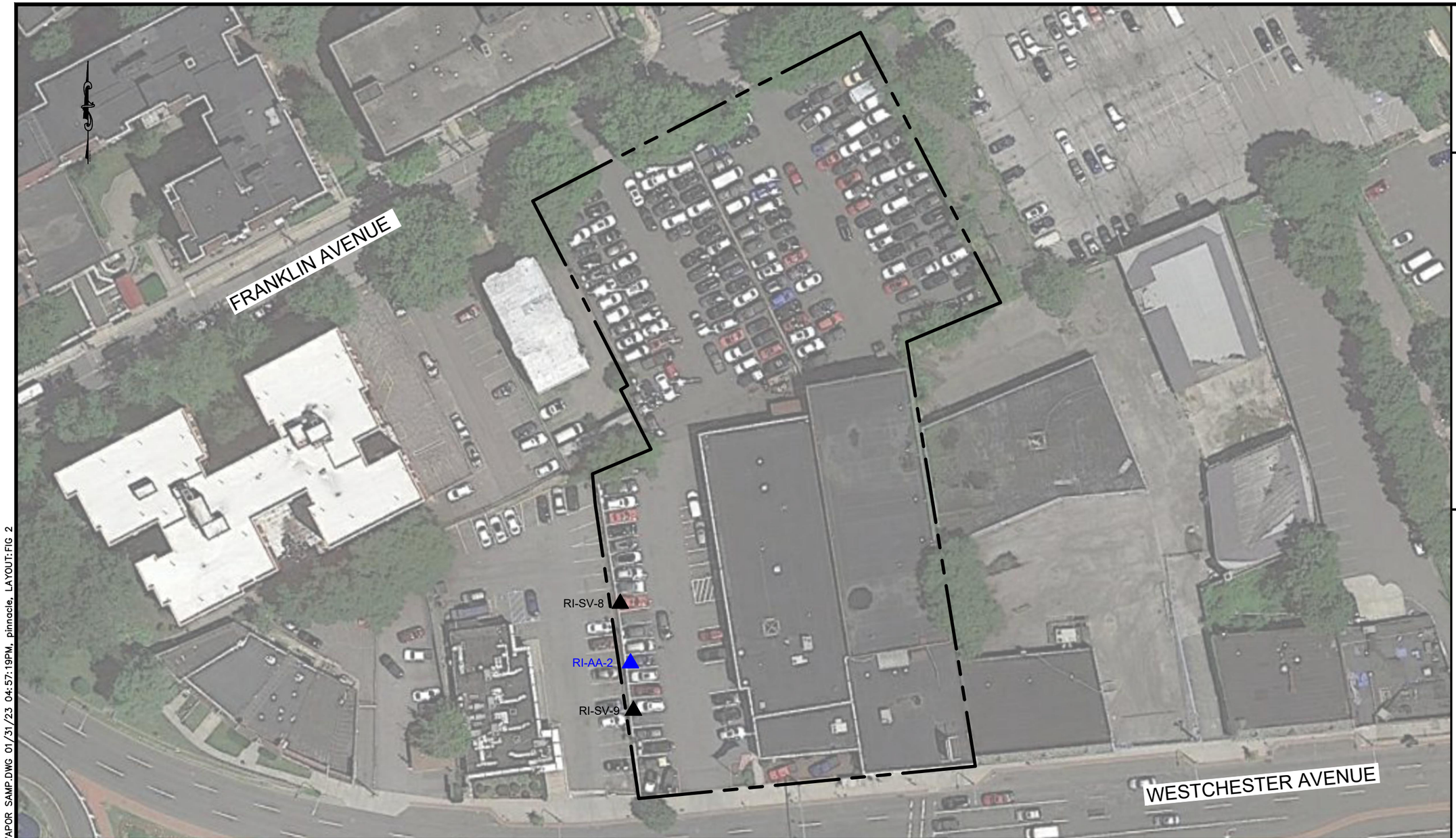
If you have any questions, please call.

Sincerely,

SESI CONSULTING ENGINEERS

Steven Gustems, PG
Senior Project Manager

Figures



NOTE:
THIS PLAN IS FOR LOCATING VAPOR SAMPLES ONLY.
OTHER SITE WORK SHOWN HERE IS NOT INTENDED FOR CONSTRUCTION.

LEGEND:

- PROPERTY LINE
- APPROXIMATE VAPOR SAMPLING LOCATION
- APPROXIMATE AMBIENT AIR SAMPLING LOCATION

Scale 1"=60'
0 60 120

REFERENCE
AERIAL MAP TAKEN FROM BING MAPS, DATED 2020.

Cert of Auth #24GA27934700
SESI CONSULTING ENGINEERS
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959 route 46e, 3rd floor, parsippany, nj 07054 ph: 973.808.9050

dwg by: APG
chk by: SSG
scale: AS NOTED
date: 01/31/2023

project:
70 WESTCHESTER AVENUE
WHITE PLAINS, WESTCHESTER COUNTY, NY

title:
SUPPLEMENTAL VAPOR SAMPLING
LOCATION PLAN

job no: 11444
drawing no:
FIG 2

N:\ACAD\11444\CAD\11444.DWG.SUP_VAPOR SAMP.DWG 01/31/23 04:57:19PM, pinnacle, LAYOUT:FIG 2