

December 3, 2024

Michaela Cochran
 Division of Environmental Remediation
 New York State Department of Environmental Conservation
 625 Broadway, 12th Floor
 Albany, New York 12233

Re: Pre-Design Investigation Work Plan
 BCP Site Number C360230
 115 South MacQuesten Parkway, Mount Vernon, NY

Dear Ms. Cochran:

On behalf of 115 MacQuesten Development LLC (Volunteer), Roux Environmental Engineering and Geology, D.P.C. (Roux) is submitting this Pre-Design Investigation Work Plan (PDI WP) for the property located at 115 South MacQuesten Parkway, Mount Vernon, New York (Site), as shown on Figure 1. The Site is enrolled in the Brownfield Cleanup Program (BCP) under site number C360230. The Volunteer entered into a Brownfield Cleanup Agreement (BCA) with the New York State Department of Environmental Conservation (NYSDEC) on March 1, 2023 (Index No. 360230-01-23).

As stated in the NYSDEC Remedial Action Work Plan (RAWP) comment letter, dated August 30, 2024 and as discussed on a September 25, 2024 conference call between Roux, Volunteer, NYSDEC and New York State Department of Health (NYSDOH), additional soil sampling is required to satisfy the proposed Track 2 Restricted Residential Soil Cleanup Objective (RRSCO) requirements, with comprehensive soil data to 15 feet below land surface (ft bls) across the Site. The Remedial Investigation (RI) soil data (Figure 2) indicates that a majority of the Site meets RRSCOs to 15 ft bls, however, there are select locations that still require further sampling to address potential data gaps.

Presented below are the objectives and the technical details and procedures for the proposed sampling and analytical testing activities:

PDI Sampling Objectives

As discussed and agreed on the September 25, 2024 conference call, a total of six previous RI soil boring locations will be re-visited for additional soil sampling. These locations were selected based on RI sample data exceeding RRSCOs for select analytes at intervals above 15 ft bls.

The current anticipated locations, number of samples, specific sample analytes, and sample depths of proposed soil borings are summarized in the table below:

RI Soil Boring Location	Number of Additional PDI Samples	PDI Sample Analyses	Sample Depth (ft bls)	Sample IDs for Analysis
RISB-5	2	Benzo(a)pyrene Benzo(b)fluoranthene Chrysene Indeno(1,2,3-C,D)pyrene	10-12	RISB-5 (10-12)
			13-15	RISB-5 (13-15)
RISB-8	1	Benzo(a)anthracene Benzo(a)pyrene Benzo(b)fluoranthene Chrysene Indeno(1,2,3-C,D)pyrene Lead	13-15	RISB-8 (13-15)

2908.0008V137/LR

RI Soil Boring Location	Number of Additional PDI Samples	PDI Sample Analyses	Sample Depth (ft bls)	Sample IDs for Analysis
RISB-12	2	Benzo(a)anthracene Benzo(a)pyrene Benzo(b)fluoranthene Chrysene Indeno(1,2,3-C,D)pyrene Lead	10-12	RISB-12 (10-12)
			13-15	RISB-12 (13-15)
RISB-14	2	Lead	10-12	RISB-14 (10-12)
			13-15	RISB-14 (13-15)
RISB-17	1	Trichloroethene (TCE)	10-12	RISB-17 (10-12)
RISB-20	3	Benzo(a)anthracene Benzo(a)pyrene Benzo(b)fluoranthene Chrysene Indeno(1,2,3-C,D)pyrene Mercury	7-9	RISB-20 (7-9)
			10-12	RISB-20 (10-12)
			13-15	RISB-20 (13-15)

Soil Borings

The soil boring locations listed above will be advanced using a Geoprobe drill rig. Prior to any intrusive work, a One-Call utility mark out will be completed to identify any underground utilities. All soil borings will be pre-cleared to a depth of five ft bls using Vactron™ Technology and hand tools (post-hole digger, shovel, hand-auger, etc.) to confirm the absence of buried utilities. Macrocores will be collected continuously from surface to the final depths of each soil boring as summarized above.

Prior to sample collection, each sample core will be screened for organic vapors with a photoionization detector (PID) and will be inspected for presence of staining and odor. Soil will be screened directly from the core sampler. After screening, soil from each boring will be collected for geologic logging according to the United Soil Classification System (USCS) and visual inspection. Soil samples will be collected from each soil boring at the intervals and for specific laboratory analyses listed above.

Soil Sampling Analyses

All soil samples will be submitted to Eurofins, a NYSDOH Environmental Laboratory Accreditation Program (ELAP)-certified laboratory for the specific analyses listed in the table above.

Methodology, Reporting, and Quality Assurance

The methodology used to install the borings will comply with all relevant procedures specified in the Field Sampling Plan (FSP), Quality Assurance Project Plan (QAPP), and Health and Safety Plan (HASP) included in the Remedial Investigation Work Plan (RIWP), dated February 20, 2024. In addition, community air monitoring will be conducted during the PDI, in accordance with the Community Air Monitoring Plan (CAMP) provided in the RIWP.

A Data Usability Summary Report (DUSR) will be prepared to evaluate the PDI samples by a party independent from the laboratory performing the analysis in accordance with Appendix 2B of DER-10. The QAPP, included as Appendix B to the RIWP, describes the DUSR to be prepared for the project. The DUSR for all samples collected as part of the PDI and the Remedial Action will be included in the Final Engineer Report (FER).

Schedule

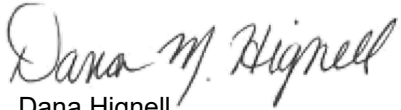
The PDI field work is anticipated to begin following NYSDEC approval and is expected to take approximately one week to complete. The results of the PDI sampling will be tabulated and summarized in a monthly progress report as well as the FER.

Certification

I, Charles J. McGuckin, certify that I am currently a Qualified Environmental Professional as defined in 6 NYCRR Part 375 and that this Pre-Design Investigation Work Plan was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10).

Sincerely,

ROUX ENVIRONMENTAL ENGINEERING AND GEOLOGY, D.P.C.



Dana Hignell
Senior Engineer II



Charles McGuckin, P.E.
Vice President/Principal Engineer



Joseph Duminuco, P.G.
Executive Vice President/Principal Hydrogeologist



SITE

QUADRANGLE LOCATION



Title:

SITE LOCATION MAP

115 SOUTH MACQUESTEN PARKWAY
MT VERNON, NY 10550

Prepared for:

115 MACQUESTEN DEVELOPMENT LLC



Compiled by: D.M.H.	Date: 11/25/24
Prepared by: M.S.R.	Scale: AS SHOWN
Project Mgr: D.M.H.	Project: 2908.0008Y000
File: 2908.0008Y137.1.mxd	

FIGURE
1

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V:\GIS\PROJECTS\2908\0008Y137\2908_0008Y137_2.MXD

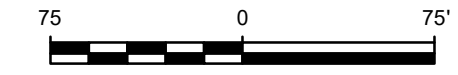


Parameter	NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives	NYSDEC Part 375 Restricted Residential Soil Cleanup	NYSDEC Part 375 Protection of Groundwater Soil Cleanup	Units				
VOCs								
1,2-Dichloroethane	0.02	3.1	0.02	mg/kg				
Acetone	0.05	100	0.05	mg/kg				
Cis-1,2-Dichloroethylene	0.25	100	0.25	mg/kg				
Trichloroethylene (TCE)	0.47	21	0.47	mg/kg				
SVOCs								
Benzo(A)Anthracene	1	1	1	mg/kg				
Benzo(A)Pyrene	1	1	22	mg/kg				
Benzo(B)Fluoranthene	1	1	1.7	mg/kg				
Benzo(K)Fluoranthene	0.8	3.9	1.7	mg/kg				
Chrysene	1	3.9	1	mg/kg				
Indeno(1,2,3-C,D)Pyrene	0.5	0.5	8.2	mg/kg				
Metals								
Chromium, Total	30	180	-	mg/kg				
Copper	50	270	1720	mg/kg				
Lead	63	400	450	mg/kg				
Manganese	1600	2000	2000	mg/kg				
Mercury	0.18	0.81	0.73	mg/kg				
Nickel	30	310	130	mg/kg				
Silver	2	180	8.3	mg/kg				
Zinc	109	10000	2480	mg/kg				
PCBs								
PCBs					ND	ND	ND	mg/kg
Pesticides								
P,P'-DDE	0.0033	8.9	17	mg/kg				
P,P'-DDT	0.0033	7.9	136	mg/kg				
PFAS								
Perfluorooctanesulfonic acid (PFOS)	0.88	44	1	µg/kg				

LEGEND

- GROUNDWATER MONITORING WELL AND SOIL BORING LOCATION
- SOIL BORING LOCATION
- SOIL VAPOR POINT LOCATION
- LOCATION OF FORMER SOIL VAPOR SAMPLE
- LOCATION OF FORMER SOIL BORING SAMPLE
- LOCATION OF FORMER GROUNDWATER WELL SAMPLE
- TAX PARCEL BOUNDARY
- BCP SITE BOUNDARY

MG/KG - MILLIGRAMS PER KILOGRAM
 µG/KG - MICROGRAMS PER KILOGRAM
 NYSDEC - NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 -- NO NYSDEC PART 375 SOIL CLEANUP OBJECTIVES AVAILABLE
 J - ESTIMATED VALUE
 J+ - ESTIMATED VALUE, HIGH BIAS
 J- - ESTIMATED VALUE, LOW BIAS
 DUP - DUPLICATE SAMPLE
 VOCs - VOLATILE ORGANIC COMPOUNDS
 SVOCs - SEMIVOLATILE ORGANIC COMPOUNDS
 PCBs - POLYCHLORINATED BIPHENYLS
 PFAS - PER- AND POLYFLUOROALKYL SUBSTANCES
 NE - NO EXCEEDANCE
 ND - NO DETECTION
 FT BLS - FEET BELOW LAND SURFACE



Title: **REMEDIAL INVESTIGATION SOIL SAMPLE EXCEEDANCES**

115 SOUTH MACQUESTEN PARKWAY
MT VERNON, NY 10550

Prepared for: **115 MACQUESTEN DEVELOPMENT LLC**

	Compiled by: D.M.H.	Date: 11/25/24	FIGURE
	Prepared by: M.S.R.	Scale: AS SHOWN	
	Project Mgr: D.M.H.	Project: 2908.0008Y000	
	File: 2908.0008Y137.2.mxd		

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