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Revised Supplemental Remedial Investigation Work Plan
950 5th Street Site, Town of Colonie, Albany County (C401082)
August 2025
Revised January 2026

On behalf of Lincoln Avenue Development II, LLC (LADII), Envirospec Engineering, PLLC (Envirospec) has prepared the following Supplemental Remedial Investigation (SRI) Work Plan in response to comments from the New York State Department of Environmental Conservation (NYSDEC) on the draft Remedial Investigation Report (RIR) dated October 30, 2023, prepared and submitted by JMT of New York, Inc. (JMT). The comment letter dated July 26, 2024 requested additional investigation, which is outlined in this SRI Work Plan.

Supplemental PFAS Investigation

Fourteen (14) monitoring wells exceeded NYSDEC Human Health Criteria for Perfluorooctanesulfonic acid (PFOS) (2.7 ng/L) with concentrations ranging from 2.7 ng/L to 630 ng/L. MW-15, 16, 17, 19, 22, 23, and 29 exceeded the Human Health Criteria for Perfluorooctanoic acid (PFOA) (6.7 ng/L) with concentrations ranging from 8.2 ng/L to 25 ng/L. Groundwater flow direction, per Figure 10 in the Revised Draft RI Report (RIR), indicate that the areas with the highest concentrations of PFAS in the groundwater, located within the southeastern corner of the Site, are downgradient from the Watervliet Arsenal. Refer to the Revised Draft RIR Table 8G for a summary of all PFAS results in groundwater and Figure 1 for all exceedances. Highest concentrations were observed in the southeastern corner of the site. Soil exceedances were limited to the Protection of Groundwater Standard for PFOS in four (4) surface soil samples located throughout the site, which does not indicate the presence of a source area.

To determine if there is a potential offsite source area of the groundwater PFAS contamination, six (6) additional 2-inch monitoring wells will be installed and sampled along the site boundaries (Proposed MW-37, MW-38, MW-40, MW-41, MW-42, and MW-43). Refer to the attached Figure 1 for proposed well and sample locations. Proposed wells will be installed, developed, and sampled in accordance with the approved Revised RI Work Plan, dated June 2022. Groundwater samples from the proposed wells and the existing wells with PFAS exceedances (MW-11, MW-14, MW-15, MW-16, MW-17, MW-18, MW-19, MW-20, MW-21, MW-22, MW-23, MW-29, MW-31, and MW-34) will be analyzed for PFAS via United States Environmental Protection Agency (USEPA) Method 1633A.

PFAS compounds were detected in 20 out of 30 surface soil samples that were collected at the site during the RI. PFOS guidance values for Protection of Groundwater were exceeded in four (4) surface soil locations. There were no surface soil exceedances of the Industrial Use SCO for PFOS. No sub-surface soil samples exceeded NYSDEC guidance values (Protection of Groundwater or Industrial Use SCO) for any PFAS compounds. Since the few surface soils exceedances for PFOS do not correlate with subsurface soils and are not associated with an identified source area, they are likely the result of depositional processes and no further soil sampling for PFAS is planned at the site.

PCB Groundwater Investigation

A single exceedance of the Ambient Water Quality Standard for total polychlorinated biphenyls (PCBs) was detected at MW-7, due to a concentration of Aroclor-1248 (0.67 ug/L vs 0.09 ug/L). Given that Aroclor-1248 was not detected in any other groundwater monitoring well samples or any surface or subsurface soil samples, MW-7 will be resampled for PCBs. Two (2) additional 2-inch monitoring well will be installed and sampled along the western site boundary (Proposed MW-42 and MW-43). Refer to the attached Figure 2 for the proposed well and sample locations. The wells will be installed, developed, and sampled in accordance with the approved Revised RI Work Plan. Since Aroclor-1248 was not detected in any surface or sub-surface soil samples, no further soil sampling for PCBs is planned at the site. Filtered and unfiltered groundwater samples will be analyzed for PCBs via USEPA Method 8082.

Sheen and Isopropylbenzene Investigation

MW-21, located in the far southeastern corner of the site, had an exceedance of the Ambient Water Quality Standard for the VOC isopropylbenzene (7.2 ug/L vs 5.0 ug/L). During installation of MW-21, JMT noted a “rainbow sheen” at 12 ft bgs, “oil (free product)” in water contained in the boring sleeve, odor, and a maximum photoionization detector (PID) reading of 95.8 ppm. A photo of the soil boring was also provided to Envirospec by the NYSDEC.

To investigate the observed sheen at MW-21, the well will be gauged with an oil-water interface probe to determine the presence of LNAPL. MW-21 will be sampled for VOCs (USEPA Method 8260), SVOCs (USEPA Method 8270), DRO (USEPA Method 8015), and GRO (USEPA Method 8015). Nearby proposed monitoring wells MW-38, MW-40, and MW-41 will be sampled for VOCs (USEPA Method 8260), SVOCs (USEPA Method 8270), DRO (USEPA Method 8015), and GRO (USEPA Method 8015) (in addition to PFAS as part of the PFAS Investigation) to determine the extent of the isopropylbenzene impacts. Soil samples at the water table will be collected for MW-38, MW-40, and MW-41 and will be tested for VOCs (USEPA Method 8260), SVOCs (USEPA Method 8270), DRO (USEPA Method 8015) and GRO (USEPA Method 8015).

In the Revised Draft RIR, according JMT, a “Strong Sheen” was observed within test pits TP-31, TP-64, and TP-65, located within the southwest portion of the site (Figure 9 in the Revised Draft RIR). Monitoring wells MW-8 (located adjacent to both TP-31 and TP-64) and MW-26 (located approximately 40 feet north of TP-65) will be gauged with an oil-water interface probe to determine the presence of LNAPL. If LNAPL is detected, the wells will also be sampled for DRO and GRO. Refer to the attached Figure 3 for the proposed gauging and well locations.

All samples will be collected in accordance with the approved Revised RI Work Plan. VOCs will be analyzed via USEPA Methods 8260. If the presence of LNAPL is detected, wells will be analyzed for DRO and GRO via USEPA Method 8015.

"Strong Sheen" was also observed within TP-35, TP-39, TP-40, TP-40A, TP-41, TP-49, and TP-60. These areas are being addressed through an Interim Remedial Measure (IRM). .

Soil Surface Resampling

Due to regrading at the site, samples SB-11 Subsurface, SS-4, SS-7, SS-14, SS-16, SS-18, SS/SB-20, SS-69 will be resampled to reflect current site conditions. To be consistent with previous sampling, LADII will collect surface soil samples within the top six inches. VOCs samples will be collected between 0-2 inches below the vegetative layer, and all other surface samples will be composited from 0-6 inches below the vegetative layer. The samples will be analyzed for Total Compound List (TCL), Volatile Organic Compounds (VOCs), TCL Semi-Volatile Organic Compounds (SVOCs), Total Analyte List (TAL) metals, cyanide, total Polychlorinated Biphenyls (PCBs), pesticides, herbicides, and per- and polyfluoroalkyl substances (PFAS).

30-inch Reinforced Concrete Pipe Investigation

Upon review of existing documents and field observations regarding the 30-inch reinforced concrete pipe (RCP), it has been determined that the 30-inch RCP is the same as the pipe coming from the Watervliet Arsenal property. One (1) surface water and one (1) sediment sample will be collected from the manhole at the intersection of the 30-inch RCP and the pipe coming from the Arsenal. These samples will be analyzed for PFAS via USEPA Method 1633A.

Quality Assurance/Quality Control Sampling

In accordance with the approved Revised RI Work Plan, Envirospec and the selected NYSDOH ELAP certified laboratory will perform all analysis in accordance with accepted EPA SW-846 methods, including appropriate Quality Assurance/Quality Control (QA/QC) samples. Field duplicates and MS/MSD samples will be collected at a rate of 1 per 20 samples. A field blank and equipment blank will also be collected at a rate of one per twenty samples for PFAS analysis. A trip blank will be provided for every separate cooler that contains samples for VOC analysis. In addition, a third-party independent data validator will prepare a Data Usability Summary Report (DUSR), consistent with DER-10 (NYSDEC Guidance) to note any inconsistencies and appropriately qualify data. Following data validation, results will be tabulated for entry into the NYSDEC EQUIS system. The tabulated/validated data, DUSR and the laboratory reports will be provided to the NYSDEC within 60 calendar days of the sampling events.

If you have any questions, please contact me at gaiezza@envirospeceng.com or (518) 339-1973. Thank you for your attention to this matter.

Sincerely,

Gianna Aiezza

Gianna Aiezza, PE
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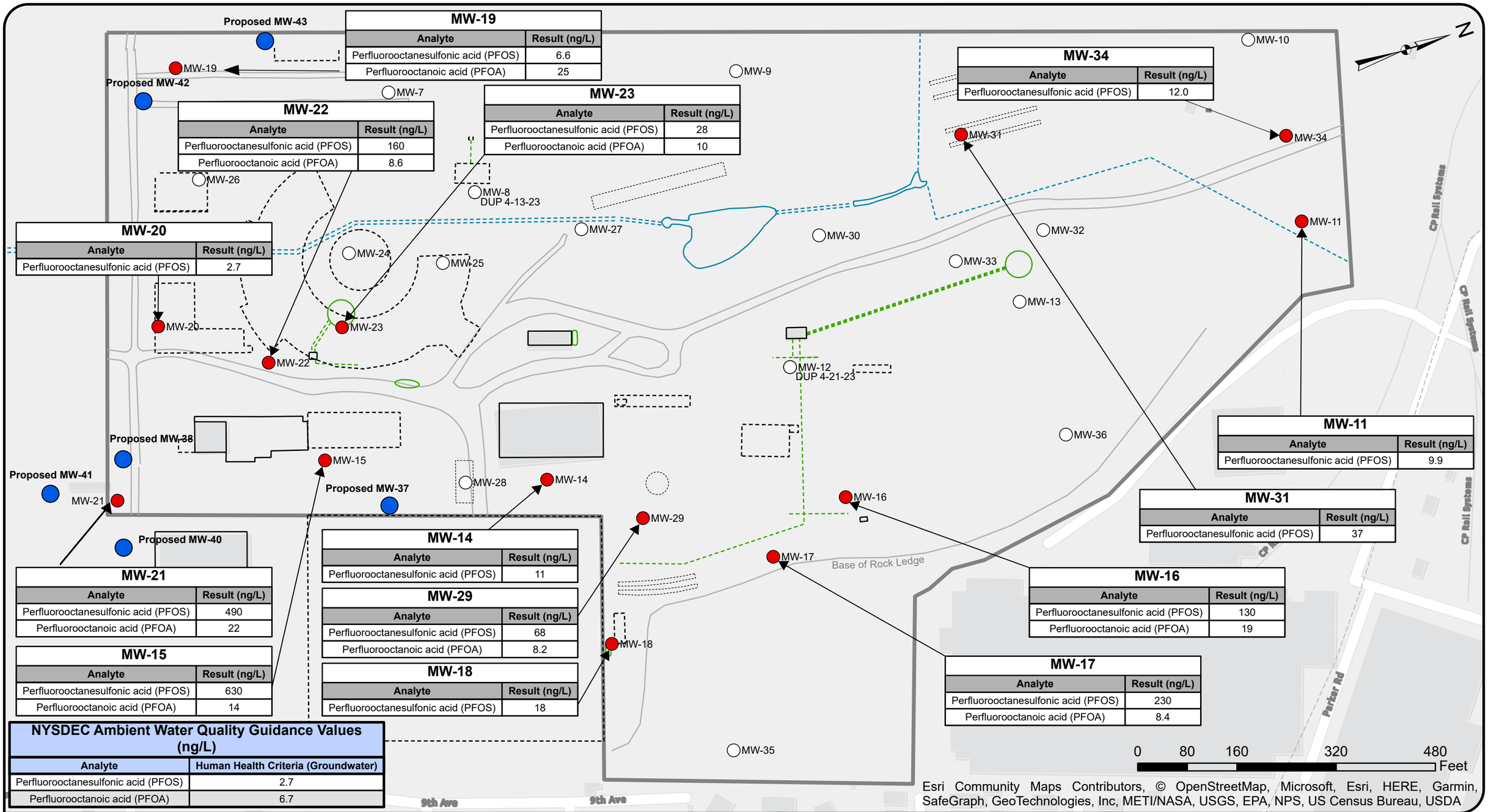

MW-19

Analyte	Result (ng/L)
Perfluorooctanesulfonic acid (PFOS)	6.6
Perfluorooctanoic acid (PFOA)	25

MW-22

Analyte	Result (ng/L)
Perfluorooctanesulfonic acid (PFOS)	160
Perfluorooctanoic acid (PFOA)	8.6

MW-23

Analyte	Result (ng/L)
Perfluorooctanesulfonic acid (PFOS)	28
Perfluorooctanoic acid (PFOA)	10

MW-34

Analyte	Result (ng/L)
Perfluorooctanesulfonic acid (PFOS)	12.0

MW-20

Analyte	Result (ng/L)
Perfluorooctanesulfonic acid (PFOS)	2.7

MW-11

Analyte	Result (ng/L)
Perfluorooctanesulfonic acid (PFOS)	9.9

MW-31

Analyte	Result (ng/L)
Perfluorooctanesulfonic acid (PFOS)	37

MW-21

Analyte	Result (ng/L)
Perfluorooctanesulfonic acid (PFOS)	490
Perfluorooctanoic acid (PFOA)	22

MW-14

Analyte	Result (ng/L)
Perfluorooctanesulfonic acid (PFOS)	11

MW-16

Analyte	Result (ng/L)
Perfluorooctanesulfonic acid (PFOS)	130
Perfluorooctanoic acid (PFOA)	19

MW-29

Analyte	Result (ng/L)
Perfluorooctanesulfonic acid (PFOS)	68
Perfluorooctanoic acid (PFOA)	8.2

MW-15

Analyte	Result (ng/L)
Perfluorooctanesulfonic acid (PFOS)	630
Perfluorooctanoic acid (PFOA)	14

MW-18

Analyte	Result (ng/L)
Perfluorooctanesulfonic acid (PFOS)	18

MW-17

Analyte	Result (ng/L)
Perfluorooctanesulfonic acid (PFOS)	230
Perfluorooctanoic acid (PFOA)	8.4

NYSDEC Ambient Water Quality Guidance Values (ng/L)

Analyte	Human Health Criteria (Groundwater)
Perfluorooctanesulfonic acid (PFOS)	2.7
Perfluorooctanoic acid (PFOA)	6.7

Legend

Existing Monitoring Well

- No Exceedance
- Exceedance
- Proposed Monitoring Well/ Soil Sample Location

Site Features

- Former Building
- Existing Structure
- Stormwater Line
- Pond
- Former Fuel Line
- Existing Building
- Former Tank
- Surface Feature
- Approximate Site Boundary

Notes:

1) "Exceedance" indicates an exceedance of NYSDEC's ambient water guidance values, based on the human health criteria for PFOA and PFOS in groundwater, listed under NYSDEC's Part 375 Remedial Programs.

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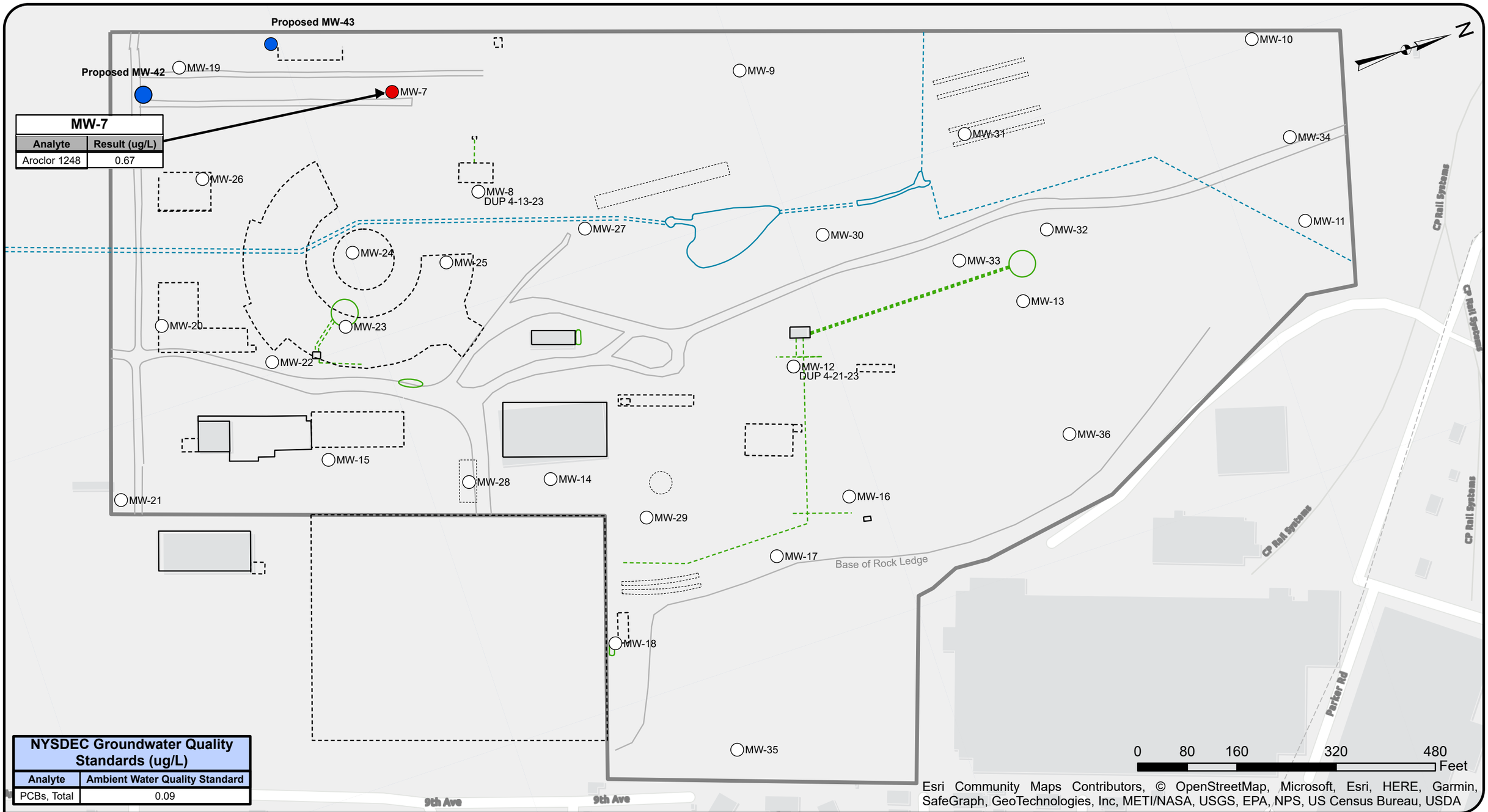
Supplemental RI Workplan:
Proposed PFAS Investigation
LINCOLN AVE DEVELOPMENT II, LLC

950 5TH ST BCP SITE

TOWN OF COLONIE Figure revised by Envirospec Engineering ALBANY COUNTY, NY

PROJ. NO:	DATE:	SCALE:	DWG NO.	FIGURE:
20-03399	10/27/2023	1 IN = 160 FT	-	1



MW-7

Analyte	Result (ug/L)
Aroclor 1248	0.67

NYSDEC Groundwater Quality Standards (ug/L)

Analyte	Ambient Water Quality Standard
PCBs, Total	0.09

Legend

Monitoring Well

- No Exceedance
- Exceedance (will be resampled)
- Proposed Monitoring Well/ Soil Sample Location

Site Features

- Existing Building
- Former Building
- Existing Structure
- Stormwater Line
- Pond
- Former Fuel Line
- Former Tank
- Surface Feature
- Approximate Site Boundary

Notes:

1) "Exceedance" indicates an exceedance of the NYSDEC Part 703.5 Water Quality Standards for class GA waters and/or the NY-TOGS 1.1.1 Guidance Values.

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SUPPLEMENTAL RI WORKPLAN: PROPOSED PCB INVESTIGATION

LINCOLN AVE DEVELOPMENT II, LLC
950 5TH ST BCP SITE
TOWN OF COLONIE Figure revised by Envirospec Engineering ALBANY COUNTY, NY

PROJ. NO:	DATE:	SCALE:	DWG NO.	FIGURE:
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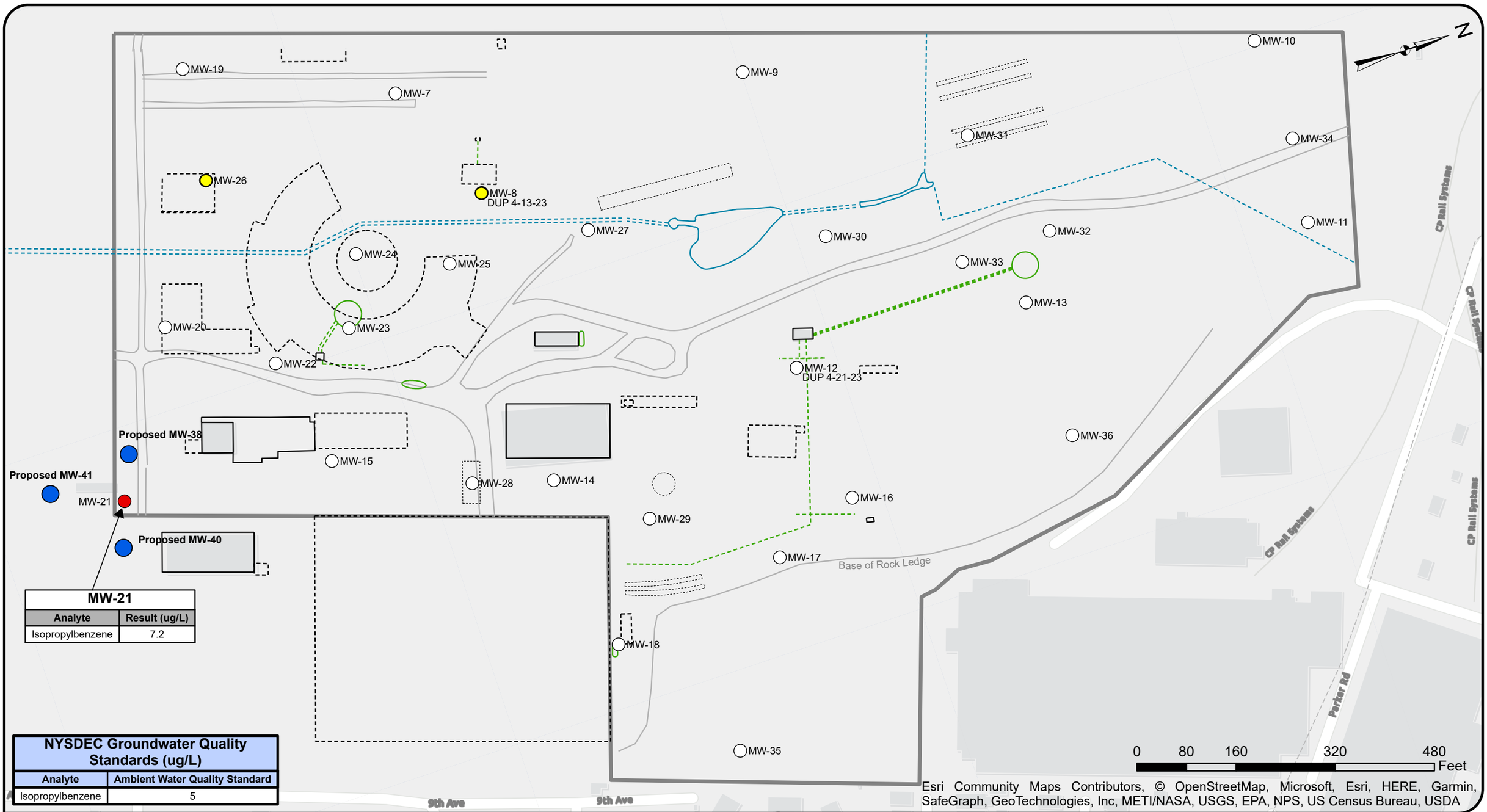

MW-21

Analyte	Result (ug/L)
Isopropylbenzene	7.2

NYSDEC Groundwater Quality Standards (ug/L)

Analyte	Ambient Water Quality Standard
Isopropylbenzene	5

Legend

Monitoring Well

- No Exceedance
- Exceedance
- Proposed Monitoring Well/ Soil Sample Location
- Proposed Well to be Gauged

Site Features

- Existing Building
- Former Building
- Existing Structure
- Stormwater Line
- Pond
- Former Fuel Line
- Former Tank
- Surface Feature
- Approximate Site Boundary

Notes:

1) "Exceedance" indicates an exceedance of the NYSDEC Part 703.5 Water Quality Standards for class GA waters and/or the NY-TOGS 1.1.1 Guidance Values.

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Supplemental RI Workplan:

Proposed Sheen & Isopropylbenzene Investigation

LINCOLN AVE DEVELOPMENT II, LLC
950 5TH ST BCP SITE
TOWN OF COLONIE Figure revised by Envirospec Engineering ALBANY COUNTY, NY

PROJ. NO:	DATE:	SCALE:	DWG NO.	FIGURE:
20-03399	10/24/2023	1 IN = 160 FT	-	3