Pre-Design Investigation Work Plan

Poestenkill Place Site

Brownfield Cleanup Project

NYSDEC Site No. C442058

244-246 First Street

Troy, NY

Prepared For

Poestenkill Place Limited Partnership

90 State Street, Suite 602

Albany, New York 12207

Revision 1

October 2022

Barton&Loguidice

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Prepared For

Poestenkill Place Limited Partnership
90 State Street, Suite 602
Albany, New York 12207

Prepared By

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1.0 INTRODUCTION

Barton & Loguidice, D.P.C. (B&L), has prepared this work plan for Poestenkill Place Limited Partnership to perform a Pre-Design Investigation (PDI) at the proposed Poestenkill Place site (Site) located at 244-246 First Street in the City of Troy, NY. Section 3.1.2 of the approved Remedial Action Work Plan (RAWP) prepared by B&L in 2021 states "No sampling has been performed under the buildings existing on site. These buildings will be demolished as part of the remediation and apartment building process. Following demolition, a preconstruction remedial design investigation will be scoped as part of the Construction Work Plan, to characterize the soil quality beneath the buildings." This PDI is designed to perform this characterization.

Although not a component of the sampling described in this work plan, B&L notes that this investigation will be performed simultaneously with a second sampling effort described in section 4.4 of the RAWP which states "To pre-characterize the soil, the disposal location would be identified and the analytical requirements (parameters and frequency) would be provided. Then a boring program would be implemented to obtain the discrete and composite samples that would be sufficient to meet these analytical requirements. If more than one disposal facility is identified for possible use, the sampling program would be developed to meet the sampling requirements of all facilities. The sampling results would be provided to the disposal facilities for pre-approval of the waste." However, pursuant to a request of NYSDEC, this PDI work plan does not include description of the pre-characterization work.

2.0 PRE-DESIGN INVESTIGATION SAMPLE LOCATIONS

There were three buildings which were still standing during the Remedial Investigation and Supplemental Remedial Investigation and have since been demolished. These are designated as the "Southwestern Building", the "Eastern Building", and the "Northern Building". Following demolition, two building slab areas remain, one at the Southwestern Building location and one at the contiguous locations of the Eastern Building, and the Northern Building. These areas require characterization to determine whether soil is contaminated under these building footprints.

2.1 Southwestern Building Slab

For the slab of the former Southwest Building on the west side of the property, B&L will perform characterization in conjunction with the collection of the samples during the effort described separately for the precharacterization effort.

Samples will be collected from eight locations shown on Figure 1. There is no information, either from knowledge of the Southwestern Building nor from adjacent borings to bias the horizontal or vertical locations for sample collection. Therefore, the eight boring locations are located more or less uniformly throughout the former building. These locations also correspond to the locations where precharacterization borings will be advanced.

Each boring will be advanced to a depth of 20 feet. Two samples will be collected from each boring. The depth of the samples will be determined by field observation (visual, odor, and photo-ionizing dectector [PID] measurements). If no field identifiable indication of contamination is observed, one sample will be collected at the depth groundwater is encountered, with a second sample collected at a depth of 15 feet below ground surface.

2.2 Eastern Building/Northern Building Slab

B&L will collect samples from seven locations in the Eastern Building/Northern Building slab area as shown on Figure 1. Two of these locations are biased towards know potential sources of contamination, specifically the location of the trench floor drain in the Eastern Building and the location of the catch basin in the Northern Building. The additional five sample locations are distributed uniformly throughout the slab.

Each boring will be advanced to a depth of 20 feet. B&L will collect two samples from each boring. The depth of the samples will be determined by field observation (visual, odor, and photo-ionizing dectector [PID] measurements). If no field identifiable indication of contamination is observed, the following rationale will beused for selection of the sample:

- For the two boring locations where a potential contamination source is located, the samples will be taken from (1) one foot below the surface and (2) at the depth groundwater is encountered.
- For the other boring locations, a sample will be collected (1) at the depth groundwater is encountered, and (2) at a depth of 15 feet below ground surface.

2.3 Sample Analyses

Each of these samples will be analyzed for:

- TCL VOCs – EPA 8260C
- TCL SVOCs – EPA 8270D
- TCL Pesticides – EPA 8081B
- TCL PCBs – EPA 8082A
- TAL Metals – EPA 6010C, 6020/Hg
- Hexavalent Chromium – EPA 7196
- Cyanide – EPA 9010C/9012B
- PFAS – EPA Method 1633

The samples will be analyzed by an Environmental Laboratory Approval Program (ELAP)-certified laboratory.

3.0 APPLICABLE PLANS

The samples will be collected and analyzed according to the procedures outlined in the approved Remedial Investigation Work Plan (RIWP) prepared by C.T Male Associates dated 2018. This RIWP includes a Field Sampling Plan describing sample collection methods, a Quality Assurance Project Plan describing the handling and analysis of the samples and the interpretation of the results, a Health and Safety Plan for all field staff to follow, and a Community Air Monitoring Plan to document how the public is protected from airborne exposures during intrusive work.

4.0 REPORTING

B&L will prepare a PDI report for the samples collected from the areas of the recently demolished buildings. This report will include

- A description of the boring and sampling collection procedures
- A narrative summary of the analytical results
- Tables of analytical results, including comparison to soil cleanup objectives
- Figures showing the locations of the borings and fly-out boxes listing compounds that exceed soil cleanup objectives
- A narrative summary of the need for additional soil excavation beyond that specified in the RAWP.
- Appendices including
    - Boring Logs
    - DUSR
    - Laboratory Data Packages

B&L will submit the results of the Preconstruction Remedial Design Investigation samples to the NYSDEC EQuIS database.

5.0 SCHEDULE

Poestenkill Place Limited Partnership intends to perform the PDI simultaneously with the planned soil precharacterization sampling effort. The current schedule is to solicit quotations from laboratories and drillers upon NYSDEC approval of this work plan. Field mobilization will occur soon after that (fall 2022), in accordance with the availability of the selected drilling subcontractor. The Poestenkill Place Limited Partnership will provide updates to the schedule for this and other construction activities in the monthly reports prepared for this site's Brownfield Cleanup Agreement.

Figure

Location of Predesign Investigation Borings

LEGEND

PL — PROPERTY LINE

LOCATION OF PRE-DESIGN INVESTIGATION BORINGS

LOCATION OF PRE-DESIGN INVESTIGATION BORINGS

POESTENKILL PLACE LIMITED PARTNERSHIP
PRE-DESIGN INVESTIGATION WORK PLAN

CITY OF TROY
RENSSELAER COUNTY, NEW YORK

Barton & Loguidice, D.P.C.
10 Airline Drive
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Date
SEPTEMBER 2022

Scale
AS SHOWN

Figure Number
1

Project Number
2248.001.001

Plotted: Sep 22, 2022 – 3:11PM SYR By: bgh
Z:\BL-Vault\D2\182217AD2-1C71-4823-8927-99D5C4054147\0\2712000-2712999\2712416\L\L\2248001 FIG1 PDI Soil Sampling Locations 2022 (ID 2712416).dwg

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