



Geology

Hydrology

Remediation

Water Supply

December 21, 2005

Mr. Ramanand Pergadia, P.E.
NYSDEC Region 3
21 South Putt Corners Road
New Paltz, New York 12561-1696

Re: Sub-slab Vapor Sampling
Revonak Dry Cleaner Site 356021
Cinema Building

Dear Mr. Pergadia:

This letter presents the results of a sub-slab soil vapor sample collected beneath the Cinema building at New Paltz Plaza on December 7, 2005 by Alpha Geoscience (Alpha). The purpose of the sample was to determine the quality of the soil gas beneath the Cinema building located approximately 300 feet south (upgradient) of the dry cleaner facility.. The sample was collected in accordance with the sampling plan submitted to you on December 5, 2005, as modified to address comments received via email from the New York State Department of Health (NYSDOH) on December 6, 2005. The following variations from the procedures presented in the sampling plan were implemented during collection of the sample, as requested by the NYSDOH.

- Bees Wax was used to seal around the sample tubing to avoid effects of any potential volatiles that may be present in modeling clay.
- York Laboratory provided a 6-liter Summa canister with a flow control valve set for 0.1 liters per minute.

The sample collection procedure was based on the NYSDOH Draft Guidance for Evaluating Soil Vapor Intrusion in the State of New York. A concrete bit was used to drill a 5/8-inch diameter hole through the concrete floor. One-quarter inch polyethylene tubing was inserted into the hole slightly below the base of the concrete slab. The annulus between the tubing and the concrete was sealed with bees wax. The upper end of the tubing was attached to one side of a valve to close the tubing from the atmosphere. The other side of the valve was attached to a separate section of polyethylene tubing and a hand pump was used to evacuate a minimum of four volumes of air from the sample tubing. The tubing then was connected to a 6-liter Summa canister with a flow control valve set at a sampling at a rate of approximately 0.1 liters per

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minute, which is one-half the maximum rate of 0.2 liters per minute referenced in the NYSDOH Draft Guidance document. The sample location is shown on the attached figure.

Information regarding the soil gas sample was recorded to document sampling conditions. A copy of the Soil Vapor Sampling Record is attached. An inventory of on-site storage areas revealed that the following materials are stored.

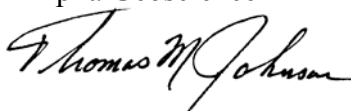
- Ammonia (7 x 1 gal.), Bleach (5 x 1 gal.), Hand Soap (8 x 1 gal.), "409" cleaner (3 x 1 gal.), Windex (4 x 1 gal.), Pine Sol cleaner (1 qt.), Paint Thinner (1 qt.), Varnish remover (1 qt.), Spray Paint (4 cans), wall paint (2-3 qts.) Scotch Guard (1 can), and Ant & Roach Spray (2 cans).

The soil gas sample was submitted to York Laboratory, a New York State Department of Health (NYSDOH)-approved laboratory for analysis of volatile organic compounds by Method TO-15. The analytical laboratory report of the sample analysis is attached. The results indicate that no tetrachloroethylene (PCE) or related degradation compounds were present in the sample at or above the method detection limit. Several non-PCE related volatile organic compounds were detected in the sample at low concentrations.

It is Alpha's opinion that there is no PCE-related sub-slab vapor or vapor intrusion issue beneath the cinema and that the low levels of volatile organic compounds detected in the soil gas sample do not represent an environmental concern or a vapor intrusion issue. It is Alpha's opinion that no further investigation, monitoring, or remediation of soil gas is necessary at the cinema, based on the sampling results.

Please feel free to contact me with any questions regarding the sampling.

Sincerely,
Alpha Geoscience



Thomas M. Johnson
Hydrogeologist

cc: R. Schick M. Ryan
F. Navratil J. Rashak
M. Rivara R. Rusinko
P. Kempner R. Schwartz
K. Young H. Hordes

TMJ/bms

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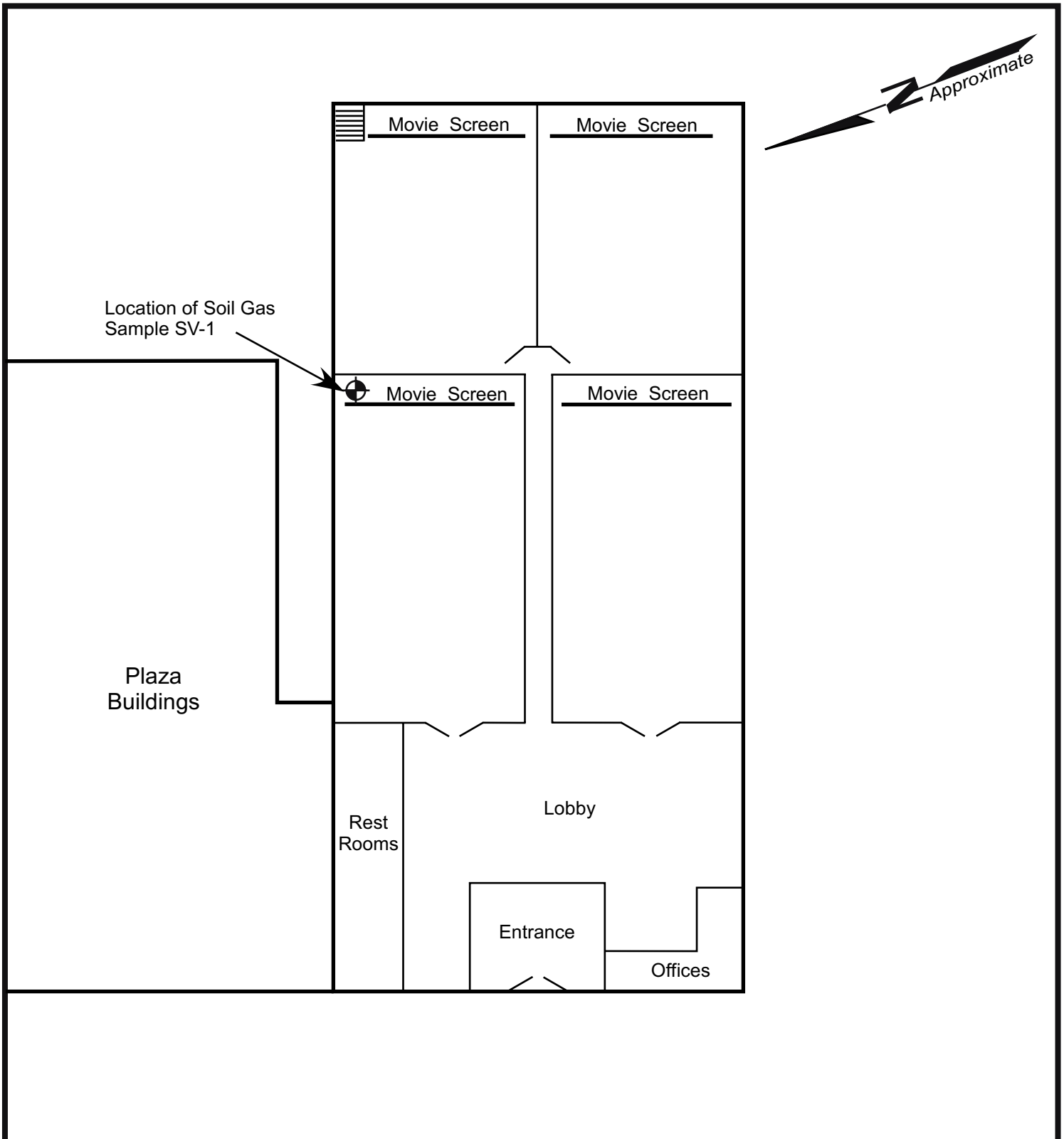
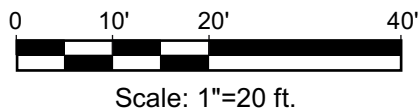


FIGURE 1
Cinema Sampling Location Map

Revonak Dry Cleaner Site
NYSDEC Site 356021

New Paltz, New York





SOIL VAPOR SAMPLING RECORD

Alpha Geoscience
679 Plank Road
Clifton Park, New York 12065

PROJECT NAME New Paltz Plaza - Revonak
PROJECT NUMBER 95141
SITE LOCATION New Paltz, New York

SAMPLE ID Cinema SV-1
SOIL GAS WELL ID NA
DATE 12/7/2005

GENERAL

Weather Conditions Sunny, Cold (~25° F)
Site Access/Conditions Excellent
Physical Condition of Probe NA
Ambient PID Measurement 0.0 to 0.1 ppm

PURGING INFORMATION

Volume of Tubing and Sampling Train 2.1 cu. in.
Tubing and Train Volume x 4 8.4 cu. in.
Purging Method Hand Vacuum pump (2.2 cu. in./stroke)
Actual Volume Purged 88 cu. in. Purging Time Start 13:18 Time Stop 13:20
Remarks _____

OBSERVATIONS

Apparent Moisture Content None
Other _____

SAMPLING INFORMATION

Field Personnel T. M. Johnson
Sampling Method 6 liter Summa Canister
Sample Date December 7, 2005
Sample Time Start 13:21 Finish 14:51
Sample Description Sub-slab soil gas
Suma Canister ID S-10
Suma Canister Vacuum Pressure Start 25 psi Finish 3psi
Sample Canister Volume 6 liters
Analysis TO-15 Volatile Organic Compounds
Remarks _____

Chemical Inventory:

The following products are stored and/or used in the facility: Hand Soap, Bleach (five, 1-gal. bottles); Ammonia (seven, 1-gal. bottles), 409 cleaner; Windex glass cleaner; Pine Sol cleaner; spray paint (4 aerosol cans); wall paint (2-3 qts.); Paint thinner (one, 1-qt. can); varnish remover (one, 1-qt. can); Scotch Guard (one aerosol can); Ant & Roach Spray (two aerosol cans)

Alpha Geoscience
 679 Plank Road
 Clifton Park, NY 12065
 Attention: Thomas Johnson

Purpose and Results

This report contains the analytical data for the sample(s) identified on the attached chain-of-custody received in our laboratory on 12/12/05. The project was identified as your project "New Paltz Plaza/95141".

The analyses were conducted utilizing appropriate EPA, Standard Methods, and ASTM methods as detailed in the data summary tables.

All samples were received in proper condition meeting the NELAC acceptance requirements for environmental samples except those indicated under the Notes section of this report.

All the analyses met the method and laboratory standard operating procedure requirements except as indicated under the Notes section of this report, or as indicated by any data flags, the meaning of which is explained in the attachment to this report, if applicable.

The results of the analyses, which are all reported on an as-received basis unless otherwise noted, are summarized in the following table(s).

Analysis Results

Client Sample ID			Cinema SV-1	
York Sample ID			05120319-01	
Matrix			AIR	
Parameter	Method	Units	Results	MDL
Volatile Organics, TO-15 List	EPA TO15	ppbv	--	--
1,1,1-Trichloroethane			Not detected	0.678
1,1,2,2-tetrachloroethane			Not detected	0.678
1,1,2-Trichloroethane			Not detected	0.678
1,1-Dichloroethane			Not detected	0.678
1,1-Dichloroethylene			Not detected	0.678
1,2,4-Trichlorobenzene			Not detected	0.678
1,2,4-Trimethylbenzene			Not detected	0.678
1,2-Dibromoethane			Not detected	0.678
1,2-Dichlorobenzene			Not detected	0.678
1,2-Dichloroethane			Not detected	0.678
1,2-Dichloropropane			Not detected	0.678
1,2-Dichlorotetrafluoroethane			Not detected	0.678
1,3,5-Trimethylbenzene			Not detected	0.678
1,3-Butadiene			Not detected	0.678
1,3-Dichlorobenzene			Not detected	0.678
1,4-Dichlorobenzene			Not detected	0.678

YORK

Client Sample ID			Cinema SV-1	
York Sample ID			05120319-01	
Matrix			AIR	
Parameter	Method	Units	Results	MDL
1,4-Dioxane			Not detected	0.678
2,2,4-Trimethylpentane			Not detected	0.678
4-Ethyltoluene			0.9	0.678
Acetone			Not detected	0.678
Allyl Chloride			Not detected	0.678
Benzene			0.7	0.678
Benzyl Chloride			Not detected	0.678
Bromodichloromethane			Not detected	0.678
Bromoform			Not detected	0.678
Bromomethane			Not detected	0.678
Carbon Disulfide			Not detected	0.678
Carbon Tetrachloride			Not detected	0.678
Chlorobenzene			Not detected	0.678
Chloroethane			Not detected	0.678
Chloroform			Not detected	0.678
Chloromethane			Not detected	0.678
cis-1,2-Dichloroethylene			Not detected	0.678
cis-1,3-Dichloropropylene			Not detected	0.678
Cyclohexane			Not detected	0.678
Dibromochloromethane			Not detected	0.678
Dichlorodifluoromethane			Not detected	0.678
Ethyl acetate			Not detected	0.678
Ethylbenzene			Not detected	0.678
Freon-113			Not detected	0.678
Hexachloro-1,3-Butadiene			Not detected	0.678
Isopropanol			6.9	0.678
Methyl Butyl ketone			Not detected	0.678
Methyl Ethyl ketone			Not detected	0.678
Methyl Isobutyl ketone			Not detected	0.678
Methylene Chloride			Not detected	0.678
MTBE			Not detected	0.678
n-Heptane			Not detected	0.678
n-Hexane			Not detected	0.678
o-Xylene			Not detected	0.678
p- & m-Xylenes			Not detected	0.678
Propylene			Not detected	0.678
Styrene			Not detected	0.678
Tetrachloroethylene			Not detected	0.678
Tetrahydrofuran			Not detected	0.678
Toluene			1.2	0.678
trans-1,2-Dichloroethylene			Not detected	0.678
trans-1,3-Dichloropropylene			Not detected	0.678
Trichloroethylene			Not detected	0.678
Trichlorofluoromethane			1.0	0.678
Vinyl acetate			Not detected	0.678
Vinyl Bromide			Not detected	0.678
Vinyl Chloride			Not detected	0.678
Volatile Organics, TO-15 List	EPA TO15	ug/cu.m.	---	---
1,1,1-Trichloroethane			Not detected	2.81
1,1,2-tetrachloroethane			Not detected	3.56
1,1,2-Trichloroethane			Not detected	2.81

YORK

Client Sample ID			Cinema SV-1	
York Sample ID			05120319-01	
Matrix			AIR	
Parameter	Method	Units	Results	MDL
1,1-Dichloroethane			Not detected	2.78
1,1-Dichloroethylene			Not detected	2.75
1,2,4-Trichlorobenzene			Not detected	3.49
1,2,4-Trimethylbenzene			Not detected	2.54
1,2-Dibromoethane			Not detected	3.97
1,2-Dichlorobenzene			Not detected	3.12
1,2-Dichloroethane			Not detected	2.10
1,2-Dichloropropane			Not detected	2.41
1,2-Dichlorotetrafluoroethane			Not detected	3.39
1,3,5-Trimethylbenzene			Not detected	2.54
1,3-Butadiene			Not detected	1.15
1,3-Dichlorobenzene			Not detected	3.12
1,4-Dichlorobenzene			Not detected	3.12
1,4-Dioxane			Not detected	1.86
2,2,4-Trimethylpentane			Not detected	2.41
4-Ethyltoluene			4.49	2.54
Acetone			Not detected	1.22
Allyl Chloride			Not detected	1.63
Benzene			2.27	1.66
Benzyl Chloride			Not detected	3.42
Bromodichloromethane			Not detected	3.46
Bromoform			Not detected	5.36
Bromomethane			Not detected	2.68
Carbon Disulfide			Not detected	1.63
Carbon Tetrachloride			Not detected	3.25
Chlorobenzene			Not detected	2.37
Chloroethane			Not detected	1.83
Chloroform			Not detected	2.51
Chloromethane			Not detected	1.42
cis-1,2-Dichloroethylene			Not detected	2.75
cis-1,3-Dichloropropylene			Not detected	2.34
Cyclohexane			Not detected	1.80
Dibromochloromethane			Not detected	4.41
Dichlorodifluoromethane			Not detected	3.42
Ethyl acetate			Not detected	1.90
Ethylbenzene			Not detected	2.24
Freon-113			Not detected	5.29
Hexachloro-1,3-Butadiene			Not detected	3.86
Isopropanol			17.3	1.25
Methyl Butyl ketone			Not detected	2.10
Methyl Ethyl ketone			Not detected	1.53
Methyl Isobutyl ketone			Not detected	2.14
Methylene Chloride			Not detected	2.41
MTBE			Not detected	1.86
n-Heptane			Not detected	2.10
n-Hexane			Not detected	1.83
o-Xylene			Not detected	2.24
p- & m-Xylenes			Not detected	2.24
Propylene			Not detected	0.881
Styrene			Not detected	2.20
Tetrachloroethylene			Not detected	3.49

YORK

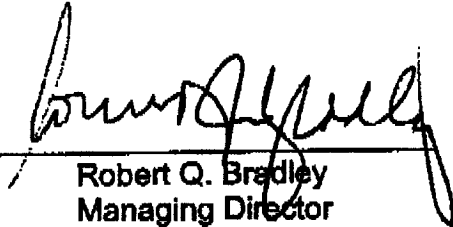
Client Sample ID			Cinema SV-1	
York Sample ID			05120319-01	
Matrix			AIR	
Parameter	Method	Units	Results	MDL
Tetrahydrofuran			Not detected	1.53
Toluene			4.60	1.93
trans-1,2-Dichloroethylene			Not detected	2.03
trans-1,3-Dichloropropylene			Not detected	2.34
Trichloroethylene			Not detected	2.78
Trichlorofluoromethane			5.71	3.86
Vinyl acetate			Not detected	1.83
Vinyl Bromide			Not detected	2.27
Vinyl Chloride			Not detected	1.76

Units Key: For Waters/Liquids: mg/L = ppm ; ug/L = ppb For Soils/Solids: mg/kg = ppm ; ug/kg = ppb

Notes for York Project No. 05120319

1. The MDL (Minimum Detectable Limit) reported is adjusted for any dilution necessary due to the levels of target and/or non-target analytes and matrix interference.
2. Samples are retained for a period of thirty days after submittal of report, unless other arrangements are made.
3. York's liability for the above data is limited to the dollar value paid to York for the referenced project.
4. This report shall not be reproduced without the written approval of York Analytical Laboratories, Inc.
5. All samples were received in proper condition for analysis with proper documentation.
6. All analyses conducted met method or Laboratory SOP requirements.
7. It is noted that no analyses reported herein were subcontracted to another laboratory.

Approved By:



Robert Q. Bradley
Managing Director

Date: 12/19/2005

YORK