Groundwater & Environmental Services, Inc.

63 East Main Street, Unit 3
Pawling, NY 12564

T. 866.839.5195

May 15, 2024

Mr. Matthew Hubicki
New York State Department of Environmental Conservation
Division of Environmental Remediation
Remedial Bureau C
625 Broadway
Albany, New York 12233

Re: Soil Vapor Intrusion Investigation Summary
Carmel ShopRite Plaza
180 Gleneida Avenue
Carmel, New York
NYSDEC Site #V00104

Dear Mr. Hubicki:

Enclosed is the *Soil Vapor Intrusion Investigation Summary Report* for the above referenced site prepared by Groundwater & Environmental Services, Inc. (GES) on behalf of Regency Centers. The report summarizes the results of the soil vapor and indoor air quality investigation performed at a portion of the Carmel ShopRite Plaza located at 180 Gleneida Avenue, Carmel, New York in March 2024.

If you have any questions or comments regarding this submittal, please contact Michael DeGloria of GES at (866) 839-5195 at extension 3839.

Sincerely,
Groundwater & Environmental Services, Inc.

Michael DeGloria
Digitally signed by Michael DeGloria
Date: 2024.05.15 10:46:04 -04'00'

Michael C. DeGloria, P.G.
Principal Project Manager

cc: Monica Roth, Regency Centers – monicaroth@regencycenters.com
Eric Wiegert, NYSDOH MARO – eric.wiegert@health.ny.gov
Shawn Rogan, PCDOH – shawn.rogan@putnamcountyny.gov
Melissa Doroski, NYSDOH - melissa.doroski@health.ny.gov
Renata Ockerby, NYSDOH – renata.ockerby@health.ny.gov
David Pollock, NYSDEC – david.pollock@dec.ny.gov
Daniel Bendell, NYSDEC – daniel.bendell@dec.ny.gov
Kerry Maloney, NYSDEC – kerry.maloney@dec.ny.gov

Regency Centers

Soil Vapor Intrusion Investigation Summary (Part 1)

Carmel ShopRite Plaza
180 Gleneida Avenue
Carmel, New York
NYSDEC Site Number V00104

May 15, 2024

Version 1.0

Soil Vapor Intrusion Investigation Summary

Carmel ShopRite Plaza
180 Gleneida Avenue
Carmel, New York
NYSDEC Site Number V00104

Prepared for:
New York State Department of Environmental Conservation
Division of Environmental Remediation
Remedial Bureau C
625 Broadway – 12th Floor
Albany, New York 12233-7014

Prepared by:
Groundwater & Environmental Services, Inc.
1777 Veterans Memorial Highway, Suite 20
Islandia, NY 11749
TEL: 800-360-9405
www.gesonline.com

GES Project:
1192323

Date:
May 15, 2024

on behalf of
Anthony Montoya
Associate Environmental Scientist

Jessica Montaldo
Project Remediation Specialist

Michael DeGloria
Digitally signed by Michael DeGloria
Date: 2024.05.15 10:46:44 -04'00'

Michael C. DeGloria, P.G.
Principal Project Manager

Contents

Figures

Tables

Appendices

Acronyms

AGV air guidance values
CCV continuing calibration verification
DUSR Data Usability Summary Report
EC Engineering Control
EPA United States Environmental Protection Agency
ft feet
fbg feet below grade
GES Groundwater & Environmental Services, Inc.
L/min liters per minute
MGD multi-gas detector
NYSDEC New York State Department of Environmental Conservation
NYSDOH New York State Department of Health
ppm parts per million
PID Photoionization Detector
PCE Tetrachloroethene
RPD relative percent difference
SMP Site Management Plan
SVI Soil Vapor Intrusion
SSD Sub-slab depressurization system
TCE Trichloroethene
VOCs Volatile Organic Compounds
µg/m^3 Micrograms Per Cubic Meter
11-DCE 1,1-Dichloroethene
1,1,1-TCA 1,1,1-Trichloroethane
c12-DCE Cis-1,2-Dichloroethene

1 Introduction

Groundwater & Environmental Services, Inc. (GES) has prepared this *Soil Vapor Intrusion Investigation Summary* report outlining the Soil Vapor Intrusion (SVI) investigation activities completed at the Carmel ShopRite Plaza located at 180 Gleneida Avenue (Route 52) in Carmel, New York (the site) in March 2024. The site is managed under the New York State Department of Environmental Conservation (NYSDEC) Brownfield Program #V00104. A Site Location Map is included as **Figure 1** and a Site Map showing pertinent site features is included as **Figure 2**.

The SVI investigation activities performed by GES were limited to four (4) tenant spaces (#170, #174, #176, and #178 Route 52, Carmel, New York) that currently have active sub-slab depressurization (SSD) systems installed. SVI investigation activities were completed in accordance with the revised December 22, 2023 SVI Work Plan approved by the NYSDEC on January 10, 2024. The investigation activities were also completed in accordance with the New York State Department of Health (NYSDOH) *Guidance for Evaluating Soil Vapor Intrusion in the State of New York,* dated October 2006, and Updates to Soil Vapor/Indoor Air Decision Matrices A through C, dated May 2017, for chlorinated constituents of concern.

This investigtation was conducted for the purpose of evaluating current sub-slab vapor and indoor air quality at the four (4) tenant spaces (#170, #174, #176, and #178) at the site as well as evaluating the potential for SVI in the tenant spaces in support of decommissioning the SSD systems. Sub-slab vapor and indoor air sampling locations are shown on **Figure 3**.

2 Site Information

2.1 Site Location

The site is located in the Town of Carmel, County of Putnam, State of New York and is identified as Tax Map Number 44.9-1-9 on the Putnam County Tax Map. The site is located on a 19 acre parcel of land developed with three (3) commercial buildings and an asphalt parking lot. The three (3) commercial buildings are comprised of approximately twenty (20) tenant spaces that are primarily utilized as large retail businesses (supermarket, pharmacy), restaurants, salons, and small specialty shops.

The immediate vicinity of the site is predominantly surrounded by undeveloped land and roadways. Other properties in the vicinity of the site include:

- North: Commercial properties, including a monument maker for the neighboring cemetery.
- Northeast: Commercial properties, including a gas station.
- South: Commercial properties, including a strip mall.
- West: Cemetery
- East: Apartment complex

2.2 Current Use

The current tenants at the four (4) tenant spaces (#170, #174, #176, and #178 Route 52, Carmel, New York) evaluated as part of the SVI investigation include:

- 170 Route 52 – Chinatown Restaurant – 1,600 square foot tenant space occupied by a restaurant.
- 174 Route 52 – Electric Paradise Tanning – 1,200 square foot tenant space occupied by a tanning salon.
- 176 Route 52 – Carmel Nails – 2,000 square foot tenant space occupied by a nail salon.
- 178 Route 52 – Europa Pizza – 2,000 square foot tenant space occupied by a restaurant.

Each of the four (4) tenant spaces listed above have SSD systems operating utilizing either a RadonAway® HS-5000 fan or a RadonAway® RP-265 Fan.

2.3 Remediation History

Lauren's Dry Cleaner and A&A Cleaners are noted as the historic tenants of concern in the shopping center and their historical operations resulted in PCE contamination at the site. Site investigation activities were conducted between 1994 and 2004. During the investigation, a source area was identified beneath the concrete slab of the dry cleaner tenant space. The source area dimensions were noted as approximately 8 feet (ft) by 12 ft, to a depth of approximately 3 to 4 feet below grade (fbg). Approximately 49.66 tons of PCE impacted soil was excavated and removed for disposal off-site. Confirmation soil borings were completed subsequent to the excavation activities and indicated the presence of residual PCE contamination beneath the

building slab. A SVE system was installed to remediate the residual PCE impacted soil. The SVE system was shut down when monitoring of the SVE system indicated that remediation of the PCE impacted soils was complete. Following the SVE system deactivation, SSD systems were installed in 2010 for the purpose of preventing potential residual contamination of PCE beneath the concrete slab from impacting indoor air quality. A deed restriction was executed and recorded to restrict land use and prevent future exposure to any contamination remaining at the site. A Site Management Plan (SMP) is also in place for the long term management of remaining contamination with the SSD systems acting as the engineering control (EC) for the specific tenant spaces.

3 Scope of Work

All activities described in this report were completed in accordance with published NYSDOH guidance for evaluating SVI in the State of New York. This effort was undertaken to determine the actions recommended to address current and potential exposures related to SVI as outlined in the May 2017 Soil Vapor/Indoor Air Matrices A through C for chlorinated constituents of concern. SVI investigation activities were completed in accordance with the revised December 22, 2023 SVI Work Plan approved by the NYSDEC on January 10, 2024.

Field activities included installation of sampling points, preparation of sampling points utilizing a tracer gas, building inventory, chemical inventory, and collection of sub-slab soil vapor and indoor air samples over an 8-hour period from designated sampling points within the four (4) designated tenant spaces. The SSD system at each tenant space was offline with exhaust ports capped for at least 30 days prior to sample collection.

Laboratory analysis and reporting followed these field activities.

4 Sub-Slab Vapor Point Installation

On January 31, 2024 and February 1, 2024, eight (8) sub-slab vapor points were installed utilizing vapor pin® sampling device sets. A 1 1/2-inch hammer drill bit was utilized to core approximately 2-inches into the building slab. Utilizing the guide provided in the vapor pin® kit, a 5/8-inch hammer drilling bit was then used to core through the remaining building slab into the underlying slab substrate. The boring was then cleaned to remove any debris before a stainless steel vapor pin® fitted with a silicone sleeve was hammered in-place. The sub-slab vapor points were finished with a stainless steel flush mount cover.

The sub-slab vapor point locations are illustrated on **Figure 3** and summarized in the table below.

Table 1 – Sub-Slab Vapor Point Locations

Tenant Space Location	Sub-Slab Vapor Point ID
178 Route 52 – Europa Pizza	SS-1
	SS-2
176 Route 52 – Carmel Nails	SS-3
	SS-4
174 Route 52 – Electric Paradise Tanning	SS-5
	SS-6
170 Route 52 – Chinatown Restaurant	SS-7
	SS-8

4.1 Quality Assurance/Quality Control

To verify the integrity of the newly installed sub-slab vapor points, a helium tracer gas was utilized to test the seal. Following sub-slab vapor point installation activities on January 31, 2024 and February 1, 2024, the sub-slab vapor points were purged three (3) times the volume of the sampling point using a GILIAN personal air sampling system and a flow module (vacuum pump) set at a maximum flow rate of 0.2 liters per minute (L/min). Helium tracer gas was subsequently applied to the atmosphere (contained within a helium shroud) to confirm that an adequate seal was in place at all sub-slab vapor points. A helium multi-gas detector (MGD 2002) was used to verify all sub-slab vapor points measured 0.0 ppm of helium tracer gas.

Additionally, a MiniRAE 3000 photoionization detector (PID) was utilized to screen soil gas concentrations via the sub-slab vapor point. The PID detections at each sub-slab vapor point are summarized in the table below:

Table 2 – Sub-Slab Vapor Point PID Screening Results (January/February 2024)

Sub-Slab Vapor Point ID	PID Reading (ppm)
SS-1	1.5
SS-2	3.0
SS-3	1.2
SS-4	2.1
SS-5	0.0
SS-6	0.0
SS-7	0.0
SS-8	0.0

Notes:
Ppm- parts per million
PID – photoionization detector

5 Pre-Sampling Requirements

5.1 SSD System Shutdown

On January 29, 2024, SSD systems in each of the four (4) tenant spaces were temporarily shut down. The electric breaker for each SSD system fan was turned to the off position and the SSD system exhaust ports were capped.

5.2 Pre-sampling Inspection and Preparation of Properties

On March 5, 2024, GES conducted a pre-sampling inspection at four (4) tenant spaces (#170, #174, #176, and #178 Route 52, Carmel, New York) to determine the floor layout, physical building conditions, and potential sources of volatile organic compounds (VOCs) that may be present within each tenant space that may affect or interfere with the planned sampling activities. Each of the tenant spaces were screened with a PID and inspected for products that potentially contain or are known to contain VOCs.

Details regarding the pre-sampling inspection are identified on the NYSDOH *Indoor Air Quality Questionnaire and Building Inventory* Forms provided as **Appendix A**.

5.2.1 Product Inventories

In accordance with the 2006 NYSDOH *Guidance for Evaluating Soil Vapor Intrusion in the State of New York* document, GES completed a product inventory survey on March 5, 2024 to document any potential or known sources of VOCs that may be present within each tenant space during sample collection. Items that were evaluated during the product inventory survey included, although were not limited to, the use and/or storage of chemical products. The NYSDOH *Indoor Air Quality Questionnaire and Building Inventory* includes a Product Inventory Form and is provided as **Appendix A**.

A Product Inventory Form was completed for each tenant space and includes the location product was found, product description, size of the product, condition, chemical ingredients, and field instrumentation reading. Field instrumentation readings were collected with a MiniRAE 3000 PID equipped with a 10.6 eV bulb. The MiniRAE 3000 PID was calibrated prior to use with 100 parts per million (ppm) isobutylene calibration gas and passed calibration. Each product included in the Product Inventory Form for each tenant space had a field instrumentation reading of 0.0 ppm.

5.2.2 Quality Assurance/Quality Control

Prior to sampling, on March 5, 2024, GES verified the integrity of each sub-slab vapor point with a helium tracer gas. The sub-slab vapor points were purged three (3) times the volume of the sampling point using a GILIAN personal air sampling system and a flow module (vacuum pump) set at a maximum flow rate of 0.2 L/m. Helium tracer gas was subsequently applied to the atmosphere (contained within a helium shroud) to confirm that an adequate seal was in place at all sub-slab vapor points. A helium multi-gas detector (MGD 2002) was used to verify all sub-slab vapor points measured 0.0 ppm of helium tracer gas.

Additionally, a MiniRAE 3000 PID was utilized to screen soil gas concentrations via the sub-slab vapor point. The PID detections at each sub-slab vapor point are summarized in the table below:

Table 3 – Sub-Slab Vapor Point PID Screening Results (March 2024)

Sub-Slab Vapor Point ID	PID Reading (ppm)
SS-1	0.0
SS-2	0.0
SS-3	0.0
SS-4	0.0
SS-5	0.0
SS-6	0.0
SS-7	0.0
SS-8	0.0

Notes:
Ppm- parts per million
PID – photoionization detector

6 Soil Vapor Intrusion Sampling

6.1 Sampling Event

On March 5, 2024, GES collected eight (8) sub-slab vapor samples, eight (8) indoor air samples, and two (2) outdoor air samples. One (1) duplicate sub-slab vapor sample and one (1) duplicate indoor air sample was also collected. All samples were collected concurrently and indoor air samples were co-located with the same numbered sub-slab sample (i.e., indoor air sample IA-1 was located above the slab adjacent to sub-slab vapor sample SS-1). Samples were collected in accordance with the revised December 22, 2023 SVI Work Plan approved by the NYSDEC on January 10, 2024.

The approximate locations of each sample are depicted on **Figure 3** and summarized on the tables below:

Table 4 – Sampling Summary

Tenant Space Location	Sample Date	Sample ID	Sample Type
178 Route 52 – Europa Pizza	3/5/2024	SS-1	Soil Vapor
	3/5/2024	IA-1	Indoor Air
	3/5/2024	SS-2	Soil Vapor
	3/5/2024	IA-2	Indoor Air
176 Route 52 – Carmel Nails	3/5/2024	SS-3	Soil Vapor
	3/5/2024	IA-3	Indoor Air
	3/5/2024	SS-4	Soil Vapor
	3/5/2024	IA-4	Indoor Air
	3/5/2024	SS-4 (DUP)	Soil Vapor (Duplicate)
	3/5/2024	IA-4 (DUP)	Indoor Air (Duplicate)
174 Route 52 – Electric Paradise Tanning	3/5/2024	SS-5	Soil Vapor
	3/5/2024	IA-5	Indoor Air
	3/5/2024	SS-6	Soil Vapor
	3/5/2024	IA-6	Indoor Air
170 Route 52 – Chinatown Restaurant	3/5/2024	SS-7	Soil Vapor
	3/5/2024	IA-7	Indoor Air
	3/5/2024	SS-8	Soil Vapor
	3/5/2024	IA-8	Indoor Air
Outdoor	3/5/2024	OA-1	Ambient Air
	3/5/2024	OA-2	Ambient Air

6.1.1 Sample Collection

All sub-slab, indoor, and outdoor air samples were collected over an 8-hour period using laboratory supplied, batch-certified, 6-liter SUMMA canisters equipped with 8-hour regulators. Upon completion of the 8-hour sampling period, each sample collection apparatus was stored according to the sample collection methodology set by the laboratory and delivered to SGS North America, Inc. of Dayton, New Jersey under proper chain of custody for analysis of VOCs via Environmental Protection Agency (EPA) Method TO-15.

6.1.2 Sample Integrity

Duplicate samples were collected for both sub-slab and indoor air samples. Sub-slab vapor sample SS-4 and indoor air sample IA-4 both had duplicate samples collected. Due to a failure of the 6 liter canister or flow controller, the indoor air duplicate sample IA-4 (DUP) was received by the laboratory with a canister vacuum out of range that was not comparable to the indoor air sample IA-4 canister vacuum. Due to the difference in canister vacuum between the two (2) samples, the indoor air sample duplicate was discarded and the indoor air sample with a canister vacuum that was received by the laboratory with an acceptable range was considered indoor air sample IA-4.

6.2 SSD System Restart

The SSD system in each of the four (4) tenant spaces was restarted on March 6, 2024. SSD system restart activities are documented in the March 8, 2024 *Non-Routine Maintenance Report*.

7 Analytical Results

Laboratory analytical results indicated the presence of individual VOCs above laboratory reporting limits and/or above regulatory guidelines in sub-slab vapor samples, indoor air samples, and outdoor air samples. The analytical data is summarized on **Table 5** and the laboratory analytical reports are included as **Appendix B**. In addition, a data usability summary report (*DUSR*) was completed by Groundwater and Environmental Services Environmental Informatics Group, of Blacksburg, Virginia and is provided as **Appendix C**. The data usability evaluation verified all results acceptable for use. A qualifier of “J” (estimated detected) was assigned to analytes with a field duplicate relative percent difference (RPD) greater than 30% when comparing duplicate samples. Sub-slab vapor sample SS-4 had a duplicate sample collected with analytes isopropyl alcohol, acetone, and methylmethacrylate assigned a “J” qualifier due to the RPD result greater than 30%. Additionally, a qualifier of “J-“ (estimated low) and “UJ” (estimated non-detected) was assigned to analytes due to low continuing calibration verification (CCV) responses. All samples had a “UJ” qualifier assigned for Bromoform due to low CCV recovery, indoor air sample IA-4 had a “J-“ qualifier assigned for carbon tetrachloride and 1,2-dichloroethane due to the low CCV recovery, and indoor air sample IA-4 (DUP), outdoor air sample OA-1, and outdoor air sample OA-2 had a “J-“ qualifier assigned for p-Dichlorobenzene, Dibromochloromethane, Hexachlorobutadiene, and carbon tetrachloride due to the low CCV recovery.

The following compounds exceeded regulatory guidelines in one (1) or more samples, based on the upper fence indoor air values in Appendix C of the NYSDOH *Guidance for Evaluating Soil Vapor Intrusion in the State of New York* document

- Acetone
- 1,2-Dichloroethane
- cis-1,2-Dichloroethylene (c12-DCE)
- m-Dichlorobenzene
- Ethylbenzene
- Methylmethacrylate
- 1,2,4-Trimethylbenzene

- 1,3,5-Trimethylbenzene
- Tetrachloroethylene (PCE)
- Tetrahydrofuran
- Trichloroethylene (TCE)
- Trichlorofluoromethane
- m,p-Xylene
- o-Xylene

The following compounds exceeded regulatory guidelines in one (1) or more samples, based on the NYSDOH Air Guideline Values (AGVs) from Table 3.1 of the NYSDOH *Guidance for Evaluating Soil Vapor Intrusion in the State of New York* document

- Tetrachloroethylene (PCE)
- Trichloroethylene (TCE)

Laboratory analytical results for carbon tetrachloride, 1,1-Dichloroethylene (11-DCE), c12-DCE, PCE, 1,1,1-trichloroethane (111-TCA), methyl chloride, vinyl chloride, and TCE, were then compared to the Updates to Soil Vapor/Indoor Air Decision Matrices A through C, dated May 2017, for chlorinated constituents of concern (attached as **Appendix D**). Based on the comparison, no further action was recommended for all tenant space locations with the exception of the Electric Paradise Tanning (#174 Route 52, Carmel, NY) tenant space. A summary of the constituents of concern and the matrix recommendation by tenant space are detailed below:

7.1 178 Route 52 – Europa Pizza

7.1.1 SS-1 and IA-1

- Concentrations of Matrix A COCs (1,1-DCE, Carbon Tetrachloride, c12-DCE and TCE) ranged from non-detect to 0.51 micrograms per cubic meter (µg/m^3) (carbon tetrachloride, IA-1) and result in a *No Further Action* recommendation.
- Concentrations of Matrix B COCs (1,1,1-TCA, Methylene Chloride and PCE) ranged from non-detect to 8.1 µg/m^3 (PCE, SS-1) and result in a *No Further Action* recommendation.
- Concentrations of Matrix C COC (Vinyl Chloride) were non-detect and result in a *No Further Action* recommendation.

7.1.2 SS-2 and IA-2

- Concentrations of Matrix A COCs (1,1-DCE, Carbon Tetrachloride, c12-DCE and TCE) ranged from non-detect to 0.55 µg/m^3 (carbon tetrachloride, IA-2) and result in a *No Further Action* recommendation.
- Concentrations of Matrix B COCs (1,1,1-TCA, Methylene Chloride and PCE) ranged from non-detect to 5.6 µg/m^3 (PCE, SS-2) and result in a *No Further Action* recommendation.
- Concentrations of Matrix C COC (Vinyl Chloride) were non-detect and result in a *No Further Action* recommendation.

The constituent of concern analytical data for Europa Pizza tenant space (178 Route 52, Carmel, NY) is summarized on **Table 6** and **Figure 4**.

7.2 176 Route 52 – Carmel Nails

7.2.1 SS-3 and IA-3

- Concentrations of Matrix A COCs (1,1-DCE, Carbon Tetrachloride, c12-DCE and TCE) were non-detect and result in a *No Further Action* recommendation.
- Concentrations of Matrix B COCs (1,1,1-TCA, Methylene Chloride and PCE) ranged from non-detect to 11 µg/m^3 (PCE, SS-3) and result in a *No Further Action* recommendation.
- Concentrations of Matrix C COC (Vinyl Chloride) were non-detect and result in a *No Further Action* recommendation.

7.2.2 SS-4 and IA-4

- Concentrations of Matrix A COCs (1,1-DCE, Carbon Tetrachloride, c12-DCE and TCE) ranged from non-detect to 0.51 µg/m^3 (carbon tetrachloride, IA-4) and result in a *No Further Action* recommendation.
- Concentrations of Matrix B COCs (1,1,1-TCA, Methylene Chloride and PCE) ranged from non-detect to 6.3 µg/m^3 (PCE, SS-4) and result in a *No Further Action* recommendation.
- Concentrations of Matrix C COC (Vinyl Chloride) were non-detect and result in a *No Further Action* recommendation.

The constituent of concern analytical data for Carmel Nails tenant space (176 Route 52, Carmel, NY) is summarized on **Table 6** and **Figure 4**.

7.3 174 Route 52 – Electric Paradise Tanning

7.3.1 SS-5 and IA-5

- Concentrations of Matrix A COCs (1,1-DCE, Carbon Tetrachloride, c12-DCE and TCE) ranged from non-detect to 60.7 µg/m^3 (TCE, IA-5) and result in a *Identify Source(s) and Resample or Mitigate* recommendation.
- Concentrations of Matrix B COCs (1,1,1-TCA, Methylene Chloride and PCE) ranged from non-detect to 74.6 µg/m^3 (PCE, IA-5) and result in a *Identify Source(s) and Resample or Mitigate* recommendation.
- Concentrations of Matrix C COC (Vinyl Chloride) were non-detect and result in a *No Further Action* recommendation.

7.3.2 SS-6 and IA-6

- Concentrations of Matrix A COCs (1,1-DCE, Carbon Tetrachloride, c12-DCE and TCE) ranged from non-detect to 0.33 µg/m^3 (TCE, SS-6) and result in a *No Further Action* recommendation.
- Concentrations of Matrix B COCs (1,1,1-TCA, Methylene Chloride and PCE) ranged from non-detect to 136 µg/m^3 (PCE, SS-6) and result in a *No Further Action* recommendation.
- Concentrations of Matrix C COC (Vinyl Chloride) were non-detect and result in a *No Further Action* recommendation.

The constituent of concern analytical data for Electric Paradise Tanning tenant space (174 Route 52, Carmel, NY) is summarized on **Table 6** and **Figure 4**.

7.4 170 Route 52 – Chinatown Restaurant

7.4.1 SS-7 and IA-7

- Concentrations of Matrix A COCs (1,1-DCE, Carbon Tetrachloride, c12-DCE and TCE) ranged from non-detect to 0.51 µg/m^3 (TCE, IA-7) and result in a *No Further Action* recommendation.
- Concentrations of Matrix B COCs (1,1,1-TCA, Methylene Chloride and PCE) ranged from non-detect to 1.5 µg/m^3 (Methylene Chloride, IA-7) and result in a *No Further Action* recommendation.
- Concentrations of Matrix C COC (Vinyl Chloride) were non-detect and result in a *No Further Action* recommendation.

7.4.2 SS-8 and IA-8

- Concentrations of Matrix A COCs (1,1-DCE, Carbon Tetrachloride, c12-DCE and TCE) were non-detect and result in a *No Further Action* recommendation.
- Concentrations of Matrix B COCs (1,1,1-TCA, Methylene Chloride and PCE) ranged from non-detect to 5.3 µg/m^3 (PCE, SS-8) and result in a *No Further Action* recommendation.
- Concentrations of Matrix C COC (Vinyl Chloride) were non-detect and result in a *No Further Action* recommendation.

The constituent of concern analytical data for Chinatown Restaurant tenant space (170 Route 52, Carmel, NY) is summarized on **Table 6** and **Figure 4**.

8 Conclusions/Recommendations

On March 5, 2024, a SVI investigation was completed at the Carmel ShopRite Plaza (NYSDEC Site Number V00104) at tenant spaces #170, #174, #176, and #178 Route 52, Carmel, NY. This investigation was conducted for the purpose of evaluating current sub-slab soil vapor and indoor air quality as well as evaluating the potential for SVI in the tenant spaces in support of decommissioning the SSD systems.

Based on the Updates to Soil Vapor/Indoor Air Decision Matrices A through C, dated May 2017, for chlorinated constituents of concern (**Appendix D**), a recommendation of Identify Source and Resample or Mitigate at the Electric Paradise Tanning tenant space (#174 Route 52, Carmel, NY) was determined. All other tenant spaces had a recommendation of No Further Action.

Table 7 – Summary of NYSDOH Matrices Mitigation Recommendation

Tenant Space Location	NYSDOH Matrices Recommendation	Rational
174 Route 52 – Electric Paradise Tanning	Identify Source and Resample or Mitigate	• Detections of Matrix A COCs (TCE and c12-DCE) >1 µg/m^3 in indoor air (IA-5). The co-located sub-slab sample (SS-5) had detections of those same Matrix A COCs <6 µg/m^3. • Detections of Matrix B COCs (PCE) >10 µg/m^3 in indoor air (IA-5). The co-located sub-slab sample (SS-5) had detections of the same Matrix B COC <100 µg/m^3.

Sample location SS-5 contained sub-slab vapor concentrations for Matrix A and Matrix B COCs below the lowest concentration identified on the matrices, however, sample location IA-5 contained indoor air concentrations for Matrix A and Matrix B COCs that resulted in a recommendation of Identify Source(s) and Resample or Mitigate.

Considering the absence of obvious indoor air sources that may have influenced the March 5, 2024 SVI evaluation results (i.e., products or chemicals stored or used in the tenant space), further testing is recommended to evaluate whether the former source area, which is in the general area of the SS-5/IA-5 sample set, is contributing to these results.

GES recommends an additional SVI investigation during the next heating season (November 2024 through April 2025) to further evaluate current site conditions. The 2024-2025 SVI investigation will be completed in accordance with the approved SVI Work Plan.

Figures

Source:
USGS 7.5 Minute Series
Topographic Quadrangle, 1981
Lake Carmel, New York
Contour Interval = 10'

Quadrangle Location

Site Location Map

Regency Centers
Carmel Shop Rite Center
180 Gleneida Avemue
Carmel, New York

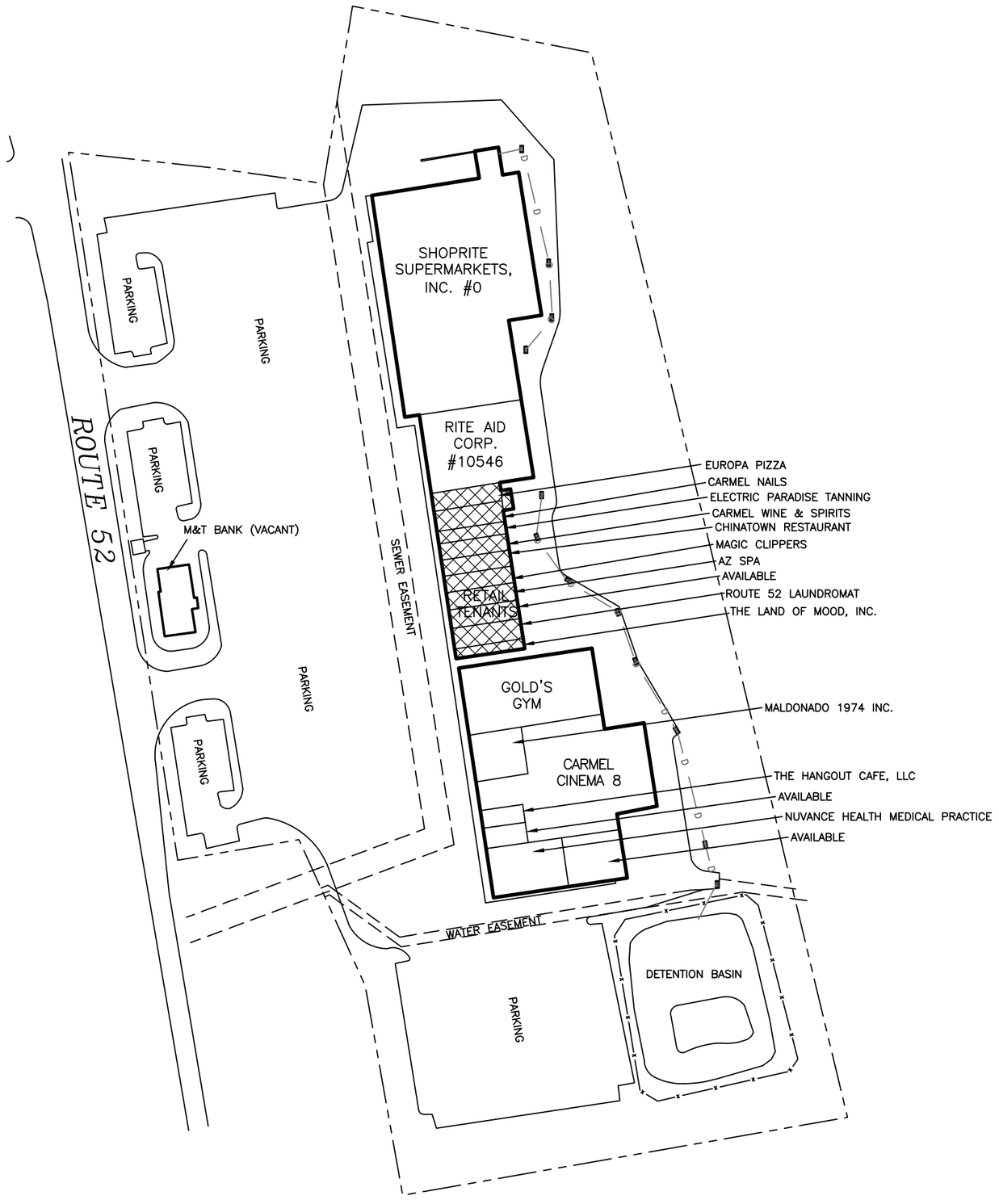
Drawn
M.R.H.
Designed
J.M.
Approved

Date
10/20/23
Figure
1

Scale In Feet
0 2000

Groundwater & Environmental Services, Inc.

M:\Graphics\1100-Patterson-LHV\Misc\Urstadt Biddle Properties\Carmel\Carmel SLM.dwg, Template SLM, 10/20/2023 10:38:06 AM, mhollister



LEGEND

- PROPERTY BOUNDARY
- FENCE
- CATCH BASIN
- UNDERGROUND DRAIN LINE
- DESTROYED/ABANDONED WELL
- SOIL MANAGEMENT AREA

Site Map

Regency Centers
Carmel Shop Rite Center
180 Gleneida Avemue
Carmel, New York

Drawn
M.R.H.
Designed
A.M.
Approved
M.D.

Date
04/11/24
Figure
2

Scale In Feet
0 150

Groundwater & Environmental Services, Inc.

N:\Graphics\Graphics\1100-Patterson-LHV\Misc\Urstadt Biddle Properties\Carmel\Carmel SM.dwg, B150 sm, 4/11/2024 11:07:07 AM, mhollister

Sample Location Map

Regency Centers
Carmel Shop Rite Center
180 Gleneida Avemue
Carmel, New York

Drawn
M.R.H.
Designed
A.M.
Approved
M.D.

Date
04/11/24
Figure
3

Scale In Feet
0 20

Groundwater & Environmental Services, Inc.

N:\Graphics\Graphics\1100-Patterson-LHV\Misc\Urstadt Biddle Properties\Carmel\Carmel SM.dwg, B20, 4/11/2024 11:10:55 AM, mhollister

RITE AID CORP.
#10546

SS–1		IA–1	
SUB–SLAB VAPOR		INDOOR AIR	
RESULT	MDL	RESULT	MDL
ND	4.4	ND	0.44
ND	1.3	ND	0.13
ND	2.0	0.51	0.20
ND	1.3	ND	0.13
ND	5.6	0.94	0.56
8.1	2.2	ND	0.22
ND	1.7	ND	0.17
ND	0.082	ND	0.082

SS–2		IA–2	
SUB–SLAB VAPOR		INDOOR AIR	
RESULT	MDL	RESULT	MDL
ND	0.55	ND	0.44
ND	0.16	ND	0.13
ND	0.25	0.55	0.20
ND	0.16	ND	0.13
0.97	0.69	1.6	0.56
5.6	0.27	ND	0.22
ND	0.21	ND	0.17
ND	0.10	ND	0.082

SS–3		IA–3	
SUB–SLAB VAPOR		INDOOR AIR	
RESULT	MDL	RESULT	MDL
ND	0.55	ND	0.44
ND	0.16	ND	0.13
ND	0.25	ND	0.20
ND	0.16	ND	0.13
ND	0.69	0.69	0.56
11	0.27	ND	0.22
ND	0.21	ND	0.17
ND	0.10	ND	0.082

OA–1	
OUTDOOR AIR	
RESULT	MDL
ND	0.44
ND	0.13
ND	0.20
ND	0.13
ND	0.56
ND	0.22
ND	0.17
ND	0.082

SS–4		IA–4	
SUB–SLAB VAPOR		INDOOR AIR	
RESULT	MDL	RESULT	MDL
ND	0.60	ND	0.44
ND	0.18	ND	0.13
ND	0.29	0.51	0.20
ND	0.18	ND	0.13
1.6	0.80	1.1	0.56
6.3	0.31	ND	0.22
ND	0.25	ND	0.17
ND	0.12	ND	0.082

SS–4 (Dup)		IA–4 (Dup)	
SUB–SLAB VAPOR		INDOOR AIR	
RESULT	MDL	RESULT	MDL
ND	0.60	ND	0.60
ND	0.18	ND	0.18
ND	0.29	ND	0.29
ND	0.18	ND	0.18
ND	0.80	1.4	0.80
6.0	0.31	ND	0.31
ND	0.25	ND	0.25
ND	0.12	ND	0.12

SS–5		IA–5	
SUB–SLAB VAPOR		INDOOR AIR	
RESULT	MDL	RESULT	MDL
ND	0.55	ND	0.44
ND	0.16	ND	0.13
ND	0.25	ND	0.20
ND	0.16	1.2	0.13
0.83	0.69	ND	0.56
0.41	0.27	74.6	0.22
ND	0.21	60.7	0.17
ND	0.10	ND	0.082

OA–2	
OUTDOOR AIR	
RESULT	MDL
ND	0.51
ND	0.15
ND	0.23
ND	0.15
0.83	0.66
ND	0.25
ND	0.20
ND	0.095

SS–6		IA–6	
SUB–SLAB VAPOR		INDOOR AIR	
RESULT	MDL	RESULT	MDL
ND	0.55	ND	0.44
ND	0.16	ND	0.13
ND	0.25	ND	0.20
ND	0.16	ND	0.13
3.1	0.69	0.69	0.56
136	0.27	0.68	0.22
0.33	0.21	ND	0.17
ND	0.10	ND	0.082

SS–7		IA–7	
SUB–SLAB VAPOR		INDOOR AIR	
RESULT	MDL	RESULT	MDL
ND	0.55	ND	0.44
ND	0.16	ND	0.13
ND	0.25	ND	0.20
ND	0.16	0.33	0.13
0.69	0.69	1.5	0.56
1.1	0.27	0.22	0.22
ND	0.21	0.51	0.17
ND	0.10	ND	0.082

SS–8		IA–8	
SUB–SLAB VAPOR		INDOOR AIR	
RESULT	MDL	RESULT	MDL
ND	0.55	ND	0.44
ND	0.16	ND	0.13
ND	0.25	ND	0.20
ND	0.16	ND	0.13
ND	0.69	0.76	0.56
5.3	0.27	0.38	0.22
ND	0.21	ND	0.17
ND	0.10	ND	0.082

SS–1/1A–1
SS–2/1A–2
SS–3/1A–3
SS–4/1A–4
SS–5/1A–5
SS–6/1A–6
SS–7/1A–7
SS–8/1A–8
OA–1
OA–2

EUROPA PIZZA
CARMEL NAILS
ELECTRIC PARADISE TANNING
CARMEL WINE & SPIRITS
CHINATOWN RESTAURANT
MAGIC CLIPPERS
AZ SPA
AVAILABLE
ROUTE 52 LAUNDROMAT

LEGEND

- PROPERTY BOUNDARY
- FENCE
- CATCH BASIN
- UNDERGROUND DRAIN LINE
- SSDS SUCTION POINT
- OVERHEAD 3" PVC PIPING
- UNDERGROUND 6" PERFORATED PVC TRENCH
- HS–5000 FAN
- RP–265 FAN
- SUB–SLAB SAMPLING POINT
- OUTDOOR SAMPLING POINT

SS–1		
SUB–SLAB VAPOR		
µg/m3	RESULT	MDL
1,1,1–TCA	ND	4.4
1,1–DCE	ND	1.3
CARBON TETRACHLORIDE	ND	2.0
c12–DCE	ND	1.3
METHYLENE CHLORIDE	ND	5.6
PCE	8.1	2.2
TCE	ND	1.7
VC	ND	0.082

SAMPLE ID
SAMPLE TYPE
(µg/m3) – RESULT – MDL
1,1,1–TRICHLOROETHANE CONCENTRATION (µg/m3)
1,1–DICHLOROETHENE CONCENTRATION (µg/m3)
CARBON TETRACHLORIDE CONCENTRATION (µg/m3)
CIS–1,2–DICHLOROETHENE CONCENTRATION (µg/m3)
METHYLENE CHLORIDE CONCENTRATION (µg/m3)
TETRACHLOROETHENE CONCENTRATION (µg/m3)
TRICHLOROETHENE CONCENTRATION (µg/m3)
VINYL CHLORIDE CONCENTRATION (µg/m3)

µg/m3 MICROGRAMS PER CUBIC METER
MDL METHOD DETECTION LIMIT
ND NON–DETECT

Constituents of Concern Summary Map

Regency Centers
Carmel Shop Rite Center
180 Gleneida Avenue
Carmel, New York

Drawn M.R.H.
Designed A.M.
Approved M.D.
Date 04/11/24
Figure 4

Scale In Feet
0 20

Groundwater & Environmental Services, Inc.

N:\Graphics\Graphics\1100-Patterson-LHV\Misc\Urstadt Biddle Properties\Carmel\Carmel SM.dwg, B20, 5/8/2024 12:04:31 PM, mhollister

Tables

Regency Centers Corp.
Carmel ShopRite Plaza
Carmel, New York

Table 5
Air Analytical Results
March 2024

Tenant Space Location	178 Route 52 – Europa Pizza				176 Route 52 – Carmel Nails					174 Route 52 – Electric Paradise Tanning				170 Route 52 – Chinatown Restaurant				Outdoors		Regulatory Guidance	
Client Sample ID:	IA-1	SS-1	IA-2	SS-2	IA-3	SS-3	IA-4	SS-4	SS-4 DUP	IA-5	SS-5	IA-6	SS-6	IA-7	SS-7	IA-8	SS-8	OA1	OA2	NYSDOH 2006 Soil Vapor Indoor 95th Percentile (1)	NYSDOH 2006 Soil Vapor Intrusion Air Guidance Value (2)
Lab Sample ID:	JD83930-2	JD83930-1	JD83930-4	JD83930-3	JD84099-3	JD84099-4	JD83931-1	JD84099-1	JD84099-2	JD83912-2	JD83912-1	JD83912-3	JD83912-4	JD83929-2	JD83929-1	JD83929-4	JD83929-3	JD84100-2	JD84100-1		
Date Sampled:	3/5/2024	3/5/2024	3/5/2024	3/5/2024	3/5/2024	3/5/2024	3/5/2024	3/5/2024	3/5/2024	3/5/2024	3/5/2024	3/5/2024	3/5/2024	3/5/2024	3/5/2024	3/5/2024	3/5/2024	3/5/2024	3/5/2024		
Matrix:	Indoor Air	Soil Vapor	Indoor Air	Soil Vapor	Indoor Air	Soil Vapor	Indoor Air	Soil Vapor	Soil Vapor	Indoor Air	Soil Vapor	Indoor Air	Soil Vapor	Indoor Air	Soil Vapor	Indoor Air	Soil Vapor	Ambient Air	Ambient Air		
Acetone (2-Propanone)	105	19	100	**189**	**1,130**	67.5	**1,020**	33	94.8	25.2	57.5	78.4	13	44.4	51.1	12	20	4.5	8.3	140	NS
1,3-Butadiene	0.58	ND<(3.5)	1.0	ND<(0.44)	ND<(0.35)	ND<(0.44)	ND<(0.35)	ND<(0.51)	ND<(0.51)	ND<(0.35)	ND<(0.44)	ND<(0.35)	ND<(0.44)	2.2	ND<(0.44)	ND<(0.35)	ND<(0.44)	ND<(0.35)	ND<(0.42)	NS	NS
Benzene	3.2	ND<(5.1)	7.7	4.2	0.86	4.8	1.2	2.1	2.2	2.7	1.7	2.0	2.3	4.2	3.5	1.5	1.4	ND<(0.51)	0.89	29	NS
Bromodichloromethane	ND<(0.54)	ND<(5.4)	ND<(0.54)	ND<(0.67)	ND<(0.54)	ND<(0.67)	ND<(0.54)	ND<(0.74)	ND<(0.74)	ND<(0.54)	ND<(0.67)	ND<(0.54)	ND<(0.67)	ND<(0.54)	ND<(0.67)	ND<(0.54)	ND<(0.67)	ND<(0.54)	ND<(0.62)	NS	NS
Bromoform	ND<(0.33)	ND<(3.3)	ND<(0.33)	ND<(0.41)	ND<(0.33)	ND<(0.41)	ND<(0.33)	ND<(0.48)	ND<(0.48)	ND<(0.33)	ND<(0.41)	ND<(0.33)	ND<(0.41)	ND<(0.33)	ND<(0.41)	ND<(0.33)	ND<(0.41)	ND<(0.33)	ND<(0.38)	NS	NS
Bromomethane	ND<(0.62)	ND<(6.2)	ND<(0.62)	ND<(0.78)	ND<(0.62)	ND<(0.78)	ND<(0.62)	ND<(0.89)	ND<(0.89)	ND<(0.62)	ND<(0.78)	ND<(0.62)	ND<(0.78)	ND<(0.62)	ND<(0.78)	ND<(0.62)	ND<(0.78)	ND<(0.62)	ND<(0.74)	0.9	NS
Bromoethene	ND<(0.70)	ND<(7.0)	ND<(0.70)	ND<(0.87)	ND<(0.70)	ND<(0.87)	ND<(0.70)	ND<(1.0)	ND<(1.0)	ND<(0.70)	ND<(0.87)	ND<(0.70)	ND<(0.87)	ND<(0.70)	ND<(0.87)	ND<(0.70)	ND<(0.87)	ND<(0.70)	ND<(0.83)	NS	NS
Benzyl Chloride	ND<(0.82)	ND<(8.2)	ND<(0.82)	ND<(1.0)	ND<(0.82)	ND<(1.0)	ND<(0.82)	ND<(1.2)	ND<(1.2)	ND<(0.82)	ND<(1.0)	ND<(0.82)	ND<(1.0)	ND<(0.82)	ND<(1.0)	ND<(0.82)	ND<(1.0)	ND<(0.82)	ND<(0.98)	NS	NS
Carbon disulfide	ND<(0.50)	ND<(5.0)	ND<(0.50)	ND<(0.62)	ND<(0.50)	ND<(0.62)	ND<(0.50)	ND<(0.72)	ND<(0.72)	ND<(0.50)	ND<(0.62)	ND<(0.50)	ND<(0.62)	ND<(0.50)	ND<(0.62)	ND<(0.50)	ND<(0.62)	ND<(0.50)	ND<(0.59)	NS	NS
Chlorobenzene	ND<(0.74)	ND<(7.4)	ND<(0.74)	ND<(0.92)	ND<(0.74)	ND<(0.92)	ND<(0.74)	ND<(1.1)	ND<(1.1)	ND<(0.74)	ND<(0.92)	ND<(0.74)	ND<(0.92)	ND<(0.74)	ND<(0.92)	ND<(0.74)	ND<(0.92)	ND<(0.74)	ND<(0.88)	<0.25	NS
Chloroethane	ND<(0.42)	ND<(4.2)	ND<(0.42)	ND<(0.53)	ND<(0.42)	ND<(0.53)	ND<(0.42)	ND<(0.61)	ND<(0.61)	ND<(0.42)	ND<(0.53)	ND<(0.42)	ND<(0.53)	ND<(0.42)	ND<(0.53)	ND<(0.42)	ND<(0.53)	ND<(0.42)	ND<(0.50)	0.6	NS
Chloroform	1.8	ND<(7.8)	2.9	ND<(0.98)	0.93	ND<(0.98)	1.8	ND<(1.1)	ND<(1.1)	ND<(0.78)	ND<(0.98)	2.0	ND<(0.98)	1.9	ND<(0.98)	ND<(0.78)	ND<(0.98)	ND<(0.78)	ND<(0.93)	4.6	NS
Chloromethane	1.4	ND<(3.3)	1.6	ND<(0.41)	1.1	ND<(0.41)	1.3	ND<(0.47)	ND<(0.47)	ND<(0.33)	1.5	1.4	ND<(0.41)	2.3	0.41	1.1	ND<(0.41)	1.2	1.2	5.2	NS
3-Chloropropene	ND<(0.50)	ND<(5.0)	ND<(0.50)	ND<(0.63)	ND<(0.50)	ND<(0.63)	ND<(0.50)	ND<(0.72)	ND<(0.72)	ND<(0.50)	ND<(0.63)	ND<(0.50)	ND<(0.63)	ND<(0.50)	ND<(0.63)	ND<(0.50)	ND<(0.63)	ND<(0.50)	ND<(0.59)	NS	NS
2-Chlorotoluene	ND<(0.83)	ND<(8.3)	ND<(0.83)	ND<(1.0)	ND<(0.83)	ND<(1.0)	ND<(0.83)	ND<(1.2)	ND<(1.2)	ND<(0.83)	ND<(1.0)	ND<(0.83)	ND<(1.0)	ND<(0.83)	ND<(1.0)	ND<(0.83)	ND<(1.0)	ND<(0.83)	ND<(0.98)	NS	NS
Carbon tetrachloride	0.51	ND<(2.0)	0.55	ND<(0.25)	ND<(0.20)	ND<(0.25)	0.51	ND<(0.29)	ND<(0.29)	ND<(0.20)	ND<(0.25)	ND<(0.20)	ND<(0.25)	ND<(0.20)	ND<(0.25)	ND<(0.20)	ND<(0.25)	ND<(0.20)	ND<(0.23)	1.1	NS
Cyclohexane	ND<(0.55)	ND<(5.5)	ND<(0.55)	1.8	ND<(0.55)	4.1	ND<(0.55)	1.4	1.3	1.2	ND<(0.69)	ND<(0.55)	0.72	ND<(0.55)	2.5	ND<(0.55)	0.76	ND<(0.55)	ND<(0.65)	19	NS
1,1-Dichloroethane	ND<(0.65)	ND<(6.5)	ND<(0.65)	ND<(0.81)	ND<(0.65)	ND<(0.81)	ND<(0.65)	ND<(0.93)	ND<(0.93)	ND<(0.65)	ND<(0.81)	ND<(0.65)	ND<(0.81)	ND<(0.65)	ND<(0.81)	ND<(0.65)	ND<(0.81)	ND<(0.65)	ND<(0.77)	<0.25	NS
1,1-Dichloroethylene	ND<(0.13)	ND<(1.3)	ND<(0.13)	ND<(0.16)	ND<(0.13)	ND<(0.16)	ND<(0.13)	ND<(0.18)	ND<(0.18)	ND<(0.13)	ND<(0.16)	ND<(0.13)	ND<(0.16)	ND<(0.13)	ND<(0.16)	ND<(0.13)	ND<(0.16)	ND<(0.13)	ND<(0.15)	<0.25	NS
1,2-Dibromoethane (EDB)	ND<(0.61)	ND<(6.1)	ND<(0.61)	ND<(0.77)	ND<(0.61)	ND<(0.77)	ND<(0.61)	ND<(0.85)	ND<(0.85)	ND<(0.61)	ND<(0.77)	ND<(0.61)	ND<(0.77)	ND<(0.61)	ND<(0.77)	ND<(0.61)	ND<(0.77)	ND<(0.61)	ND<(0.71)	<0.25	NS
1,2-Dichloroethane	ND<(0.65) [a]	ND<(6.5)	ND<(0.65) [a]	ND<(0.81)	**0.69**	ND<(0.81)	**0.81** [a]	ND<(0.93)	ND<(0.93)	ND<(0.65)	ND<(0.81)	ND<(0.65)	ND<(0.81)	ND<(0.65) [a]	ND<(0.81)	ND<(0.65) [a]	ND<(0.81)	ND<(0.65)	ND<(0.77)	<0.25	NS
1,2-Dichloropropane	ND<(0.74)	ND<(7.4)	ND<(0.74)	ND<(0.92)	ND<(0.74)	ND<(0.92)	ND<(0.74)	ND<(1.1)	ND<(1.1)	ND<(0.74)	ND<(0.92)	ND<(0.74)	ND<(0.92)	ND<(0.74)	ND<(0.92)	ND<(0.74)	ND<(0.92)	ND<(0.74)	ND<(0.88)	<0.25	NS
1,4-Dioxane	ND<(0.58)	ND<(5.8)	ND<(0.58)	ND<(0.72)	ND<(0.58)	ND<(0.72)	ND<(0.58)	ND<(0.83)	ND<(0.83)	ND<(0.58)	ND<(0.72)	ND<(0.58)	ND<(0.72)	ND<(0.58)	ND<(0.72)	ND<(0.58)	ND<(0.72)	ND<(0.58)	ND<(0.68)	NS	NS
Dichlorodifluoromethane	2.7	ND<(7.9)	2.9	11	1.7	2.2	2.7	1.8	1.8	1.1	1.3	1.1	1.2	3.0	4.3	2.5	2.3	1.5	1.6	26	NS
Dibromochloromethane	ND<(0.68)	ND<(6.8)	ND<(0.68)	ND<(0.85)	ND<(0.68)	ND<(0.85)	ND<(0.68)	ND<(0.94)	ND<(0.94)	ND<(0.68)	ND<(0.85)	ND<(0.68)	ND<(0.85)	ND<(0.68)	ND<(0.85)	ND<(0.68)	ND<(0.85)	ND<(0.68)	ND<(0.79)	NS	NS
trans-1,2-Dichloroethylene	ND<(0.63)	ND<(6.3)	ND<(0.63)	ND<(0.79)	ND<(0.63)	ND<(0.79)	ND<(0.63)	ND<(0.91)	ND<(0.91)	1.2	ND<(0.79)	ND<(0.63)	ND<(0.79)	0.95	ND<(0.79)	ND<(0.63)	ND<(0.79)	ND<(0.63)	ND<(0.75)	NS	NS
cis-1,2-Dichloroethylene	ND<(0.13)	ND<(1.3)	ND<(0.13)	ND<(0.16)	ND<(0.13)	ND<(0.16)	ND<(0.13)	ND<(0.18)	ND<(0.18)	**1.2**	ND<(0.16)	ND<(0.13)	ND<(0.16)	0.33	ND<(0.16)	ND<(0.13)	ND<(0.16)	ND<(0.13)	ND<(0.15)	1.2	NS
cis-1,3-Dichloropropene	ND<(0.73)	ND<(7.3)	ND<(0.73)	ND<(0.91)	ND<(0.73)	ND<(0.91)	ND<(0.73)	ND<(1.0)	ND<(1.0)	ND<(0.73)	ND<(0.91)	ND<(0.73)	ND<(0.91)	ND<(0.73)	ND<(0.91)	ND<(0.73)	ND<(0.91)	ND<(0.73)	ND<(0.86)	<0.25	NS
m-Dichlorobenzene	ND<(0.48)	ND<(4.8)	ND<(0.48)	ND<(0.60)	ND<(0.48)	**1.1**	ND<(0.48)	**1.1**	**1.1**	ND<(0.48)	ND<(0.60)	ND<(0.48)	ND<(0.60)	ND<(0.48)	ND<(0.60)	ND<(0.48)	ND<(0.60)	ND<(0.48)	ND<(0.56)	1	NS
o-Dichlorobenzene	ND<(0.19)	ND<(1.9)	ND<(0.19)	ND<(0.24)	ND<(0.19)	ND<(0.24)	ND<(0.19)	ND<(0.28)	ND<(0.28)	ND<(0.19)	ND<(0.24)	ND<(0.19)	ND<(0.24)	ND<(0.19)	ND<(0.24)	ND<(0.19)	ND<(0.24)	ND<(0.19)	ND<(0.22)	0.9	NS
p-Dichlorobenzene	ND<(0.48)	ND<(4.8)	ND<(0.48)	ND<(0.60)	1.6	ND<(0.60)	2.5	ND<(0.66)	ND<(0.66)	ND<(0.48)	ND<(0.60)	ND<(0.48)	ND<(0.60)	ND<(0.48)	ND<(0.60)	ND<(0.48)	ND<(0.60)	ND<(0.48)	ND<(0.56)	2.6	NS
trans-1,3-Dichloropropene	ND<(0.73)	ND<(7.3)	ND<(0.73)	ND<(0.91)	ND<(0.73)	ND<(0.91)	ND<(0.73)	ND<(1.0)	ND<(1.0)	ND<(0.73)	ND<(0.91)	ND<(0.73)	ND<(0.91)	ND<(0.73)	ND<(0.91)	ND<(0.73)	ND<(0.91)	ND<(0.73)	ND<(0.86)	<0.25	NS
Ethanol	1350 E	93.6	1580 E	258	1,000	292 E	610	134 E	188 E	177 E	1,920 E	1,120 E	84.6	1,740 E	556 E	335 E	52.8	27.1	28.8	NS	NS
Ethylbenzene	ND<(0.69)	**15**	ND<(0.69)	**29**	ND<(0.69)	**26**	ND<(0.69)	**17**	**16**	**24**	ND<(0.87)	ND<(0.69)	12	ND<(0.69)	6.5	ND<(0.69)	6.1	ND<(0.69)	ND<(0.83)	13	NS
Ethyl Acetate	27	18	48.2	9.4	134	41.8	99.7	13	17	9.7	20	17	6.5	12	11	21	12	6.5	4.7	NS	NS
4-Ethyltoluene	ND<(0.79)	ND<(7.9)	ND<(0.79)	16	ND<(0.79)	13	ND<(0.79)	9.8	8.8	16	ND<(0.98)	ND<(0.79)	5.4	ND<(0.79)	4.2	ND<(0.79)	3.3	ND<(0.79)	ND<(0.93)	NS	NS
Freon 113	ND<(0.61)	ND<(6.1)	0.67	ND<(0.77)	ND<(0.61)	ND<(0.77)	0.63	ND<(0.84)	ND<(0.84)	ND<(0.61)	ND<(0.77)	ND<(0.61)	ND<(0.77)	0.67	ND<(0.77)	0.61	ND<(0.77)	ND<(0.61)	ND<(0.71)	NS	NS
Freon 114	ND<(0.56)	ND<(5.6)	ND<(0.56)	ND<(0.70)	ND<(0.56)	ND<(0.70)	ND<(0.56)	ND<(0.77)	ND<(0.77)	ND<(0.56)	ND<(0.70)	ND<(0.56)	ND<(0.70)	ND<(0.56)	ND<(0.70)	ND<(0.56)	ND<(0.70)	ND<(0.56)	ND<(0.65)	NS	NS
Heptane	2.4	ND<(6.6)	4.5	11	8.2	14	5.7	7.0	7.0	7.4	1.2	1.7	2.6	1.6	4.5	1.1	3.2	1.1	0.82	NS	NS
Hexachlorobutadiene	ND<(0.77)	ND<(7.7)	ND<(0.77)	ND<(0.96)	ND<(0.77)	ND<(0.96)	ND<(0.77)	ND<(1.1)	ND<(1.1)	ND<(0.77)	ND<(0.96)	ND<(0.77)	ND<(0.96)	ND<(0.77)	ND<(0.96)	ND<(0.77)	ND<(0.96)	ND<(0.77)	ND<(0.89)	11	NS
Hexane	0.92	6.7	1.4	7.0	ND<(0.56)	9.9	0.81	4.6	4.2	4.6	0.99	0.92	5.3	3.2	6.3	0.63	2.7	ND<(0.56)	0.74	NS	NS
2-Hexanone	ND<(0.65)	ND<(6.5)	ND<(0.65)	7.8	ND<(0.65)	4.5	ND<(0.65)	3.8	4.1	4.9	ND<(0.82)	ND<(0.65)	ND<(0.82)	ND<(0.65)	ND<(0.82)	ND<(0.65)	1.1	ND<(0.65)	ND<(0.78)	NS	NS
Isopropyl Alcohol	103	12	275 E	17	69.6	11	90.9	7.9	13	9.6	116	172 E	8.8	83.1	28.5	70.1	9.1	8.4	3.7	NS	NS
Methylene chloride	0.94	ND<(5.6)	1.6	0.97	0.69	ND<(0.69)	1.1	1.6	ND<(0.80)	ND<(0.56)	0.83	0.69	3.1	1.5	0.69	0.76	ND<(0.69)	ND<(0.56)	0.83	45	60
Methyl ethyl ketone	1.7	ND<(4.7)	2.2	21	1.0	29.8	1.2	17	17	9.4	1.2	1.2	5.3	2.9	19	0.83	16	0.56	ND<(0.56)	39	NS
Methyl Isobutyl Ketone	ND<(0.66)	ND<(6.6)	ND<(0.66)	ND<(0.82)	ND<(0.66)	1.8	ND<(0.66)	0.94	ND<(0.94)	ND<(0.66)	ND<(0.82)	ND<(0.66)	ND<(0.82)	ND<(0.66)	ND<(0.82)	ND<(0.66)	ND<(0.82)	ND<(0.66)	ND<(0.78)	5.3	NS
Methyl Tert Butyl Ether	ND<(0.58)	ND<(5.8)	ND<(0.58)	ND<(0.72)	ND<(0.58)	ND<(0.72)	ND<(0.58)	ND<(0.83)	ND<(0.83)	ND<(0.58)	ND<(0.72)	ND<(0.58)	ND<(0.72)	ND<(0.58)	ND<(0.72)	ND<(0.58)	ND<(0.72)	ND<(0.58)	ND<(0.69)	71	NS
Methylmethacrylate	**7.0**	ND<(6.6)	**6.6**	**1.7**	**63.1**	**11**	**52.4**	**5.3**	**8.2**	ND<(0.66)	**1.7**	**2.7**	ND<(0.82)	ND<(0.66)	0.94	ND<(0.66)	ND<(0.82)	ND<(0.66)	ND<(0.78)	1.1	NS
Propylene	ND<(0.69)	ND<(6.9)	ND<(0.69)	1.3	ND<(0.69)	ND<(0.86)	ND<(0.69)	ND<(0.98)	ND<(0.98)	ND<(0.69)	ND<(0.86)	ND<(0.69)	ND<(0.86)	ND<(0.69)	ND<(0.86)	ND<(0.69)	ND<(0.86)	ND<(0.69)	ND<(0.79)	NS	NS
Styrene	ND<(0.68)	ND<(6.8)	ND<(0.68)	ND<(0.85)	ND<(0.68)	ND<(0.85)	ND<(0.68)	ND<(0.98)	ND<(0.98)	ND<(0.68)	ND<(0.85)	ND<(0.68)	ND<(0.85)	ND<(0.68)	ND<(0.85)	ND<(0.68)	ND<(0.85)	ND<(0.68)	ND<(0.81)	2.3	NS
1,1,1-Trichloroethane	ND<(0.44)	ND<(4.4)	ND<(0.44)	ND<(0.55)	ND<(0.44)	ND<(0.55)	ND<(0.44)	ND<(0.60)	ND<(0.60)	ND<(0.44)	ND<(0.55)	ND<(0.44)	ND<(0.55)	ND<(0.44)	ND<(0.55)	ND<(0.44)	ND<(0.55)	ND<(0.44)	ND<(0.51)	6.9	NS
1,1,2,2-Tetrachloroethane	ND<(0.55)	ND<(5.5)	ND<(0.55)	ND<(0.69)	ND<(0.55)	ND<(0.69)	ND<(0.55)	ND<(0.76)	ND<(0.76)	ND<(0.55)	ND<(0.69)	ND<(0.55)	ND<(0.69)	ND<(0.55)	ND<(0.69)	ND<(0.55)	ND<(0.69)	ND<(0.55)	ND<(0.64)	<0.25	NS
1,1,2-Trichloroethane	ND<(0.44)	ND<(4.4)	ND<(0.44)	ND<(0.55)	ND<(0.44)	ND<(0.55)	ND<(0.44)	ND<(0.60)	ND<(0.60)	ND<(0.44)	ND<(0.55)	ND<(0.44)	ND<(0.55)	ND<(0.44)	ND<(0.55)	ND<(0.44)	ND<(0.55)	ND<(0.44)	ND<(0.51)	<0.25	NS
1,2,4-Trichlorobenzene	ND<(0.59)	ND<(5.9)	ND<(0.59)	ND<(0.74)	ND<(0.59)	ND<(0.74)	ND<(0.59)	ND<(0.82)	ND<(0.82)	ND<(0.59)	ND<(0.74) [a]	ND<(0.59)	ND<(0.74)	ND<(0.59)	ND<(0.74)	ND<(0.59)	ND<(0.74)	ND<(0.59)	ND<(0.69)	6.3	NS
1,2,4-Trimethylbenzene	ND<(0.79)	13	ND<(0.79)	**61.4**	ND<(0.79)	**49.2**	0.79	**38**	**35**	**66.9**	ND<(0.98)	ND<(0.79)	16	ND<(0.79)	**19**	ND<(0.79)	16	ND<(0.79)	ND<(0.93)	18	NS
1,3,5-Trimethylbenzene	ND<(0.79)	ND<(7.9)	ND<(0.79)	**15**	ND<(0.79)	**12**	ND<(0.79)	**8.8**	**7.9**	**16**	ND<(0.98)	ND<(0.79)	4.1	ND<(0.79)	4.8	ND<(0.79)	3.7	ND<(0.79)	ND<(0.93)	6.5	NS
2,2,4-Trimethylpentane	ND<(0.75)	ND<(7.5)	ND<(0.75)	5.6	ND<(0.75)	12	ND<(0.75)	4.2	4.1	4.1	ND<(0.93)	ND<(0.75)	3.0	ND<(0.75)	10	ND<(0.75)	3.0	ND<(0.75)	ND<(0.89)	NS	NS
Tertiary Butyl Alcohol	ND<(0.49)	ND<(4.9)	1.3	9.4	0.91	7.0	1.1	3.3	3.3	0.94	5.2	2.4	2.8	0.70	5.2	ND<(0.49)	0.79	ND<(0.49)	ND<(0.58)	NS	NS
Tetrachloroethylene	ND<(0.22)	**8.1**	ND<(0.22)	**5.6**	ND<(0.22)	**11**	ND<(0.22)	**6.3**	**6.0**	**74.6**	0.41	0.68	***136***	0.22	1.1	0.38	**5.3**	ND<(0.22)	ND<(0.25)	4.1	100
Tetrahydrofuran	ND<(0.47)	**14**	ND<(0.47)	**23**	ND<(0.47)	**19**	ND<(0.47)	**13**	**12**	**17**	ND<(0.59)	ND<(0.47)	**20**	1.8	**39.8**	ND<(0.47)	**31**	ND<(0.47)	ND<(0.56)	9.4	NS
Toluene	2.1	39.6	2.4	47.9	7.5	64.1	6.4	32	32	38.4	1.5	1.5	24	ND<(0.60)	8.7	0.83	11	ND<(0.60)	0.72	110	NS
Trichloroethylene	ND<(0.17)	ND<(1.7)	ND<(0.17)	ND<(0.21)	ND<(0.17)	ND<(0.21)	ND<(0.17)	ND<(0.25)	ND<(0.25)	***60.7***	ND<(0.21)	ND<(0.17)	0.33	0.51	ND<(0.21)	ND<(0.17)	ND<(0.21)	ND<(0.17)	ND<(0.20)	0.8	5
Trichlorofluoromethane	3.4	**1,250**	4.1	**364**	3.1	**215**	3.7	2.8	2.9	11	2.1	2.0	**48**	2.8	**140**	1.8	**53**	1.0	1.1	30	NS
Vinyl chloride	ND<(0.082)	ND<(0.82)	ND<(0.082)	ND<(0.10)	ND<(0.082)	ND<(0.10)	ND<(0.082)	ND<(0.12)	ND<(0.12)	ND<(0.082)	ND<(0.10)	ND<(0.082)	ND<(0.10)	ND<(0.082)	ND<(0.10)	ND<(0.082)	ND<(0.10)	ND<(0.082)	ND<(0.095)	<0.25	NS
Vinyl Acetate	3.3	ND<(5.6)	3.9	ND<(0.70)	ND<(0.56)	ND<(0.70)	1.3	ND<(0.81)	ND<(0.81)	ND<(0.56)	1.0	1.1	ND<(0.70)	ND<(0.56)	ND<(0.70)	1.8	ND<(0.70)	ND<(0.56)	ND<(0.67)	NS	NS
m,p-Xylene	0.83	**45.6**	0.83	**93**	0.74	**83**	1.1	**54.7**	**50.8**	**80.8**	ND<(0.87)	ND<(0.69)	**39**	ND<(0.69)	19	ND<(0.69)	17	ND<(0.69)	ND<(0.83)	21	NS
o-Xylene	ND<(0.69)	**14**	ND<(0.69)	**40**	ND<(0.69)	**33**	ND<(0.69)	**23**	**21**	**35**	ND<(0.87)	ND<(0.69)	**15**	ND<(0.69)	10	ND<(0.69)	8.7	ND<(0.69)	ND<(0.83)	13	NS
Xylenes (total)	0.83	59.6	1.2	133	0.74	116	1.5	77.7	71.8	116	ND<(0.87)	ND<(0.69)	54	ND<(0.69)	29	ND<(0.69)	26	ND<(0.69)	ND<(0.83)	NS	NS

Notes:

Results and Regulatory Guidance values are expressed in µg/m^3.
- = Not analyzed for that specific compound
µg/m^3 = micrograms per cubic meter
a = Result is from Run #2
E = Indicates value exceeds calibration range
J = Result is less than the laboratory reporting limit but greater than or equal to the method detection limit. Concentration is an approximate value.
ND (ND<#) = Not detected. Concentration is less than the laboratory reporting limit.
NS = No Standard
NYSDOH = New York State Department of Health
BOLD = Results exceed NYSDOH 2006 Soil Vapor Indoor Upper Fence (1) standard
ITALIC = Results exceed NYSDOH 2006 Soil Vapor Intrusion Air Guidance Value (2) standard
BOLD or *ITALIC* indicators in the Regulatory Guidance columns indicate that at least one historic exceedance was observed.
(1) Upper fence indoor air values from "Table C1. NYSDOH 2003: Study of Volatile Organic Chemicals in Air of Fuel Oil Heated Homes" published in the NYSDOH Soil Vapor Intrusion Guidance Document, Appendix C" (October 2006)
(2) NYSDOH Air Guideline Values (AGVs) from "Table 3.1 Air guideline values derived by the NYSDOH" presented in the Final Guidance for evaluating Soil Vapor Intrusion in the State of New York, dated October 2006 ("NYSDOH Vapor Intrusion Guidance Document")

Table 6
Constituents of Concern Summary Comparison

Sample ID	SS-1		IA-1		Matrices Result
	Sub-Slab Vapor		Indoor Air		
(UG/M3)	Result	MDL	Result	MDL	
1,1,1-TRICHLOROETHANE (1,1,1-TCA)	ND	4.4	ND	0.44	NFA
1,1,-DICHLOROETHENE (1,1-DCE)	ND	1.3	ND	0.13	NFA
CARBON TETRACHLORIDE	ND	2.0	0.51	0.20	NFA
CIS-1,2-DICHLOROETHENE (c12-DCE)	ND	1.3	ND	0.13	NFA
METHYLENE CHLORIDE	ND	5.6	0.94	0.56	NFA
TETRACHLOROETHENE (PCE)	8.1	2.2	ND	0.22	NFA
TRICHLOROETHENE (TCE)	ND	1.7	ND	0.17	NFA
VINYL CHLORIDE	ND	0.082	ND	0.082	NFA

Sample ID	SS-2		IA-2		Matrices Result
	Sub-Slab Vapor		Indoor Air		
(UG/M3)	Result	MDL	Result	MDL	
1,1,1-TRICHLOROETHANE (1,1,1-TCA)	ND	0.55	ND	0.44	NFA
1,1,-DICHLOROETHENE (1,1-DCE)	ND	0.16	ND	0.13	NFA
CARBON TETRACHLORIDE	ND	0.25	0.55	0.20	NFA
CIS-1,2-DICHLOROETHENE (c12-DCE)	ND	0.16	ND	0.13	NFA
METHYLENE CHLORIDE	0.97	0.69	1.6	0.56	NFA
TETRACHLOROETHENE (PCE)	5.6	0.27	ND	0.22	NFA
TRICHLOROETHENE (TCE)	ND	0.21	ND	0.17	NFA
VINYL CHLORIDE	ND	0.10	ND	0.082	NFA

Sample ID	SS-3		IA-3		Matrices Result
	Sub-Slab Vapor		Indoor Air		
(UG/M3)	Result	MDL	Result	MDL	
1,1,1-TRICHLOROETHANE (1,1,1-TCA)	ND	0.55	ND	0.44	NFA
1,1,-DICHLOROETHENE (1,1-DCE)	ND	0.16	ND	0.13	NFA
CARBON TETRACHLORIDE	ND	0.25	ND	0.20	NFA
CIS-1,2-DICHLOROETHENE (c12-DCE)	ND	0.16	ND	0.13	NFA
METHYLENE CHLORIDE	ND	0.69	0.69	0.56	NFA
TETRACHLOROETHENE (PCE)	11	0.27	ND	0.22	NFA
TRICHLOROETHENE (TCE)	ND	0.21	ND	0.17	NFA
VINYL CHLORIDE	ND	0.10	ND	0.082	NFA

Matrix A
Matrix B
Matrix C
NFA-No Further Action
All Results Are ug/m3
NS-No Sample
NA-Not Applicable

Table 6
Constituents of Concern Summary Comparison

Sample ID	SS-4		IA-4		Matrices Result
	Sub-Slab Vapor		Indoor Air		
(UG/M3)	Result	MDL	Result	MDL	
1,1,1-TRICHLOROETHANE (1,1,1-TCA)	ND	0.60	ND	0.44	NFA
1,1,-DICHLOROETHENE (1,1-DCE)	ND	0.18	ND	0.13	NFA
CARBON TETRACHLORIDE	ND	0.29	0.51	0.20	NFA
CIS-1,2-DICHLOROETHENE (c12-DCE)	ND	0.18	ND	0.13	NFA
METHYLENE CHLORIDE	1.6	0.80	1.1	0.56	NFA
TETRACHLOROETHENE (PCE)	6.3	0.31	ND	0.22	NFA
TRICHLOROETHENE (TCE)	ND	0.25	ND	0.17	NFA
VINYL CHLORIDE	ND	0.12	ND	0.082	NFA

Sample ID	SS-4 (DUP)		IA-4 (DUP)		Matrices Result
	Sub-Slab Vapor		Indoor Air		
(UG/M3)	Result	MDL	Result	MDL	
1,1,1-TRICHLOROETHANE (1,1,1-TCA)	ND	0.60	ND	0.60	NFA
1,1,-DICHLOROETHENE (1,1-DCE)	ND	0.18	ND	0.18	NFA
CARBON TETRACHLORIDE	ND	0.29	ND	0.29	NFA
CIS-1,2-DICHLOROETHENE (c12-DCE)	ND	0.18	ND	0.18	NFA
METHYLENE CHLORIDE	ND	0.80	1.4	0.80	NFA
TETRACHLOROETHENE (PCE)	6.0	0.31	ND	0.31	NFA
TRICHLOROETHENE (TCE)	ND	0.25	ND	0.25	NFA
VINYL CHLORIDE	ND	0.12	ND	0.12	NFA

Sample ID	SS-5		IA-5		Matrices Result
	Sub-Slab Vapor		Indoor Air		
(UG/M3)	Result	MDL	Result	MDL	
1,1,1-TRICHLOROETHANE (1,1,1-TCA)	ND	0.55	ND	0.44	NFA
1,1,-DICHLOROETHENE (1,1-DCE)	ND	0.16	ND	0.13	NFA
CARBON TETRACHLORIDE	ND	0.25	ND	0.20	NFA
CIS-1,2-DICHLOROETHENE (c12-DCE)	ND	0.16	1.2	0.13	IDENTIFY SOURCE(S) and RESAMPLE or MITIGATE
METHYLENE CHLORIDE	0.83	0.69	ND	0.56	NFA
TETRACHLOROETHENE (PCE)	0.41	0.27	74.6	0.22	IDENTIFY SOURCE(S) and RESAMPLE or MITIGATE
TRICHLOROETHENE (TCE)	ND	0.21	60.7	0.17	IDENTIFY SOURCE(S) and RESAMPLE or MITIGATE
VINYL CHLORIDE	ND	0.10	ND	0.082	NFA

Matrix A
Matrix B
Matrix C
NFA-No Further Action
All Results Are ug/m3
NS-No Sample
NA-Not Applicable

Table 6
Constituents of Concern Summary Comparison

Sample ID	SS-6 Sub-Slab Vapor		IA-6 Indoor Air		Matrices Result
(UG/M3)	Result	MDL	Result	MDL	
1,1,1-TRICHLOROETHANE (1,1,1-TCA)	ND	0.55	ND	0.44	NFA
1,1,-DICHLOROETHENE (1,1-DCE)	ND	0.16	ND	0.13	NFA
CARBON TETRACHLORIDE	ND	0.25	ND	0.20	NFA
CIS-1,2-DICHLOROETHENE (c12-DCE)	ND	0.16	ND	0.13	NFA
METHYLENE CHLORIDE	3.1	0.69	0.69	0.56	NFA
TETRACHLOROETHENE (PCE)	136	0.27	0.68	0.22	NFA
TRICHLOROETHENE (TCE)	0.33	0.21	ND	0.17	NFA
VINYL CHLORIDE	ND	0.10	ND	0.082	NFA

Sample ID	SS-7 Sub-Slab Vapor		IA-7 Indoor Air		Matrices Result
(UG/M3)	Result	MDL	Result	MDL	
1,1,1-TRICHLOROETHANE (1,1,1-TCA)	ND	0.55	ND	0.44	NFA
1,1,-DICHLOROETHENE (1,1-DCE)	ND	0.16	ND	0.13	NFA
CARBON TETRACHLORIDE	ND	0.25	ND	0.20	NFA
CIS-1,2-DICHLOROETHENE (c12-DCE)	ND	0.16	0.33	0.13	NFA
METHYLENE CHLORIDE	0.69	0.69	1.5	0.56	NFA
TETRACHLOROETHENE (PCE)	1.1	0.27	0.22	0.22	NFA
TRICHLOROETHENE (TCE)	ND	0.21	0.51	0.17	NFA
VINYL CHLORIDE	ND	0.10	ND	0.082	NFA

Sample ID	SS-8 Sub-Slab Vapor		IA-8 Indoor Air		Matrices Result
(UG/M3)	Result	MDL	Result	MDL	
1,1,1-TRICHLOROETHANE (1,1,1-TCA)	ND	0.55	ND	0.44	NFA
1,1,-DICHLOROETHENE (1,1-DCE)	ND	0.16	ND	0.13	NFA
CARBON TETRACHLORIDE	ND	0.25	ND	0.20	NFA
CIS-1,2-DICHLOROETHENE (c12-DCE)	ND	0.16	ND	0.13	NFA
METHYLENE CHLORIDE	ND	0.69	0.76	0.56	NFA
TETRACHLOROETHENE (PCE)	5.3	0.27	0.38	0.22	NFA
TRICHLOROETHENE (TCE)	ND	0.21	ND	0.17	NFA
VINYL CHLORIDE	ND	0.10	ND	0.082	NFA

Matrix A
Matrix B
Matrix C
NFA-No Further Action
All Results Are ug/m3
NS-No Sample
NA-Not Applicable

Table 6
Constituents of Concern Summary Comparison

Sample ID	OA1 Outdoor Air		OA2 Outdoor Air		Matrices Result
(UG/M3)	Result	MDL	Result	MDL	
1,1,1-TRICHLOROETHANE (1,1,1-TCA)	ND	0.44	ND	0.51	NA
1,1,-DICHLOROETHENE (1,1-DCE)	ND	0.13	ND	0.15	NA
CARBON TETRACHLORIDE	ND	0.20	ND	0.23	NA
CIS-1,2-DICHLOROETHENE (c12-DCE)	ND	0.13	ND	0.15	NA
METHYLENE CHLORIDE	ND	0.56	0.83	0.66	NA
TETRACHLOROETHENE (PCE)	ND	0.22	ND	0.25	NA
TRICHLOROETHENE (TCE)	ND	0.17	ND	0.20	NA
VINYL CHLORIDE	ND	0.082	ND	0.095	NA

Matrix A
Matrix B
Matrix C
NFA-No Further Action
All Results Are ug/m3
NS-No Sample
NA-Not Applicable

Appendix A – NYSDOH Indoor Air Quality Questionnaire and Building Inventory Form

NEW YORK STATE DEPARTMENT OF HEALTH
INDOOR AIR QUALITY QUESTIONNAIRE AND BUILDING
INVENTORY CENTER FOR ENVIRONMENTAL HEALTH

This form must be completed for each residence involved in indoor air testing.

Preparer's Name: Kevin Bradley Date/Time Prepared: 03/05/2024 / 12:40

Preparer's Affiliation: GES Phone No.: 866-839-5195

Purpose of Investigation: Air sampling (RC Pizza Restaurant, LLC)

1. OCCUPANT:

Interviewed: Y / N ✓

Last Name: _____ First Name: _____

Address: _____

County: _____

Home Phone: _____ Office Phone: ___

Number of Occupants/persons at this location __ Age of Occupants __

2. OWNER OR LANDLORD: (Check if same as occupant)

Interviewed: Y / N ✓

Last Name: _____ First Name: _____

Address: _____

County: _____

Home Phone: ___ Office Phone: ___

3. BUILDING CHARACTERISTICS

Type of Building: (Circle appropriate response)

Residential	School	Commercial/Multi-use ✓
Industrial	Church	Other: _____

If the property is residential, type? (Circle appropriate response)

Ranch	2-Family	3-Family
Raised Ranch	Split Level	Colonial
Cape Cod	Contemporary	Mobile Home
Duplex	Apartment House	Townhouses/Condos
Modular	Log Home	Other:_____

If multiple units, how many? 11

If the property is commercial, type?

Business Type(s) Retail- Pizza Restaurant

Does it include residences (i.e., multi-use)? Y / N ✔ If yes, how many? ___

Other characteristics:

Number of floors one (1) Building age unknown

Is the building insulated? Y ✔ / N

How air tight? Tight / Average ✔ / Not Tight

4. AIRFLOW

Use air current tubes or tracer smoke to evaluate airflow patterns and qualitatively describe:

Airflow between floors
Not recorded.

Airflow near source
Not recorded.

Outdoor air infiltration
Not recorded.

Infiltration into air ducts
Not apparent.

5. BASEMENT AND CONSTRUCTION CHARACTERISTICS (Circle all that apply)

a. Above grade construction:	wood frame	concrete ✓	stone	brick
b. Basement type:	full	crawlspace	slab	other Not applicable
c. Basement floor:	concrete	dirt	stone	other Not applicable
d. Basement floor:	uncovered	covered	covered with	Not applicable
e. Concrete floor:	unsealed	sealed	sealed with	Unknown
f. Foundation walls:	poured	block ✓	stone	other Slab on grade construction, superstructures steel and concrete block; exterior walls feature brick and concrete masonry units.
g. Foundation walls:	unsealed ✓	sealed	sealed with	
h. The basement is:	wet	damp	dry	moldy
i. The basement is:	finished	unfinished	partially finished	
j. Sump present?	Y / N ✓			
k. Water in sump?	Y / N (not applicable)			

Basement/Lowest level depth below grade: 0 (feet)

Identify potential soil vapor entry points and approximate size (e.g., cracks, utility ports, drains)

Sink drains

6. HEATING, VENTING and AIR CONDITIONING (Circle all that apply)

Type of heating system(s) used in this building: (circle all that apply – note primary) Primary: Forced hot air

Hot air circulation ✔	Heat pump	Hot water baseboard	
Space Heaters	Stream radiation	Radiant floor	
Electric baseboard	Wood stove	Outdoor wood boiler	Other _____

The primary type of fuel used is:

Natural Gas ✔	Fuel Oil	Kerosene
Electric	Propane	Solar
Wood	Coal	

Domestic hot water tank fueled by: Gas

Boiler/furnace located in: Basement / Outdoors / Main Floor ✔ / Other_____

Air conditioning: Central Air / Window units / Open Windows / None Other Roof mounted electric A/C

Are there air distribution ducts present? Y ✔ / N

Describe the supply and cold air return ductwork, and its condition where visible, including whether there is a cold air return and the tightness of duct joints. Indicate the locations on the floor plan diagram.

Fans vent to roof.

7. OCCUPANCY

Is basement/lowest level occupied? Full-time ✔ / Occasionally / Seldom / Almost Never

Level	**General Use of Each Floor (e.g., familyroom, bedroom, laundry, workshop, storage)**
Basement	Not applicable
1st Floor	Pizza Restaurant
2nd Floor	Not applicable
3rd Floor	Not applicable
4th Floor	Not applicable

8. FACTORS THAT MAY INFLUENCE INDOOR AIR QUALITY

a. Is there an attached garage?	Y / N ✔
b. Does the garage have a separate heating unit?	Y / N / NA ✔
c. Are petroleum-powered machines or vehicles stored in the garage (e.g., lawnmower, atv, car)	Y / N / NA ✔ Please specify: ___
d. Has the building ever had a fire?	Y / N ✔ When? ___
e. Is a kerosene or unvented gas space heater present?	Y / N ✔ Where? ___
f. Is there a workshop or hobby/craft area?	Y / N ✔ Where & Type? ___
g. Is there smoking in the building?	Y / N ✔ How frequently? ___
h. Have cleaning products been used recently?	Y / N ✔ When & Type? ___
i. Have cosmetic products been used recently?	Y / N ✔ When & Type? ___

j. Has painting/staining been done in the last 6 months? Y / N ✓
Where & When? –

k. Is there new carpet, drapes or other textiles? Y / N ✓
Where & When? –

l. Have air fresheners been used recently? Y / N ✓
When & Type? –

m. Is there a kitchen exhaust fan? Y ✓ / N
If yes, where vented? To roof

n. Is there a bathroom exhaust fan? Y ✓ / N
If yes, where vented? Roof

o. Is there a clothes dryer? Y / N ✓
If yes, is it vented outside? Y / N

p. Has there been a pesticide application? Y / N ✓
When & Type? –

Are there odors in the building? Y ✓ / N

If yes, please describe: Odors related to the food being cooked/prepared

Do any of the building occupants use solvents at work? Y / N ✓
(e.g., chemical manufacturing or laboratory, auto mechanic or auto body shop, painting, fuel oil delivery, boiler mechanic, pesticide application, cosmetologist

If yes, what types of solvents are used? _____

If yes, are their clothes washed at work? Y / N

Do any of the building occupants regularly use or work at a dry-cleaning service? (Circle appropriate response)

Yes, use dry-cleaning regularly (weekly) — No ✓
Yes, use dry-cleaning infrequently (monthly or less) — Unknown
Yes, work at a dry-cleaning service

Is there a radon mitigation system for the building/structure? Y ✓ / N Date of Installation: March 2010
Is the system active or passive? Active ✓ / Passive

9. WATER AND SEWAGE

Water Supply: Public Water ✔ Drilled Well Driven Well Dug Well Other: _____

Sewage Disposal: Public Sewer ✔ Septic Tank Leach Field Dry Well Other: _____

10. RELOCATION INFORMATION (for oil spill residential emergency)

a. Provide reasons why relocation is recommended: Not applicable

b. Residents choose to: remain in home / relocate to friends/family / relocate to hotel/motel

c. Responsibility for costs associated with reimbursement explained? Y / N

d. Relocation package provided and explained to residents? Y / N

11. FLOOR PLANS

Draw a plan view sketch of the basement and first floor of the building. Indicate air sampling locations, possible indoor air pollution sources and PID meter readings. If the building does not have a basement, please note.

Basement:

First Floor:

12. OUTDOOR PLOT

Draw a sketch of the area surrounding the building being sampled. If applicable, provide information on spill locations, potential air contamination sources (industries, gas stations, repair shops, landfills, etc.), outdoor air sampling location(s) and PID meter readings.

Also indicate compass direction, wind direction and speed during sampling, the locations of the well and septic system, if applicable, and a qualifying statement to help locate the site on a topographic map.

13. PRODUCT INVENTORY FORM

Make & Model of field instrument used: MiniRAE 3000 Photoionization Detector

List specific products found in the residence that have the potential to affect indoor air quality.

Location	**Product Description**	**Size** (units)	**Condition***	**Chemical Ingredients**	**Field Instrument Reading** (units)	**Photo** ** **Y / N**
Kitchen	Kwik Seal	(1)	U		0.0 ppm	Y
Kitchen	Skyline Green Dash Pot and Pan Cleaner	(1.75)	U		0.0 ppm	Y
Kitchen	Skyline Glitter Grill Oven & Deep Fryer Cleaner	(2)	UO / U		0.0 ppm	Y
Kitchen	Chlor-Glo Bleach	(2)	UO / U		0.0 ppm	Y

* Describe the condition of the product containers as **Unopened (UO), Used (U),** or **Deteriorated (D)**
** Photographs of the **front and back** of product containers can replace the handwritten list of chemical ingredients. However, the photographs must be of good quality and ingredient labels must be legible.

Client: Regency Center (formerly Urstadt Biddle Properties Inc) **Site Name:** UBPI/CarmelNY/GleneidaAve180	**Project:** 1192323-02-210 **Site Location:** RC Pizza Restaurant, LLC

Photo #:	1
Date:	03/05/2024
Direction:	Kitchen

Comments:

0.0 ppm

Client: Regency Center (formerly Urstadt Biddle Properties Inc) **Site Name:** UBPI/CarmelNY/GleneidaAve180	**Project:** 1192323-02-210 **Site Location:** RC Pizza Restaurant, LLC

Photo #:	2
Date:	03/05/2024
Direction:	Kitchen

Comments:

0.0 ppm

NEW YORK STATE DEPARTMENT OF HEALTH
INDOOR AIR QUALITY QUESTIONNAIRE AND BUILDING
INVENTORY CENTER FOR ENVIRONMENTAL HEALTH

This form must be completed for each residence involved in indoor air testing.

Preparer's Name: Kevin Bradley Date/Time Prepared: 03/05/2024 / 12:33

Preparer's Affiliation: GES Phone No.: 866-839-5195

Purpose of Investigation: Air sampling (New Journey Nail & Spa)

1. OCCUPANT:

Interviewed: Y / N ✓

Last Name: _____ First Name: _____

Address: _____

County: _____

Home Phone: _____ Office Phone: ___

Number of Occupants/persons at this location __ Age of Occupants __

2. OWNER OR LANDLORD: (Check if same as occupant)

Interviewed: Y / N ✓

Last Name: _____ First Name: _____

Address: _____

County: _____

Home Phone: ___ Office Phone: ___

3. BUILDING CHARACTERISTICS

Type of Building: (Circle appropriate response)

Residential	School	Commercial/Multi-use ✓
Industrial	Church	Other: _____

If the property is residential, type? (Circle appropriate response)

Ranch	2-Family	3-Family
Raised Ranch	Split Level	Colonial
Cape Cod	Contemporary	Mobile Home
Duplex	Apartment House	Townhouses/Condos
Modular	Log Home	Other:_____

If multiple units, how many? 11

If the property is commercial, type?

Business Type(s) Retail- Nail salon

Does it include residences (i.e., multi-use)? Y / N ✓ If yes, how many? ___

Other characteristics:

Number of floors one (1) Building age unknown

Is the building insulated? Y ✓ / N

How air tight? Tight / Average ✓ / Not Tight

4. AIRFLOW

Use air current tubes or tracer smoke to evaluate airflow patterns and qualitatively describe:

Airflow between floors
Not recorded.

Airflow near source
Not recorded.

Outdoor air infiltration
Not recorded.

Infiltration into air ducts
No apparent.

5. BASEMENT AND CONSTRUCTION CHARACTERISTICS (Circle all that apply)

a. Above grade construction:	wood frame	concrete ✓	stone	brick
b. Basement type:	full	crawlspace	slab	other Not applicable
c. Basement floor:	concrete	dirt	stone	other Not applicable
d. Basement floor:	uncovered	covered	covered with	Not applicable
e. Concrete floor:	unsealed	sealed	sealed with	Unknown
f. Foundation walls:	poured	block ✓	stone	other Slab on grade construction with superstructures composed of steel and concrete block; Exterior walls feature brick and concrete masonry units.
g. Foundation walls:	unsealed ✓	sealed	sealed with	
h. The basement is:	wet	damp	dry	moldy
i. The basement is:	finished	unfinished	partially finished	
j. Sump present?	Y / N ✓			
k. Water in sump?	Y / N (not applicable)			

Basement/Lowest level depth below grade: 0 (feet)

Identify potential soil vapor entry points and approximate size (e.g., cracks, utility ports, drains)

Drains/sink

6. HEATING, VENTING and AIR CONDITIONING (Circle all that apply)

Type of heating system(s) used in this building: (circle all that apply – note primary) Primary: Forced hot air

Hot air circulation ✔	Heat pump	Hot water baseboard	
Space Heaters	Stream radiation	Radiant floor	
Electric baseboard	Wood stove	Outdoor wood boiler	Other _____

The primary type of fuel used is:

Natural Gas ✔	Fuel Oil	Kerosene
Electric	Propane	Solar
Wood	Coal	

Domestic hot water tank fueled by: Boiler

Boiler/furnace located in: Basement / Outdoors / Main Floor ✔ / Other_____

Air conditioning: Central Air / Window units / Open Windows / None Other Roof mounted electric A/C

Are there air distribution ducts present? Y ✔ / N

Describe the supply and cold air return ductwork, and its condition where visible, including whether there is a cold air return and the tightness of duct joints. Indicate the locations on the floor plan diagram.

Appears tight but not fully visible

7. OCCUPANCY

Is basement/lowest level occupied? Full-time ✔ / Occasionally / Seldom / Almost Never

Level	**General Use of Each Floor (e.g., familyroom, bedroom, laundry, workshop, storage)**
Basement	Not applicable
1st Floor	Nail Salon
2nd Floor	Not applicable
3rd Floor	Not applicable
4th Floor	Not applicable

8. FACTORS THAT MAY INFLUENCE INDOOR AIR QUALITY

a. Is there an attached garage?	Y / N ✔
b. Does the garage have a separate heating unit?	Y / N / NA ✔
c. Are petroleum-powered machines or vehicles stored in the garage (e.g., lawnmower, atv, car)	Y / N / NA ✔ Please specify: ___
d. Has the building ever had a fire?	Y / N ✔ When? ___
e. Is a kerosene or unvented gas space heater present?	Y / N ✔ Where? ___
f. Is there a workshop or hobby/craft area?	Y / N ✔ Where & Type? ___
g. Is there smoking in the building?	Y / N ✔ How frequently? ___
h. Have cleaning products been used recently?	Y / N ✔ When & Type? ___
i. Have cosmetic products been used recently?	Y / N ✔ When & Type? ___

j. Has painting/staining been done in the last 6 months? Y / N ✓
Where & When? –

k. Is there new carpet, drapes or other textiles? Y / N ✓
Where & When? –

l. Have air fresheners been used recently? Y / N ✓
When & Type? –

m. Is there a kitchen exhaust fan? Y / N ✓
If yes, where vented?

n. Is there a bathroom exhaust fan? Y ✓ / N
If yes, where vented? Roof

o. Is there a clothes dryer? Y / N ✓
If yes, is it vented outside? Y / N

p. Has there been a pesticide application? Y / N ✓
When & Type? –

Are there odors in the building? Y ✓ / N

If yes, please describe: Non petroleum, likely lotions

Do any of the building occupants use solvents at work? Y ✓ / N
(e.g., chemical manufacturing or laboratory, auto mechanic or auto body shop, painting, fuel oil delivery, boiler mechanic, pesticide application, cosmetologist

If yes, what types of solvents are used? Nail paint thinner

If yes, are their clothes washed at work? Y ✓ / N

Do any of the building occupants regularly use or work at a dry-cleaning service? (Circle appropriate response)

Yes, use dry-cleaning regularly (weekly) — No ✓
Yes, use dry-cleaning infrequently (monthly or less) — Unknown
Yes, work at a dry-cleaning service

Is there a radon mitigation system for the building/structure? Y ✓ / N Date of Installation: March 2010
Is the system active or passive? Active ✓ / Passive

9. WATER AND SEWAGE

Water Supply: Public Water ✔ Drilled Well Driven Well Dug Well Other: _____

Sewage Disposal: Public Sewer ✔ Septic Tank Leach Field Dry Well Other: _____

10. RELOCATION INFORMATION (for oil spill residential emergency)

a. Provide reasons why relocation is recommended: Not applicable

b. Residents choose to: remain in home / relocate to friends/family / relocate to hotel/motel

c. Responsibility for costs associated with reimbursement explained? Y / N

d. Relocation package provided and explained to residents? Y / N

11. FLOOR PLANS

Draw a plan view sketch of the basement and first floor of the building. Indicate air sampling locations, possible indoor air pollution sources and PID meter readings. If the building does not have a basement, please note.

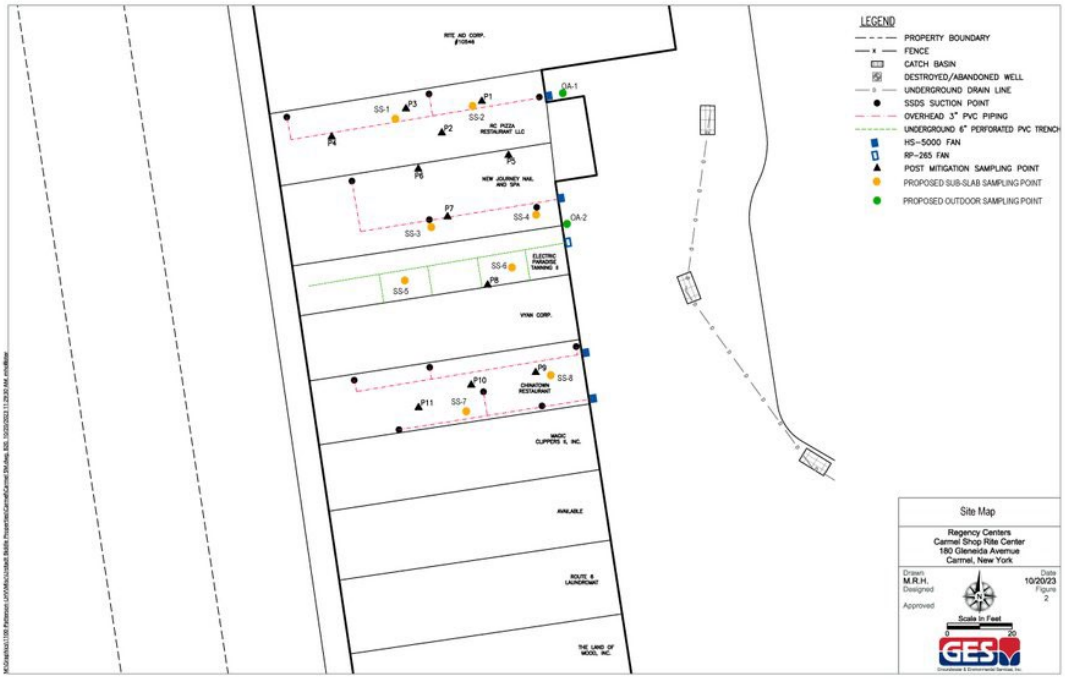
Basement:

First Floor:

12. OUTDOOR PLOT

Draw a sketch of the area surrounding the building being sampled. If applicable, provide information on spill locations, potential air contamination sources (industries, gas stations, repair shops, landfills, etc.), outdoor air sampling location(s) and PID meter readings.

Also indicate compass direction, wind direction and speed during sampling, the locations of the well and septic system, if applicable, and a qualifying statement to help locate the site on a topographic map.



13. PRODUCT INVENTORY FORM

Make & Model of field instrument used: MiniRAE 3000 Photoionization Detector

List specific products found in the residence that have the potential to affect indoor air quality.

Location	Product Description	Size (units)	Condition*	Chemical Ingredients	Field Instrument Reading (units)	Photo ** Y / N
Lobby/Entrance	Essie Nail Polish/Paint	Multiple	UO		0.0 ppm	Y
Center Table front Room	DeMert Nail Enamel Dryer	(2)	UO		0.0 ppm	Y
Front Room	409 Cleaner	(1)	U		0.0 ppm	Y
Front Room	Lysol Spray	(3)	Mix		0.0 ppm	Y
Front Room	Misc. Nail Paints/Polish	(100's)	UO		0.0 ppm	Y
Pedicure Room	Unlabeled misc. bottles (foot scrub items per attendant)		U		0.0 ppm	Y
Pedicure Room	Milk & Honey Pedi kits	>50	UO		0.0 ppm	Y
Kitchen/Back Room	Avosi Hand Soap		U		0.0 ppm	Y
Kitchen/Back Room	Aloe Vera Liquid Hand Soap		U		0.0 ppm	Y
Kitchen/Back Room	Hand Sanitizer	(1)	U		0.0 ppm	Y
Kitchen/Back Room	Pedi-Bath Salt	(bucket) (3)	U		0.0 ppm	Y
Kitchen/Back Room	Loreal Revive Shampoo	(2)	U		0.0 ppm	Y
Kitchen/Back Room	Natural Concepts Hand Sanitizer	(1)	U		0.0 ppm	Y
Kitchen/Back Room	Pledge Dust Spray	(1)	U		0.0 ppm	Y
Kitchen/Back Room	Black Jack Fly & Mosquito Repellant	(1)	U		0.0 ppm	Y
Kitchen/Back Room	Black Jack Polishing Cement	(1)	U		0.0 ppm	Y
Kitchen/Back Room	Spa Salt Scrub	(1)	U		0.0 ppm	Y

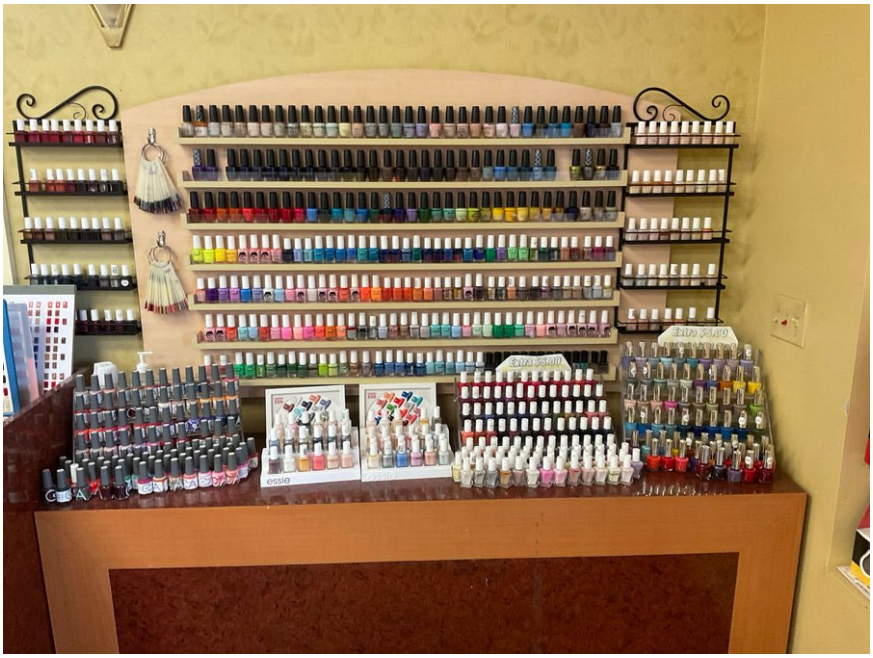
* Describe the condition of the product containers as **Unopened (UO), Used (U),** or **Deteriorated (D)**
** Photographs of the **front and back** of product containers can replace the handwritten list of chemical ingredients. However, the photographs must be of good quality and ingredient labels must be legible.

Client: Regency Center (formerly Urstadt Biddle Properties Inc) **Site Name:** UBPI/CarmelNY/GleneidaAve180	**Project:** 1192323-02-210 **Site Location:** New Journey Nail and Spa

Photo #:	1
Date:	03/05/2024
Direction:	Lobby

Comments:

Lobby PID 0.0 PPM

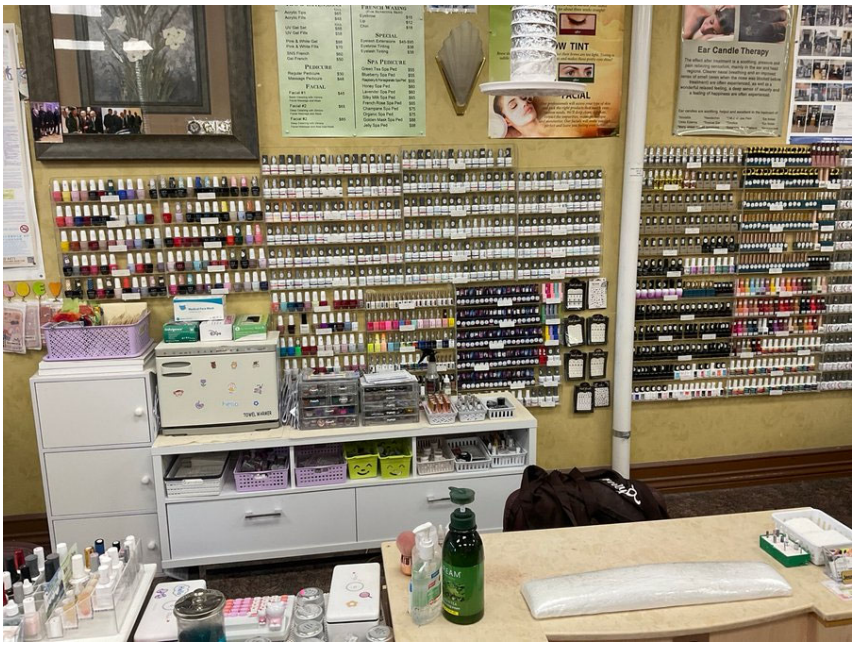


Client: Regency Center (formerly Urstadt Biddle Properties Inc) **Site Name:** UBPI/CarmelNY/GleneidaAve180	**Project:** 1192323-02-210 **Site Location:** New Journey Nail and Spa

Photo #:	2
Date:	03/05/2024
Direction:	Work area

Comments:

Polishes, PID 0.0 PPM



Client: Regency Center (formerly Urstadt Biddle Properties Inc) **Site Name:** UBPI/CarmelNY/GleneidaAve180	**Project:** 1192323-02-210 **Site Location:** New Journey Nail and Spa

Photo #:	3
Date:	03/05/2024
Direction:	Middle counter
Comments: PID 0.0 PPM	

Client: Regency Center (formerly Urstadt Biddle Properties Inc) **Site Name:** UBPI/CarmelNY/GleneidaAve180	**Project:** 1192323-02-210 **Site Location:** New Journey Nail and Spa

Photo #:	4
Date:	03/05/2024
Direction:	Nail work area
Comments: PID 0.0 PPM	

Client: Regency Center (formerly Urstadt Biddle Properties Inc) **Site Name:** UBPI/CarmelNY/GleneidaAve180	**Project:** 1192323-02-210 **Site Location:** New Journey Nail and Spa

Photo #:	5
Date:	03/05/2024
Direction:	Nail work area
Comments: PID 0.0 PPM	

Client: Regency Center (formerly Urstadt Biddle Properties Inc) **Site Name:** UBPI/CarmelNY/GleneidaAve180	**Project:** 1192323-02-210 **Site Location:** New Journey Nail and Spa

Photo #:	6
Date:	03/05/2024
Direction:	Foot scrub area, unlabeled bottles
Comments: PID 0.0 PPM	

Client: Regency Center (formerly Urstadt Biddle Properties Inc) **Site Name:** UBPI/CarmelNY/GleneidaAve180	**Project:** 1192323-02-210 **Site Location:** New Journey Nail and Spa

Photo #:	7
Date:	03/05/2024
Direction:	Same
Comments: PID 0.0 PPM	

Client: Regency Center (formerly Urstadt Biddle Properties Inc) **Site Name:** UBPI/CarmelNY/GleneidaAve180	**Project:** 1192323-02-210 **Site Location:** New Journey Nail and Spa

Photo #:	8
Date:	03/05/2024
Direction:	Soap
Comments: PID 0.0 PPM	

Client: Regency Center (formerly Urstadt Biddle Properties Inc) **Site Name:** UBPI/CarmelNY/GleneidaAve180	**Project:** 1192323-02-210 **Site Location:** New Journey Nail and Spa

Photo #:	9
Date:	03/05/2024
Direction:	Bath salt
Comments: PID 0.0 PPM	

Client: Regency Center (formerly Urstadt Biddle Properties Inc) **Site Name:** UBPI/CarmelNY/GleneidaAve180	**Project:** 1192323-02-210 **Site Location:** New Journey Nail and Spa

Photo #:	10
Date:	03/05/2024
Direction:	Kitchen
Comments: PID 0.0 PPM	

Client: Regency Center (formerly Urstadt Biddle Properties Inc) **Site Name:** UBPI/CarmelNY/GleneidaAve180	**Project:** 1192323-02-210 **Site Location:** New Journey Nail and Spa

Photo #:	11
Date:	03/05/2024
Direction:	Kitchen
Comments: PID 0.0 PPM	

NEW YORK STATE DEPARTMENT OF HEALTH
INDOOR AIR QUALITY QUESTIONNAIRE AND BUILDING
INVENTORY CENTER FOR ENVIRONMENTAL HEALTH

This form must be completed for each residence involved in indoor air testing.

Preparer's Name: Kevin Bradley Date/Time Prepared: 03/05/2024 / 13:31

Preparer's Affiliation: GES Phone No.: 866-839-5195

Purpose of Investigation: Air sampling (Electric Paradise Tanning II)

1. OCCUPANT:

Interviewed: Y / N ✓

Last Name: _____ First Name: _____

Address: _____

County: _____

Home Phone: _____ Office Phone: ___

Number of Occupants/persons at this location __ Age of Occupants __

2. OWNER OR LANDLORD: (Check if same as occupant)

Interviewed: Y / N ✓

Last Name: _____ First Name: _____

Address: _____

County: _____

Home Phone: ___ Office Phone: ___

3. BUILDING CHARACTERISTICS

Type of Building: (Circle appropriate response)

Residential	School	Commercial/Multi-use ✓
Industrial	Church	Other: _____

If the property is residential, type? (Circle appropriate response)

Ranch	2-Family	3-Family
Raised Ranch	Split Level	Colonial
Cape Cod	Contemporary	Mobile Home
Duplex	Apartment House	Townhouses/Condos
Modular	Log Home	Other:_____

If multiple units, how many? 11

If the property is commercial, type?

Business Type(s) Shopping plaza - Tanning Salon

Does it include residences (i.e., multi-use)? Y / N ✓ If yes, how many? ___

Other characteristics:

Number of floors 1 Building age (1984) ~40 years

Is the building insulated? Y ✓ / N

How air tight? Tight / Average ✓ / Not Tight

4. AIRFLOW

Use air current tubes or tracer smoke to evaluate airflow patterns and qualitatively describe:

Airflow between floors
Na

Airflow near source
Na

Outdoor air infiltration
Some. Thru open rear doors

Infiltration into air ducts
Not apparent.

5. BASEMENT AND CONSTRUCTION CHARACTERISTICS (Circle all that apply)

a. Above grade construction:	wood frame	concrete ✓	stone	brick
b. Basement type:	full	crawlspace	slab	other _____
c. Basement floor:	concrete	dirt	stone	other _____
d. Basement floor:	uncovered	covered	covered with _	
e. Concrete floor:	unsealed	sealed	sealed with _	
f. Foundation walls:	poured	block ✓	Stone _	other
			Slab on grade construction, superstructures are steel & concrete block. Exterior walls are brick and concrete masonry.	
g. Foundation walls:	unsealed ✓	sealed	sealed with _	
h. The basement is:	wet	damp	dry	moldy
i. The basement is:	finished	unfinished	partially finished	
j. Sump present?	Y / N ✓			
k. Water in sump?	Y / N / not applicable			

Basement/Lowest level depth below grade: ____(feet)

Identify potential soil vapor entry points and approximate size (e.g., cracks, utility ports, drains)

Drains (sink)

6. HEATING, VENTING and AIR CONDITIONING (Circle all that apply)

Type of heating system(s) used in this building: (circle all that apply – note primary) Primary: Forced hot air

Hot air circulation ✓	Heat pump	Hot water baseboard	
Space Heaters	Stream radiation	Radiant floor	
Electric baseboard	Wood stove	Outdoor wood boiler	Other_____

The primary type of fuel used is:

Natural Gas ✓	Fuel Oil	Kerosene
Electric	Propane	Solar
Wood	Coal	

Domestic hot water tank fueled by: Boiler

Boiler/furnace located in: Basement / Outdoors / Main Floor ✓ / Other_____

Air conditioning: Central Air / Window units / Open Windows / None Each space has individual electric rooftop A/C units.

Are there air distribution ducts present? Y ✓ / N

Describe the supply and cold air return ductwork, and its condition where visible, including whether there is a cold air return and the tightness of duct joints. Indicate the locations on the floor plan diagram.

Duct work in ceiling

---

7. OCCUPANCY

Is basement/lowest level occupied? Full-time ✓ / Occasionally / Seldom / Almost Never

Level	**General Use of Each Floor (e.g., family room, bedroom, laundry, workshop, storage)**
Basement	Na
1st Floor	Electric Paradise Tanning II with 6 private tanning rooms.
2nd Floor	Na
3rd Floor	Na
4th Floor	Na

8. FACTORS THAT MAY INFLUENCE INDOOR AIR QUALITY

a. Is there an attached garage?	Y / N ✓
b. Does the garage have a separate heating unit?	Y / N / NA ✓
c. Are petroleum-powered machines or vehicles stored in the garage (e.g., lawnmower, atv, car)	Y / N / NA ✓ Please specify: ___
d. Has the building ever had a fire?	Y / N ✓ When? ___
e. Is a kerosene or unvented gas space heater present?	Y / N ✓ Where? ___
f. Is there a workshop or hobby/craft area?	Y / N ✓ Where & Type? __–__
g. Is there smoking in the building?	Y / N ✓ How frequently? ____
h. Have cleaning products been used recently?	Y ✓ / N When & Type? 8:00/8:30am – Multi-surface- used to prep tanning booth surfaces.
i. Have cosmetic products been used recently?	Y / N ✓ When & Type? __–__

j. Has painting/staining been done in the last 6 months? Y / N ✓
Where & When? –

k. Is there new carpet, drapes or other textiles? Y / N ✓
Where & When? –

l. Have air fresheners been used recently? Y / N ✓
When & Type? –

m. Is there a kitchen exhaust fan? Y / N ✓
If yes, where vented?

n. Is there a bathroom exhaust fan? Y ✓ / N
If yes, where vented? Roof

o. Is there a clothes dryer? Y ✓ / N
If yes, is it vented outside? Y ✓ / N

p. Has there been a pesticide application? Y / N ✓
When & Type? –

Are there odors in the building? Y / N ✓

If yes, please describe: _____

Do any of the building occupants use solvents at work? Y / N ✓
(e.g., chemical manufacturing or laboratory, auto mechanic or auto body shop, painting, fuel oil delivery, boiler mechanic, pesticide application, cosmetologist

If yes, what types of solvents are used? _____

If yes, are their clothes washed at work? Y / N

Do any of the building occupants regularly use or work at a dry-cleaning service? (Circle appropriate response)

Yes, use dry-cleaning regularly (weekly) — No ✓
Yes, use dry-cleaning infrequently (monthly or less) — Unknown
Yes, work at a dry-cleaning service

Is there a radon mitigation system for the building/structure? Y ✓ / N Date of Installation: March 2010
Is the system active or passive? Active ✓ / Passive

9. WATER AND SEWAGE

Water Supply: Public Water ✓ Drilled Well Driven Well Dug Well Other: _____

Sewage Disposal: Public Sewer ✓ Septic Tank Leach Field Dry Well Other: _____

10. RELOCATION INFORMATION (for oil spill residential emergency)

a. Provide reasons why relocation is recommended: _____

b. Residents choose to: remain in home / relocate to friends/family / relocate to hotel/motel

c. Responsibility for costs associated with reimbursement explained? Y / N

d. Relocation package provided and explained to residents? Y / N

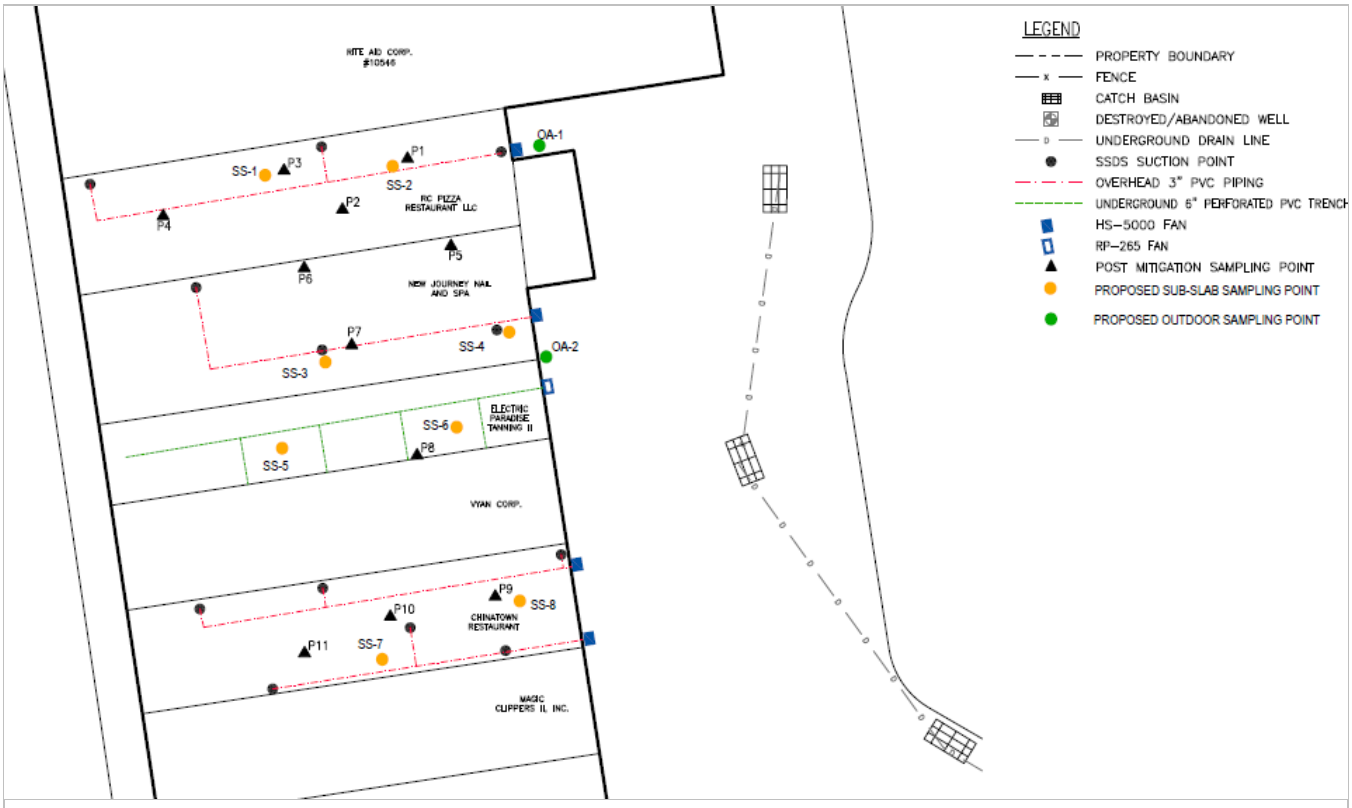
11. FLOOR PLANS

Draw a plan view sketch of the basement and first floor of the building. Indicate air sampling locations, possible indoor air pollution sources and PID meter readings. If the building does not have a basement, please note.

Basement:

Not Applicable

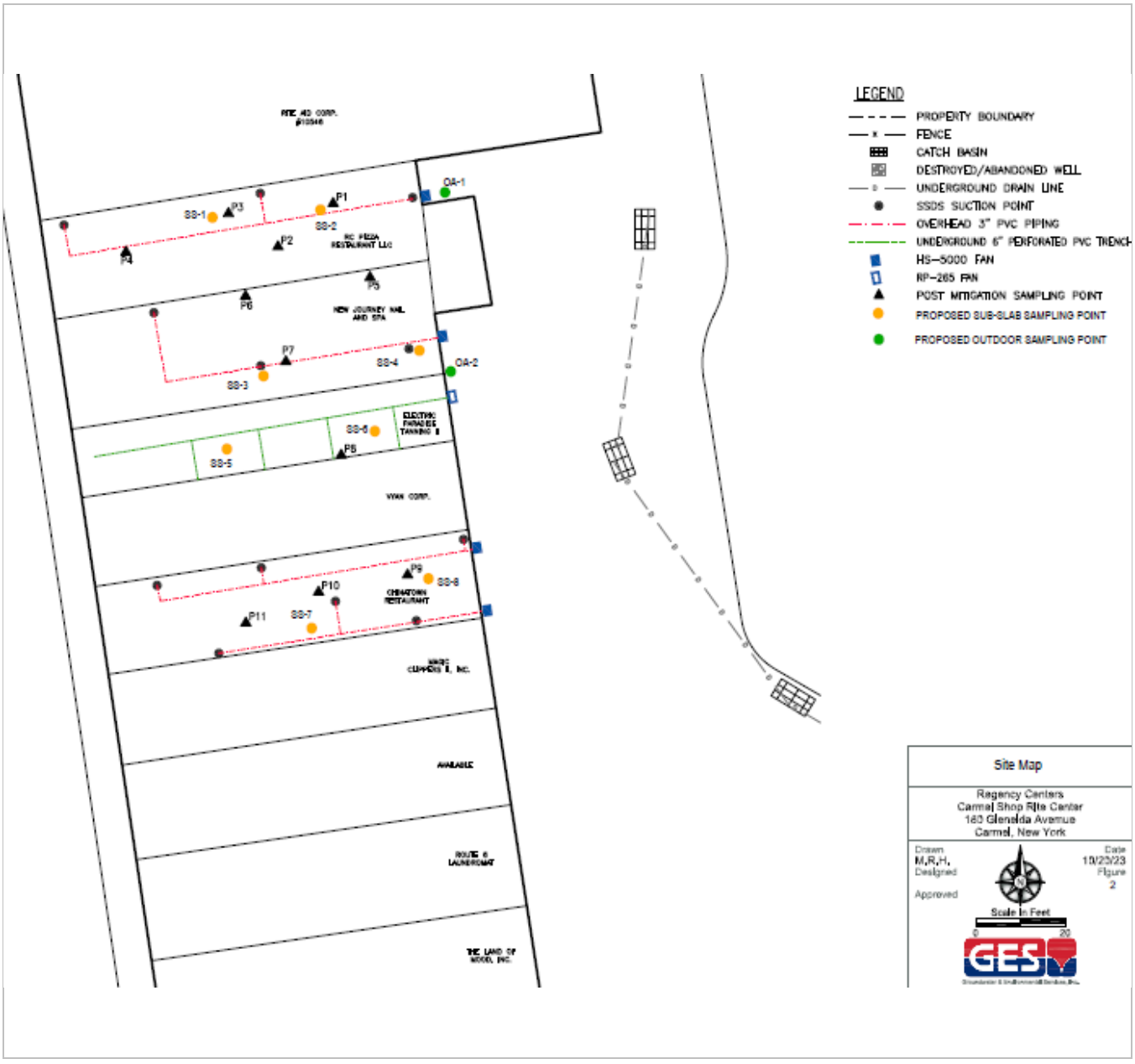
First Floor:



12. OUTDOOR PLOT

Draw a sketch of the area surrounding the building being sampled. If applicable, provide information on spill locations, potential air contamination sources (industries, gas stations, repair shops, landfills, etc.), outdoor air sampling location(s) and PID meter readings.

Also indicate compass direction, wind direction and speed during sampling, the locations of the well and septic system, if applicable, and a qualifying statement to help locate the site on a topographic map.



13. PRODUCT INVENTORY FORM

Make & Model of field instrument used: Photoionization detector

List specific products found in the residence that have the potential to affect indoor air quality.

Location	Product Description	Size (units)	Condition*	Chemical Ingredients	Field Instrument Reading (units)	Photo ** Y / N
	All Inclusive		New		0.0 ppm	Y
	Rosie – Tanning Lotion		New	Aloe Barbadensis (Aloe) Leaf Juice in Deionized and Purified Water (Aqua), Dihydroxyacetone (Eco-Cert® DHA), Erythrulose, Hamamelis Virginiana (Witch Hazel) Distillate Pure, Caramel (Cosmetic Bronzer), Natural Actives Sunless Complex™: [PPG-12/SMDI Copolymer, Hydrolyzed Beta-Glucan, Hydrolyzed Cornstarch, Beta Vulgaris (Beet) Root Extract], Glucame E-20, Vitamin Complex: [Retinol Palmitate (Vit A), Ascorbic Acid (Vit C), Tocopherol (Vit E), Lycopersicum Esculentum (Tomato) Seed Extract], Euterpe Oleracea (Acaí) Fruit Oil, Oleoresin Rosmarinus Officinalis (Rosemary) Leaf Extract, Panax (Ginseng) Root Extract, Caffeine, Citric Acid, Ordenone (Parfum), Xanthan Gum. The following ingredients represent less that 1% of the total product formula: Natural Preservative Complex: [Caprylic/Capric Triglyceride, Phenoxyethanol, Caprylyl Glycol, Potassium Sorbate, Hexylene Glycol], FD&C Red No. 40 (CI 16035), D&C Red No. 33 (CI 17200), D&C Green No. 5 (CI 61570), FD&C Yellow No.5 (CI 19140), and Natural Essential Oils as Fragrance (Parfum)	0.0 ppm	Y
	Pampers Sensitive	(1)		Water/Eau/Agua, Disodium EDTA, Xanthan Gum, Bis-PEG/PPG-16/16 PEG/PPG-16/16 Dimethicone, Caprylic/Capric Triglyceride, Benzyl Alcohol, Iodopropynyl Butylcarbamate, Sodium Hydroxymethylglycinate, PEG-40 Hydrogenated Castor Oil, Sodium Phosphate, Citric Acid, Fragrance/Parfum/Fragancia	0.0 ppm	Y
	Pantene	(1)		WATER, SODIUM LAURETH SULFATE, SODIUM LAURYL SULFATE, SODIUM	0.0 ppm	Y

				CHLORIDE, COCAMIDE MEA, COCAMIDOPROPYL BETAINE, FRAGRANCE, SODIUM CITRATE, METHYLCHLOROISOTHIAZOLINONE, METHYLISOTHIAZOLINONE, SODIUM BENZOATE, TETRASODIUM EDTA, CITRIC ACID, PANTHENOL, PANTYL ETHYL ETHER, SODIUM XYLENESULFONATE, METHYL TYROSINATE HCL, LYSINE HCL, HISTIDINE		
	Clean Freak	(1)		Triethanol amine	0.0 ppm	Y
	Degree Body Spray	(1)		Butane, Hydrofluorocarbon, Talc	0.0 ppm	Y
	Mega Hair Spray	(1)		Dimethyl ether	0.0 ppm	Y
	Right Guard Deodorant Spray	(3)		Ethanol denatured, 1,1-Difluoroethane, Propane-1,2-diol	0.0 ppm	Y
	Berkley Jensen Ultra Laundry Detergent	170 oz			0.0 ppm	Y
	Snuggle Dryer Sheets	(3.5)	1 opened.	Quaternary Ammonium Salts	0.0 ppm	Y
	Lysol Wipes	(2)		Ethanol, D-Glucopyranose, oligomeric, C9-11-alkyl glycosides, quaternary ammonium compounds, benzyl-C12-16-alkyldimethyl, chlorides	0.0 ppm	Y
	Lysol Surface Cleaner	(2)		Alcohols, C10-16, ethoxylated Quaternary ammonium compounds, benzyl-C12-16-alkyldimethyl, chlorides	0.0 ppm	Y
	Glass Plus (glass cleaner)	(2)		Sodium xylene sulfonate, Diethylene glycol butyl ether, Monoethanolamine	0.0 ppm	Y
	Wilson Art 600 Contact Adhesive	(1)	In Use.	Toluene, Methyl ethyl ketone, Light Hydrotreated Distillate	0.0 ppm	Y

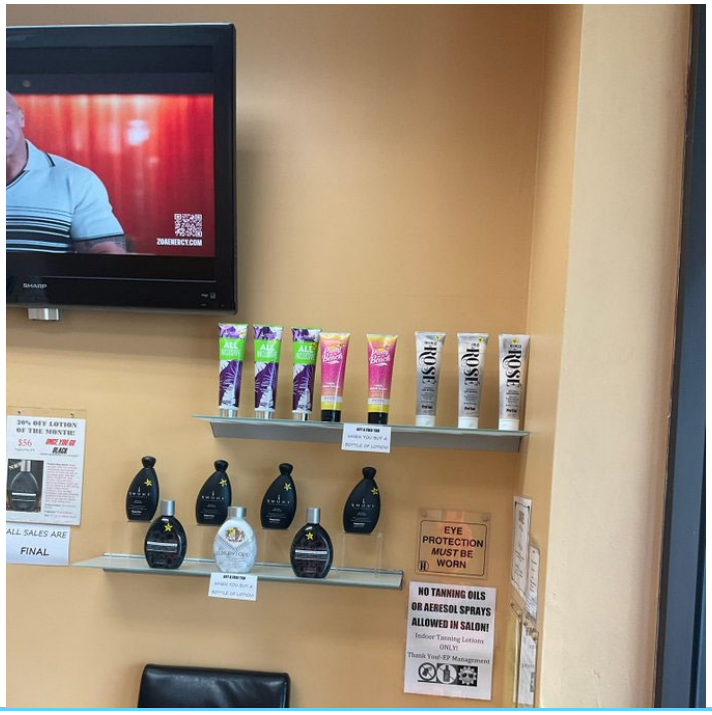
* Describe the condition of the product containers as **Unopened (UO), Used (U),** or **Deteriorated (D)**
** Photographs of the **front and back** of product containers can replace the handwritten list of chemical ingredients. However, the photographs must be of good quality and ingredient labels must be legible.

Client: Regency Center (formerly Urstadt Biddle Properties Inc) **Site Name:** UBPI/CarmelNY/GleneidaAve180	**Project:** 1192323-02-210 **Site Location:** Electric Paradise Tanning II

Photo #:	1
Date:	03/05/2024
Direction:	Front desk

Comments:

Lotions,
PID 0.0 ppm



Client: Regency Center (formerly Urstadt Biddle Properties Inc) **Site Name:** UBPI/CarmelNY/GleneidaAve180	**Project:** 1192323-02-210 **Site Location:** Electric Paradise Tanning II

Photo #:	2
Date:	03/05/2024
Direction:	Front desk

Comments:

PID 0.0 ppm

Client: Regency Center (formerly Urstadt Biddle Properties Inc) **Site Name:** UBPI/CarmelNY/GleneidaAve180	**Project:** 1192323-02-210 **Site Location:** Electric Paradise Tanning II

Photo #:	3
Date:	03/05/2024
Direction:	Sample table

Comments:

PID 0.0 ppm

Client: Regency Center (formerly Urstadt Biddle Properties Inc) **Site Name:** UBPI/CarmelNY/GleneidaAve180	**Project:** 1192323-02-210 **Site Location:** Electric Paradise Tanning II

Photo #:	4
Date:	03/05/2024
Direction:	Store room

Comments:

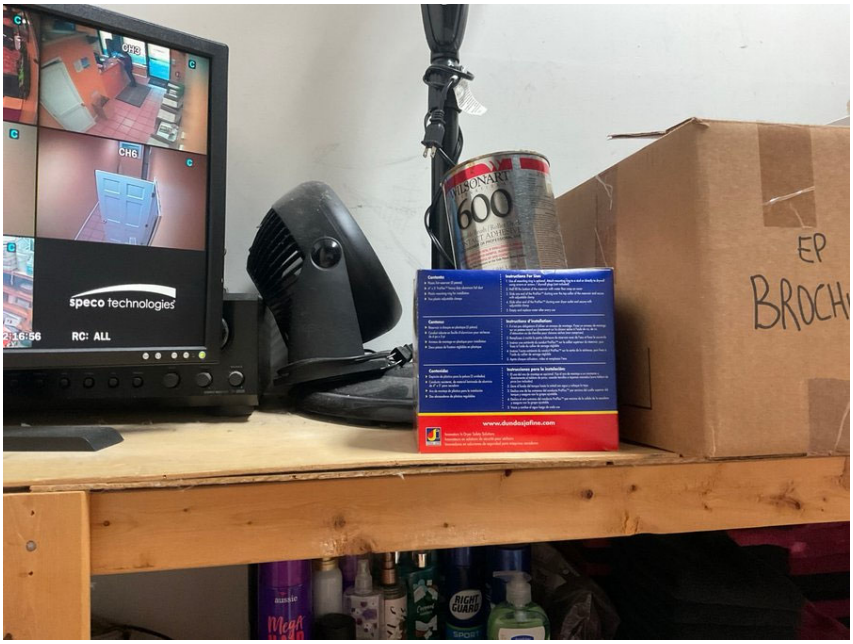
PID 0.0 ppm

Client: Regency Center (formerly Urstadt Biddle Properties Inc) **Site Name:** UBPI/CarmelNY/GleneidaAve180	**Project:** 1192323-02-210 **Site Location:** Electric Paradise Tanning II

Photo #:	5
Date:	03/05/2024
Direction:	Store room

Comments:

PID 0.0 ppm



NEW YORK STATE DEPARTMENT OF HEALTH
INDOOR AIR QUALITY QUESTIONNAIRE AND BUILDING
INVENTORY CENTER FOR ENVIRONMENTAL HEALTH

This form must be completed for each residence involved in indoor air testing.

Preparer's Name: Kevin Bradley Date/Time Prepared: 03/05/2024 / 12:07

Preparer's Affiliation: GES Phone No.: 866-839-5195

Purpose of Investigation: Air sampling (Chinatown Restaurant)

1. OCCUPANT:

Interviewed: Y / N ✓

Last Name: _____ First Name: _____

Address: _____

County: _____

Home Phone: _____ Office Phone: ___

Number of Occupants/persons at this location __ Age of Occupants __

2. OWNER OR LANDLORD: (Check if same as occupant)

Interviewed: Y / N ✓

Last Name: _____ First Name: _____

Address: _____

County: _____

Home Phone: ___ Office Phone: ___

3. BUILDING CHARACTERISTICS

Type of Building: (Circle appropriate response)

Residential	School	Commercial/Multi-use ✓
Industrial	Church	Other: _____

If the property is residential, type? (Circle appropriate response)

Ranch	2-Family	3-Family
Raised Ranch	Split Level	Colonial
Cape Cod	Contemporary	Mobile Home
Duplex	Apartment House	Townhouses/Condos
Modular	Log Home	Other:_____

If multiple units, how many? 11

If the property is commercial, type?

Business Type(s) Retail- Chinese Food Restaurant

Does it include residences (i.e., multi-use)? Y / N ✔ If yes, how many? ___

Other characteristics:

Number of floors one (1) Building age 1984 – 40 years

Is the building insulated? Y ✔ / N

How air tight? Tight / Average ✔ / Not Tight

4. AIRFLOW

Use air current tubes or tracer smoke to evaluate airflow patterns and qualitatively describe:

Airflow between floors
Not recorded.

Airflow near source
Not recorded.

Outdoor air infiltration
Not recorded.

Infiltration into air ducts
Not apparent.

5. BASEMENT AND CONSTRUCTION CHARACTERISTICS (Circle all that apply)

a. Above grade construction:	wood frame	concrete ✓	stone	brick
b. Basement type:	full	crawlspace	slab	other Not applicable
c. Basement floor:	concrete	dirt	stone	other Not applicable
d. Basement floor:	uncovered	covered	covered with Not applicable	
e. Concrete floor:	unsealed	sealed	sealed with Unknown	
f. Foundation walls:	poured	block ✓	stone	other Slab on grade construction. Superstructures consist of steel and concrete block; Exterior walls feature brick and concrete masonry.
g. Foundation walls:	unsealed ✓	sealed	sealed with _____	
h. The basement is:	wet	damp	dry	moldy
i. The basement is:	finished	unfinished	partially finished	
j. Sump present?	Y / N ✓			
k. Water in sump?	Y / N (not applicable)			

Basement/Lowest level depth below grade: 0 (feet)

Identify potential soil vapor entry points and approximate size (e.g., cracks, utility ports, drains)

Sink drains

6. HEATING, VENTING and AIR CONDITIONING (Circle all that apply)

Type of heating system(s) used in this building: (circle all that apply – note primary) Primary: Forced hot air

Hot air circulation ✔	Heat pump	Hot water baseboard	
Space Heaters	Stream radiation	Radiant floor	
Electric baseboard	Wood stove	Outdoor wood boiler	Other _____

The primary type of fuel used is:

Natural Gas ✔	Fuel Oil	Kerosene
Electric	Propane	Solar
Wood	Coal	

Domestic hot water tank fueled by: Boiler

Boiler/furnace located in: Basement / Outdoors / Main Floor ✔ / Other_____

Air conditioning: Central Air / Window units / Open Windows / None Other Roof mounted electric A/C

Are there air distribution ducts present? Y ✔ / N

Describe the supply and cold air return ductwork, and its condition where visible, including whether there is a cold air return and the tightness of duct joints. Indicate the locations on the floor plan diagram.

Roof

7. OCCUPANCY

Is basement/lowest level occupied? Full-time ✔ / Occasionally / Seldom / Almost Never

Level	**General Use of Each Floor (e.g., familyroom, bedroom, laundry, workshop, storage)**
Basement	Not applicable
1st Floor	Chinese Food Restaurant
2nd Floor	Not applicable
3rd Floor	Not applicable
4th Floor	Not applicable

8. FACTORS THAT MAY INFLUENCE INDOOR AIR QUALITY

a. Is there an attached garage? Y / N ✔

b. Does the garage have a separate heating unit? Y / N / NA ✔

c. Are petroleum-powered machines or vehicles stored in the garage (e.g., lawnmower, atv, car) Y / N / NA ✔
Please specify: ___

d. Has the building ever had a fire? Y / N ✔ When? ___

e. Is a kerosene or unvented gas space heater present? Y / N ✔ Where? ___

f. Is there a workshop or hobby/craft area? Y / N ✔
Where & Type? ___

g. Is there smoking in the building? Y / N ✔ How frequently? ___

h. Have cleaning products been used recently? Y / N ✔
When & Type? ___

i. Have cosmetic products been used recently? Y / N ✔
When & Type? ___

j. Has painting/staining been done in the last 6 months? Y / N ✓
Where & When? –

k. Is there new carpet, drapes or other textiles? Y / N ✓
Where & When? –

l. Have air fresheners been used recently? Y / N ✓
When & Type? –

m. Is there a kitchen exhaust fan? Y ✓ / N
If yes, where vented? Roof

n. Is there a bathroom exhaust fan? Y ✓ / N
If yes, where vented? Roof

o. Is there a clothes dryer? Y / N ✓
If yes, is it vented outside? Y / N

p. Has there been a pesticide application? Y / N ✓
When & Type? –

Are there odors in the building? Y ✓ / N

If yes, please describe: Odors related to the food being cooked/prepared

Do any of the building occupants use solvents at work? Y / N ✓
(e.g., chemical manufacturing or laboratory, auto mechanic or auto body shop, painting, fuel oil delivery, boiler mechanic, pesticide application, cosmetologist

If yes, what types of solvents are used? _____

If yes, are their clothes washed at work? Y / N

Do any of the building occupants regularly use or work at a dry-cleaning service? (Circle appropriate response)

Yes, use dry-cleaning regularly (weekly) — No ✓
Yes, use dry-cleaning infrequently (monthly or less) — Unknown
Yes, work at a dry-cleaning service

Is there a radon mitigation system for the building/structure? Y ✓ / N Date of Installation: March 2010
Is the system active or passive? Active ✓ / Passive

9. WATER AND SEWAGE

Water Supply: Public Water ✔ Drilled Well Driven Well Dug Well Other: _____

Sewage Disposal: Public Sewer ✔ Septic Tank Leach Field Dry Well Other: _____

10. RELOCATION INFORMATION (for oil spill residential emergency)

a. Provide reasons why relocation is recommended: Not applicable

b. Residents choose to: remain in home / relocate to friends/family / relocate to hotel/motel

c. Responsibility for costs associated with reimbursement explained? Y / N

d. Relocation package provided and explained to residents? Y / N

11. FLOOR PLANS

Draw a plan view sketch of the basement and first floor of the building. Indicate air sampling locations, possible indoor air pollution sources and PID meter readings. If the building does not have a basement, please note.

Basement:

First Floor:

12. OUTDOOR PLOT

Draw a sketch of the area surrounding the building being sampled. If applicable, provide information on spill locations, potential air contamination sources (industries, gas stations, repair shops, landfills, etc.), outdoor air sampling location(s) and PID meter readings.

Also indicate compass direction, wind direction and speed during sampling, the locations of the well and septic system, if applicable, and a qualifying statement to help locate the site on a topographic map.

13. PRODUCT INVENTORY FORM

Make & Model of field instrument used: MiniRAE 3000 Photoionization Detector

List specific products found in the residence that have the potential to affect indoor air quality.

Location	**Product Description**	**Size** (units)	**Condition***	**Chemical Ingredients**	**Field Instrument Reading** (units)	**Photo** ** **Y / N**
Store Room	Misc. Cooking Supplies (oils, etc.)		U		0.0	N
Kitchen	Misc. Cooking Supplies (oils, etc.)		U		0.0	N
Dining Area	NA		U		0.0	N
Bathroom	Lysol	1	U		0.0	N

* Describe the condition of the product containers as **Unopened (UO), Used (U),** or **Deteriorated (D)**
** Photographs of the **front and back** of product containers can replace the handwritten list of chemical ingredients. However, the photographs must be of good quality and ingredient labels must be legible.