

BELL ENVIRONMENTAL CONSULTANTS, INC.



April 28, 2010

Mr. John Miller
New York State Department of Environmental Conservation (NYSDEC)
Division of Environmental Remediation
Remedial Bureau C, Section A
625 Broadway, 11th Floor
Albany, NY 12233-7015

MAY 10 2010

TRANSMITTAL VIA FACSIMILE AND U.S. MAIL

**RE: Vapor Intrusion Air Sampling
Blue Mountain Shopping Center
20 Welcher Avenue, Peekskill, NY
Voluntary Cleanup Agreement No. V00160-3
Bell Project #EOG01-93042-07**

Dear Mr. Miller:

BELL Environmental Consultants, Inc. (BELL), on behalf of Kurtsam Realty (Kurtsam), has prepared this letter report to present the results of the vapor intrusion sampling requested by the NYSDEC in a December 18, 2009 correspondence. The sampling was performed on January 19-20, 2010.

BELL collected air samples from the two additional tenant spaces (the martial arts studio and the laundromat). Sub slab air samples were collected from each of the tenant basement areas. A 3/8-inch hole was drilled through the slab just into the sub soil below. A vacuum was be used to remove any debris that was caused by drilling the hole. After the hole was drilled, 1/8-inch polyethylene tubing was placed down the hole and secured in place at the concrete slab surface with a bentonite slurry. A six-liter suma canister with a 24-hour regulator was attached to the tubing and the sample was collected over a 24-hour period.

BELL also collected indoor air samples and an outdoor background air sample concurrently with the sub slab air samples in the two tenant spaces. An indoor air sample was collected from the basement level and first floor level in each tenant space. A six-liter suma canister with a 24-hour regulator was used to collect the indoor and outdoor air samples. Figure 1 depicts the locations of the samples and Table 1 presents the results.

The results of the sampling show that compounds are present in the sub slab that are impacting indoor air quality. Blue Mountain Shopping Center will prepare a remedial action workplan to address the vapors migrating into the building.



If you should have any questions or comments regarding this information, please do not hesitate to contact the office.

Sincerely,

BELL ENVIRONMENTAL CONSULTANTS, INC.

A handwritten signature in dark ink, appearing to read "Douglas R. Keane". The signature is fluid and cursive, with the first name being the most prominent.

Douglas R. Keane
Assistant Project Manager

A handwritten signature in dark ink, appearing to read "Donald M. Bello". The signature is more stylized and abstract, with a large, sweeping initial 'D'.

Donald M. Bello
Vice President

cc: Mr. Fred Schwalb
BELL Project File #EOG01-93042-08-III-1b



FIGURES

KARTA
CONTAINER
&
RECYCLING, INC.

SOUTH STREET

ENGELHARD FACILITIES

A&P FOOD
STORE

MW-1

BLUE
MOUNTAIN
PLAZA

MW-5

ENGELHARD FACILITIES

MW-2
MARTIAL ARTS
STUDIO

8002 8001
8003

8007

MW-6 8005 8004
8006

PIZZARIA
DRY CLEANERS

LAUNDROMAT

MW-4

McDONALDS

LEGEND

- LOCATION OF MONITORING WELL
- 1st FLOOR AIR SAMPLING LOCATIONS
- BASEMENT AIR SAMPLING LOCATIONS
- ① SUB SLAB AIR SAMPLING LOCATIONS
- ▲ BACKGROUND AIR SAMPLING LOCATION

WELCHER AVENUE



Consent Station

FIGURE
1
AIR
SAMPLING
LOCATIONS
01/20/10

No.	Revision/Status	Date

Prep. Name and Address
BELL ENVIRONMENTAL
230 ROUTE 206
SUITE 205
FLANDERS, NJ 07836

Project Name and Address
PEEKSKILL PLAZA
20 WELCHER AVENUE
PEEKSKILL, NEW YORK

Project 93042-01
Date October, 2002
Scale 1" = 116'



TABLES

TABLE 1
AIR SAMPLING RESULTS SUMMARY - JANUARY 20, 2010
PEEKSKILL PLAZA
PEEKSKILL, WESTCHESTER COUNTY, NEW JERSEY

Sample Designation: BELL Sample Number: Lab ID: Sample Date:	Martial Arts 1st Floor 8001 JA38285-1 1/20/2010			Martial Arts Basement 8002 JA38285-2 1/20/2010			Martial Arts Sub Slab 8003 JA38285-3 1/20/2010			Launromat 1st Floor 8004 JA38285-4 1/20/2010			Background EPA Database ¹		NYSDOH Database ²	
	MDL	CONC	Q	MDL	CONC	Q	MDL	CONC	Q	MDL	CONC	Q	Indoor ³	Outdoor ³	Indoor ³	Outdoor ³
VOLATILE ORGANIC COMPOUNDS (ug/m³)																
Dilution Factor:		1			1			1			1					
Targeted VOCs Detected:																
Acetone	0.093	91		0.093	ND		0.093	126		0.093	34.7		10. - 27.	ND - 6.7	10.0 - 52	3.4 - 14
Dichlorodifluoromethane	0.120	2.9		0.120	2.9		0.120	3.3	J	0.120	3.4		NA	1.6 - 1.7	<0.25 - 4.1	< 0.25 - 4.2
Chloromethane	0.097	1.1		0.097	1.2		0.097	1.3	J	0.097	1.3		NA	1.3 - 1.5	<0.25 - 1.8	<0.25 - <0.25
Cis-1,2-Dichloroethylene	0.110	ND		0.110	ND		0.110	ND		0.110	ND		NA	NA	<0.25 - 0.25	<0.25 - 0.25
Ethylbenzene	0.083	0.83		0.083	1.2		0.083	ND		0.083	0.65	J	NA	NA	0.41 - 2.8	<0.25 - 0.48
Ethyl Acetate	0.180	ND		0.180	ND		0.180	ND		0.180	1.8		NA	NA	NA	NA
Ethanol	0.150	384		0.150	565	E	0.150	725	E	0.150	842	E	NA	NA	27 - 540	3.3 - 16
Tetrachloroethene (PCE)	0.140	5.2		0.140	5		0.140	5.7		0.140	5.4		1.7 - 11	0.82 - 5.9	<0.25 - 1.1	<0.25 - 0.34
Trichlorofluoromethane	0.120	1.50		0.120	1.8		0.120	ND		0.120	1.9		NA	1.1 - 1.2	1.1 - 5.4	<0.25 - 2.2
Trichloroethene (TCE)	0.100	0.59		0.100	0.46		0.100	0.81	J	0.100	0.70		<1.2 - 1.2	<1.5	<0.25	< 0.25
Isopropyl Alcohol	0.086	17		0.086	22		0.086	62.4		0.086	84.3		NA	NA	NA	NA
Methyl Ethyl Ketone	0.120	14		0.120	1.6		0.120	1.3	J	0.120	2.8		NA	NA	1.4 - 7.3	0.76 - 2.6
Methylene Chloride	0.087	1.5		0.087	1.8		0.087	2.1	J	0.087	1.6		NA	1.1 - 6.3	0.31 - 6.6	<0.25 - 0.73
n-Heptane	0.110	0.70		0.110	0.82		0.110	ND		0.110	0.74	J	NA	NA	1.0 - 7.6	<0.25 - 1.0
N-hexane	0.067	1.3		0.067	1.4		0.067	1.6	J	0.067	1.3		ND - 4.0	2.9 - 10	0.63 - 6.0	<0.25 - 0.88
Chloroform	0.140	ND		0.140	0.93	J	0.140	ND		0.140	1.6		ND - 3.4	0.05 - 0.88	<0.25 - 0.54	< 0.25
Benzene	0.067	1.9		0.067	1.7		0.067	1.7	J	0.067	1.8		3.3 - 21	2.0 - 11	1.1 - 5.9	0.57 - 2.3
Toluene	0.068	ND		0.068	5.3		0.068	5.7		0.068	4.1		NA	0.6 - 20	3.5 - 24.8	0.6 - 2.4
Tetrahydrofuran	0.094	ND		0.094	0.38	J	0.094	ND		0.094	0.47	J	NA	NA	<0.25 - 0.35	<0.25
TBA	0.070	ND		0.070	ND		0.070	ND		0.070	0.67		NA	NA	NA	NA
1,2,4-trimethylbenzene	0.100	1.2		0.100	1.3		0.100	ND		0.100	1.1		0.6 - 4.0	2.8 - 7.4	0.69 - 4.3	<0.25 - 0.81
2,2,4-Trimethylpentane	0.093	0.84		0.093	0.70	J	0.093	1.8	J	0.093	1		NA	NA	NA	NA
Xylenes (total)	0.100	3		0.100	4		0.100	ND		0.100	2.4		<2.4 - 12	<1.4 - 7.3	0.39 - 3.1	<0.25 - 0.56
Total Targeted VOCs		424.96			619.49			939			996					
Total Non-Targeted VOCs																

Notes:

ND = Not Detected

PQL = Practical Quantitation Limit

¹The United States Environmental Protection Agency Volatile Organic Compounds Database (EPA database) was published in March 1988. This database is a compilation of indoor and outdoor data from studies across the United States.

²The New York State Department of Health Database (NYSDOH Database) is a summary of indoor and outdoor air sample results in control homes collected and analyzed by the NYSDOH from 1997 through 2003.

³The levels are the 25th percentile to 75th percentile, (middle half), of the data from the EPA and NYSDOH database.

These databases are comprised of air testing results from studies where there were no known sources of chemicals or chemical spills.

⁴Compilation of data from ongoing background studies of residences and schools in New York State, not yet published.

< = Means "less than". The number following a "less than sign" (<) is the lowest level the laboratory test can reliably measure (detection limit). If there is a "<" before any number then the chemical was NOT detected in your sample.

pl = Present, but less than the level indicated.

TABLE 1
AIR SAMPLING RESULTS SUMMARY - JANUARY 20, 2010
PEEKSKILL PLAZA
PEEKSKILL, WESTCHESTER COUNTY, NEW JERSEY

Sample Designation: BELL Sample Number: Lab ID: Sample Date:		Laundromat Basement 8005 JA38285-5 1/20/2010			Laundromat Sub Slab 8006 JA38285-6 1/20/2010			Background (Outdoors) 8007 JA38285-7 1/20/2010			Background EPA Database ¹		NYSDOH Database ⁴	
		MDL	CONC	Q	MDL	CONC	Q	MDL	CONC	Q	Indoor ³	Outdoor ³	Indoor ³	Outdoor ³
VOLATILE ORGANIC COMPOUNDS (ug/m³)														
Dilution Factor:			1			1			1					
Targeted VOCs Detected:														
Acetone		0.093	16		0.093	17		0.093	3.8		10. - 27.	ND - 6.7	10.0 - 52	3.4 - 14
Dichlorodifluoromethane		0.120	3.5		0.120	4		0.120	2.8		NA	1.6 - 1.7	<0.25 - 4.1	< 0.25 - 4.2
Chloromethane		0.097	1		0.097	ND		0.097	1.2		NA	1.3 - 1.5	<0.25 - 1.8	<0.25 - <0.25
Cis-1,2-Dichloroethylene		0.110	0.71	J	0.110	ND		0.110	ND		NA	NA	<0.25 - 0.25	<0.25 - 0.25
Ethylbenzene		0.083	0.56	J	0.083	ND		0.083	ND		NA	NA	0.41 - 2.8	<0.25 - 0.48
Ethyl Acetate		0.180	ND		0.180	ND		0.180	ND		NA	NA	NA	NA
Ethanol		0.150	213	E	0.150	209		0.150	ND		NA	NA	27 - 540	3.3 - 16
Tetrachloroethene (PCE)		0.140	8.1		0.140	7.5		0.140	0.55		1.7 - 11	0.82 - 5.9	<0.25 - 1.1	<0.25 - 0.34
Trichlorofluoromethane		0.120	1.9		0.120	2.3	J	0.120	1.5		NA	1.1 - 1.2	1.1 - 5.4	<0.25 - 2.2
Trichloroethene (TCE)		0.100	1		0.100	0.91		0.100	0.24		<1.2 - 1.2	<1.5	<0.25	< 0.25
Isopropyl Alcohol		0.086	2.5		0.086	ND		0.086	ND		NA	NA	NA	NA
Methyl Ethyl Ketone		0.120	2.5		0.120	1.7	J	0.120	ND		NA	NA	1.4 - 7.3	0.76 - 2.6
Methylene Chloride		0.087	0.97		0.087	ND		0.087	0.69		NA	1.1 - 6.3	0.31 - 6.6	<0.25 - 0.73
n-Heptane		0.110	0.61	J	0.110	ND		0.110	0.45	J	NA	NA	1.0 - 7.6	<0.25 - 1.0
N-hexane		0.067	1.2		0.067	ND		0.067	0.99		ND - 4.0	2.9 - 10	0.63 - 6.0	<0.25 - 0.88
Chloroform		0.140	1.3		0.140	ND		0.140	ND		ND - 3.4	0.05 - 0.88	<0.25 - 0.54	< 0.25
Benzene		0.067	1.6		0.067	1.6	J	0.067	1.5		3.3 - 21	2.0 - 11	1.1 - 5.9	0.57 - 2.3
Toluene		0.068	3.7		0.068	3.4		0.068	2.3		NA	0.6 - 20	3.5 - 24.8	0.6 - 2.4
Tetrahydrofuran		0.094	0.59		0.094	ND		0.094	ND		NA	NA	<0.25 - 0.35	<0.25
TBA		0.070	ND		0.070	ND		0.070	ND		NA	NA	NA	NA
1,2,4-trimethylbenzene		0.100	1.4		0.100	ND		0.100	0.49	J	0.6 - 4.0	2.8 - 7.4	0.69 - 4.3	<0.25 - 0.81
2,2,4-Trimethylpentane		0.093	0.70	J	0.093	ND		0.093	0.61	J	NA	NA	NA	NA
Xylenes (total)		0.100	2.3		0.100	ND		0.100	1.1		<2.4 - 12	<1.4 - 7.3	0.39 - 3.1	<0.25 - 0.56
Total Targeted VOCs			249.14			247.41			18					
Total Non-Targeted VOCs														

Notes:

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