

January 27, 2011

File: 147-111388

Mr. Robert Filkins
Senior Engineering Geologist, Remedial Bureau B
Division of Environmental Remediation, NYSDEC
625 Broadway, 12th Floor
Albany NY 12233-7016

Re: Former Mimi Cleaners: 58 Christie Place, Scarsdale, NY
VP Site No. V00306-3
Scope for Indoor Air Sampling – HSBC Bank Building

Dear Mr. Filkins:

Henningson, Durham & Richardson Architecture and Engineering, P.C. in association with HDR Engineering, Inc (HDR) on behalf of Hausman Realty Company (Hausman) provides this scope of work to perform indoor air sampling within the HSBC Bank Building (HBB) at 34 Popham Road in Scarsdale, New York as part of the off-site delineation of potential contaminated soil gas associated with the Former Mimi Cleaners (Site). Figure 1 shows an aerial photograph with the former Mimi Cleaners and the HBB highlighted. This work plan is based on the New York State Department of Health (NYSDOH) *Guidance for Evaluating Soil Vapor Intrusion in the State of New York, October 2006*.

Indoor Air Sampling

The HBB is located south of the Site on the southwest corner of Popham Road and Overhill Road. The building is roughly triangular-shaped building approximately 65 ft by 80 ft by 100 ft in size. The proposed sampling locations are shown on Figure 2. Access will need to be provided by the property owner(s) to conduct the proposed sampling. A site visit was conducted on 4 March 2010 to take a look at the building and discuss the sampling procedures with the property owner. This building was a former gas station and automotive repair shop that was renovated and expanded prior to becoming a bank. The owner indicated the building has a slab-on-grade construction. There were no visible sumps in the building during the site visit and the drawing of the first floor layout of the building provided by the owner does not indicate there are sumps present in the building. The owner has requested that the sampling be conducted on a weekend when the tenant is not present.

On 14 July 2010 HDR and representatives for Hausman Realty conducted a teleconference with NYSDEC and NYSDOH to discuss the project including the sampling requirements for the HBB. Based on the results of the sampling conducted in nearby buildings in this area, the NYSDOH and NYSDEC indicated they would only require indoor air sampling in the HBB to minimize the disturbance to the owner and the current tenant. If the indoor air sample results show acceptable

contaminant concentrations then no sub-slab vapor sampling will be required at this location. A total of two (2) indoor air samples will be collected from within the first floor area of the building as follows:

- One indoor air sample will be collected from the western portion of the building near the vault lobby area.
- One indoor air sample will be collected from the southeastern portion of the building near the cubicles.

The indoor air samples will be collected using laboratory-supplied Summa Canisters (6-L capacity) following the procedures listed in the NYSDOH October 2006 Guidance. The vacuum on each canister will be recorded, and the valve on the canister will be opened to collect the indoor air. The flow control valve on the Summa canister will be set by the laboratory to collect the sample over a 4-5 hour period (~20 ml/min).

On the day of sampling, laboratory-supplied Summa canisters (6-L capacity) coupled with 4-hour flow regulators will be set up with the sample inlet approximately 4-5 ft above the floor. Vacuum on each canister will be recorded and the valve on the canister will be opened to collect the indoor air sample.

During the sampling, the vacuum on each canister will be periodically recorded. At the end of the targeted 4-5 hour sampling period, but before the vacuum on the canister is completely exhausted, the canister valve will be closed. The final vacuum reading will be recorded; the canister valve will be closed, the regulator will be disconnected, and the canister will be prepared for shipment to the analytical laboratory.

The field notes and documentation for the sampling will include the following, where applicable:

- sample identification,
- date and time of sample collection,
- identity of samplers and regulators,
- canisters vacuum before and after samples collected, and
- chain of custody protocols and records used to track samples from sampling point to analysis.

Photographs of each sample location will be taken during sampling. Samples will be shipped via overnight courier under proper chain-of-custody to a NYSDOH-certified laboratory for VOC analyses (chlorinated solvents only) by EPA Method T0-15. Based on a 4-5 hour sample collection the practical quantitation limit is less than 1 $\mu\text{g}/\text{m}^3$ for the analytes of concern. Analytical results of the indoor air sampling investigation will be summarized and submitted to NYSDEC and NYSDOH in a data summary report.

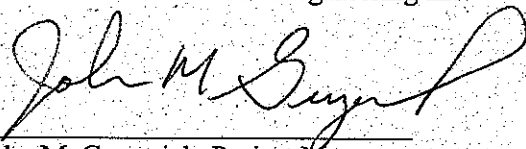
Schedule

HDR is prepared to commence with sample collection once approval of this scope has been received and access to the building has been granted and we can coordinate the delivery of the Summa canisters and regulators.

If you have any questions, please feel free to contact me at (845) 735-8300.

Very truly yours,

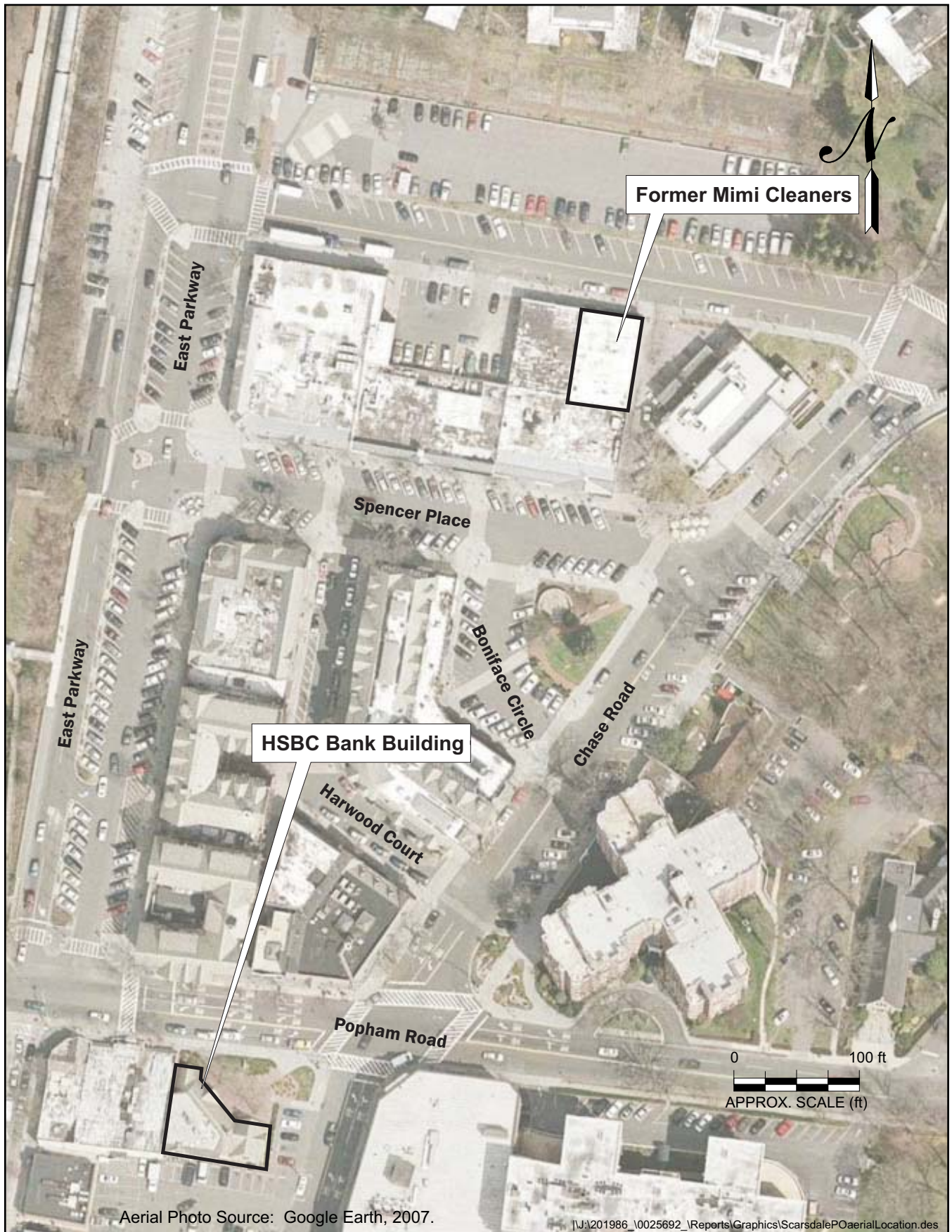
Henningson, Durham & Richardson Architecture and Engineering, P.C.
in association with HDR Engineering Inc.

A handwritten signature in black ink, appearing to read "John M. Guzewich". The signature is fluid and cursive, with a long horizontal stroke at the end.

John M. Guzewich, Project Manager
Environmental Restoration Group

Attachments

Cc: N. Walz, NYSDOH
B. Groden, West-Ex Associates
S. Russo, Esq. Sive, Paget & Riesel, P.C.
J. Lawton



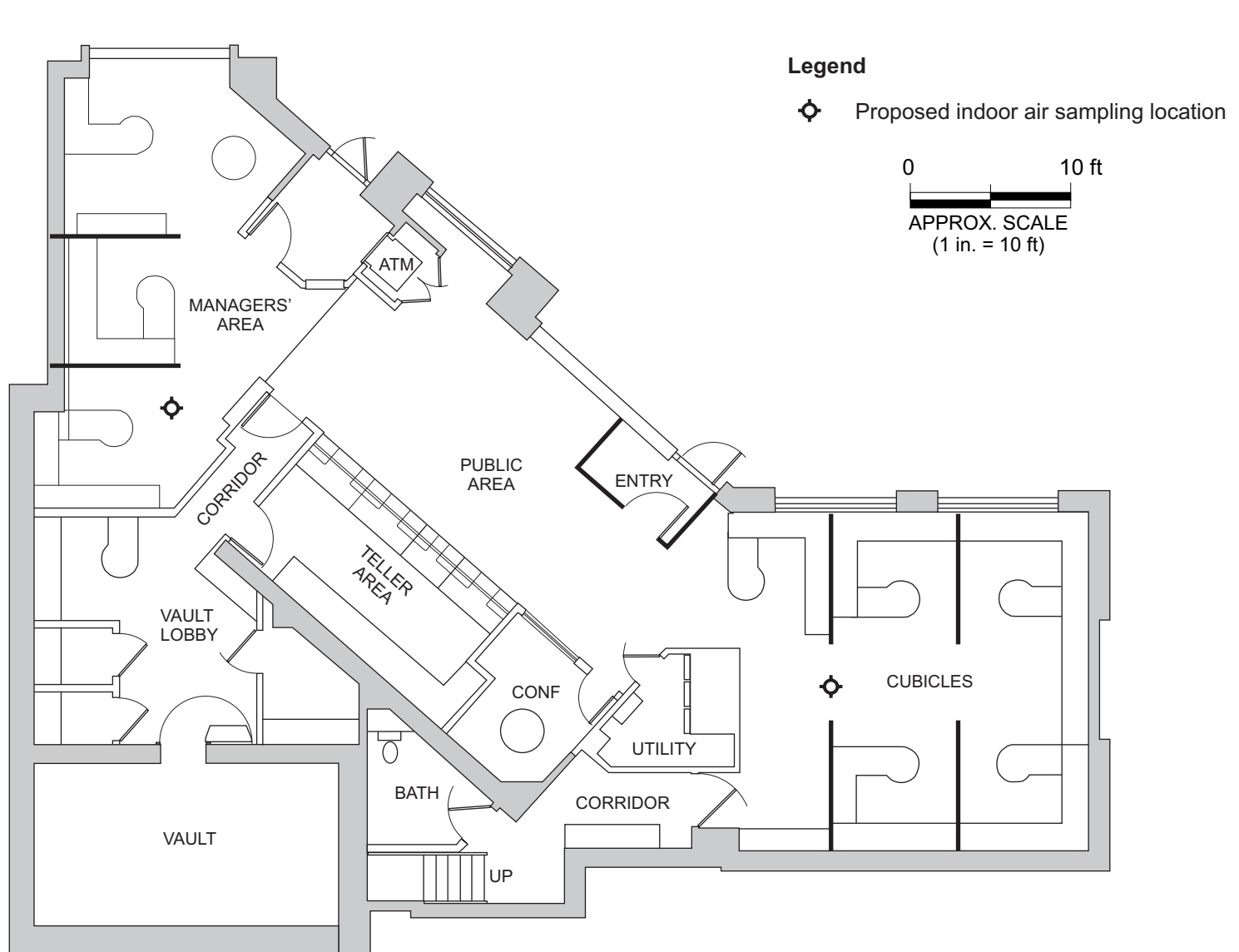
Henningson, Durham & Richardson
Architecture and Engineering, P.C.
One Blue Hill Plaza
Pearl River, NY 10965

Location of HSBC Bank Building and Former Mimi Cleaners

Former Mimi Dry Cleaners

Scarsdale, NY

**Figure
1**



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Base Drawing Source: Antonucci & Associates Architects and Engineers, 1998.



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Former Mimi Dry Cleaners

HSBC Bank - Proposed Indoor Air Sample Locations

Scarsdale, NY

Figure
2