P.W. GROSSER CONSULTING

March 29, 2010

RECEIVED
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BUREAU OF EASTERN REMEDIAL ACTION

Mr. Robert DeCandia, NYSDEC
Division of Environmental Remediation
NYS Department of Environmental Conservation
625 Broadway, 11th Floor
Albany, N.Y. 12233-7015

Re: Monitoring Well Sampling Work Plan
Safeguard Storage Properties LLC Facility
1170 Atlantic Avenue, Baldwin, NY 11510
VCP # V00523

Dear Mr. DeCandia:

P.W. Grosser Consulting, Inc. (PWGC) has prepared this work plan to sample monitoring well MW-5 at the property located at 1170 Atlantic Avenue in Baldwin, New York in order to obtain current data regarding water quality in the vicinity of the former drywell. A site vicinity map is included as **Figure 1**.

BACKGROUND

Due to the discharge of chlorinated solvents to the site's subsurface during past site usage, the site was entered into the NYSDEC's Voluntary Cleanup Program (VCP). The subsequent remediation included the cleanout of an on-site drywell located on the east side of the present site building. Endpoint samples demonstrated that the drywell was successfully cleaned out and is, therefore, no longer a significant source of volatile organic compound (VOC) impact.

In April 2008, groundwater samples were collected from water table monitoring wells located throughout the site. Results of the sampling indicated residual concentrations of VOCs in four of the site's six monitoring wells. The most elevated VOC concentrations were from monitoring well MW-5, located to the east of the drywell near the bulkhead. The drywell and the monitoring wells are indicated on **Figure 2**.

Dense non-aqueous phase liquid (DNAPL) has not been observed during investigation activities. Therefore, a mechanism for downward migration at the site is not present. Results of the May 2009 Deep Groundwater Sampling indicated that downward migration of residual VOCs is not occurring at the subject site. The deep groundwater sampling is documented in PWGC's "Deep Groundwater Sampling Report," June 2009, previously submitted under separate cover.

PWGC concluded that, based on the findings of the various site investigations, (a) vapor intrusion is not occurring in the site's building, as agreed upon by the NYSDEC, (b) the drywell which acted as the source of VOCs has been remediated and closed, and (c) DNAPL has not been observed at the site. PWGC recommended no further action for the site.

In an October 2009 letter, the NYSDEC stated its belief that further action was required at the site, based in part on VOC levels in groundwater. Because only two samples have been analyzed from the key monitoring well MW-5 (in April 2008 and May 2009), PWGC believes that additional sampling at the MW-5 location would be useful to help the NYSDEC and Safeguard in their discussion of whether additional actions need to be taken at the site.

GROUNDWATER SAMPLING

Groundwater sampling from monitoring well MW-5 will be performed in accordance with PWGC's NYSDEC-approved, "Remedial Investigation Results and Supplemental Workplan," January 2007, previously submitted under separate cover. Monitoring well locations and the abandoned drywell are indicated on **Figure 2.** Prior to sample collection, groundwater will be purged utilizing a submersible pump or a disposable bailer until turbidity is reduced, to allow for the collection of a representative sample. Samples will be collected into laboratory-supplied glassware and placed in a cooler with ice for transport to a New York State Department of Health (NYSDOH) Environmental Laboratory Accreditation Program (ELAP) certified laboratory.

The sample will be submitted for analysis of VOCs by United States Environmental Protection Agency (USEPA) Method 8260 (NYSDEC TAGM 4046 list).

QUALITY ASSURANCE/QUALITY CONTROL (QA/QC) PROCEDURES

QA/QC procedures will be followed to provide information regarding the accuracy and completeness with the sampling and analysis conducted as part of this investigation. Field QA/QC samples will include a trip blank, and a field blank, which will be analyzed for VOCs. A data summary package will be provided by the laboratory which will be reviewed to prepare a data usability summary report (DUSR).

Non-dedicated sampling equipment will be decontaminated prior to the collection of each sample with an Alconox® solution. Purged water will be stored in a 55-gallon drum pending proper disposal.

Samples will be transported following proper chain-of-custody protocols.

REPORTING

After the laboratory report is received (normal laboratory turnaround time is one to two weeks), PWGC will prepare a report documenting field activities and evaluating results. Analytical results will be compared to the NYSDEC's Class GA Groundwater Standards contained in NYSDEC's

Ambient Water Quality Standards and Guidance Values and Groundwater Effluent Limitations, June 1998, and to VOC results from groundwater samples collected previously from MW-5. Conclusions and recommendations will be provided with appropriate tables and figures.

PWGC anticipates the collection of a second additional sample approximately three months after the collection of the first sample. PWGC believes that, with this additional data obtained from the sampling of MW-5, a more informed decision with respect to further action can be made.

If you have any questions concerning the site or require further information, please do not hesitate to contact this office.

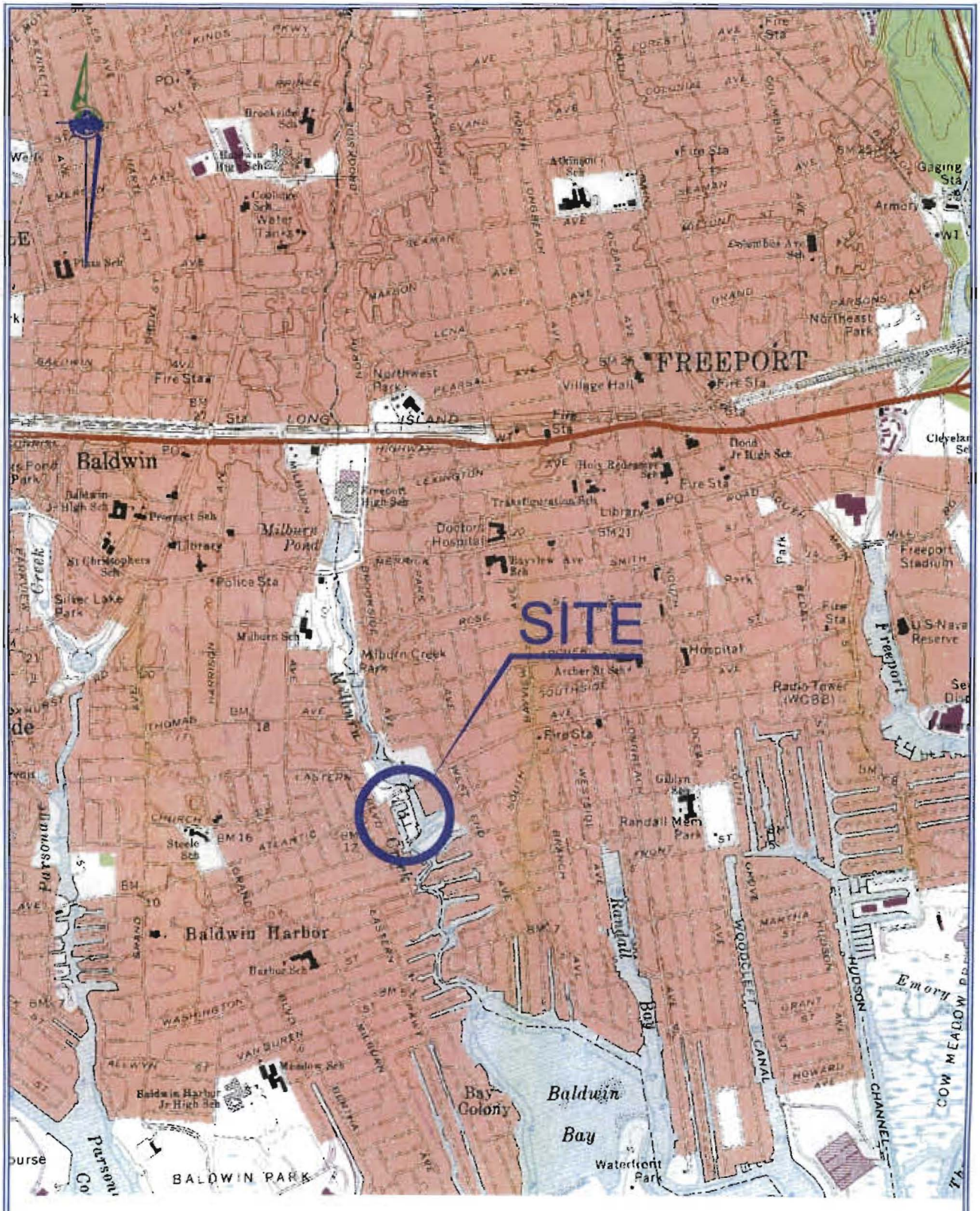
Very truly yours,
P.W. GROSSER CONSULTING, INC.

John D. Eichler
Project Manager

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Cc: G. Bobersky, NYSDEC
W. Parrish, NYSDEC
M. Lesser, NYSDEC
B. Callaghan, NYSDOH
J. Goonan, Safeguard
S. Turner, Nixon Peabody

FIGURES



VICINITY MAP

SCALE: 1:24,000

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1170 ATLANTIC AVENUE
BALDWIN, NY 11510

Project No.	SSS0601
Drawn By	JPR
Checked By	PWG
Approved By	LLG
Figure No.	1
Date	10/05/06

MILBURN CREEK

STEEL GUARDRAIL

CB-2

CB-1

CB-3

ASPHALT PARKING

FORMER PAINT STORAGE PAD

OFFICE AREA

MW-5

STEEL GUARDRAIL

GRASS

GRASS

MILBURN CREEK

CONC. CURB

STEEL GUARDRAIL

STEEL GUARDRAIL

ATLANTIC AVENUE (C.R.90)

EXISTING 1 STORY BUILDING

FORMER PRODUCTION AREA

GRASS

CANAL

GRASS

FORMER SPRAY BOOTH AREA

FORMER GASOLINE UST AREA

GRASS

CANAL

LEGEND

- MONITORING WELL
- DRYWELL OF CONCERN
- CATCH BASIN
- CHAIN LINK FENCE
- STORAGE UNIT

BASEMAP PROVIDED BY:
ATC ASSOCIATES INC.
ENVIRONMENTAL, GEOTECHNICAL AND MATERIALS PROFESSIONALS
104 E.25th ST. 10th FLOOR
NEW YORK, NY 10010

0 40 80

SCALE: 1" = 40'

SITE PLAN & SAMPLE LOCATION
1170 ATLANTIC AVENUE
BALDWIN, NY 11510

PWGC
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630 Johnson Ave. Suite 7 Bohemia, N.Y. 11716-2618
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Project: SSS1001	Designed By: ZY	Figure No: 2
CADD Operator: LLG	Approved By: PWG	Date: 3/24/10

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