



Environmental, Planning, and Engineering Consultants

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July 20, 2022

Mr. Christopher Allan
New York State Department of Environmental Conservation
Division of Environmental Remediation
47-20 21st Street
Long Island City, NY 11101

Re: Pre-Design Investigation Work Plan (PDIWP)
975 Nostrand Avenue
Brooklyn, New York
NYSDEC BCP Site No. C224335

Dear Mr. Allan:

AKRF, Inc. (AKRF) has prepared this Pre-Design Investigation (PDI) Work Plan (PDIWP) on behalf of Nostrand Green LLC for the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Site Number C224335. The project site is located at 975 Nostrand Avenue in Brooklyn, NY, and is also identified as Brooklyn Tax Block 1309, Lot 9 (the "Site"). A Draft Remedial Action Work Plan (RAWP) was submitted to NYSDEC in June 2022 and is currently under review. The NYSDEC and New York State Department of Health (NYSDOH) have determined that the Site is considered a significant threat to human health and environment and, as such, a soil vapor extraction (SVE) system would need to be installed to treat and prevent contaminated soil vapor from migrating off-site.

Methodology

As part of the PDI, AKRF will collect additional soil vapor samples from the two target areas designated by NYSDOH (southwestern corner and north-central portion) where elevated concentrations of chlorinated volatile organic compounds (CVOCs) were identified during the remedial investigation (RI). The samples will be collected to better understand the soil vapor contamination profile in the target areas. Samples will be collected at five depth intervals (5, 10, 20, 30, and 40 feet below sidewalk grade) at eight soil vapor point clusters (six in the southwestern corner and two in the northcentral location). The findings will be used to prepare the SVE Design Document.

The samples will be collected by installing soil vapor point clusters using a roto sonic drill rig. Each soil vapor point cluster will be installed by advancing the borehole to a depth of 40 feet below grade. The lithology and field evidence of contamination at each location will be recorded and reserved for potential laboratory sampling. Dedicated 6-inch stainless steel mesh sample points connected to polyethylene tubing to grade will be installed at each of the targeted sampling depths (5, 10, 20, 30, and 40 feet below current sidewalk grade) within the respective cluster. Each sample point will be backfilled with No. 2 filter sand to 1-foot above the screened interval, followed by hydrated bentonite until the start of the next sampling

point interval. Following installation of the cluster, samples will be collected from each point (8 clusters x 5 points/intervals per cluster = 40 samples) using a 1-liter Summa canister fitted with a 10-minute flow controller. All samples will be analyzed by a NYSDOH-certified laboratory for CVOCs by analytical method TO-15. All quality assurance/quality control (QA/QC) work related to the sampling will be conducted in accordance with the Quality Assurance Project Plan (QAPP) included as Appendix B in the NYSDEC-approved Interim Remedial Measures Work Plan (IRMWP) dated June 2022. The results will also be validated by a third-party data validator prior to electronic data deliverable (EDD) submission to NYSDEC via EQuIS™. Proposed sample locations are shown on Figure 1.

In addition, all work will be conducted in accordance with the Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) included as Appendix A in the NYSDEC-approved IRMWP dated June 2022.

Reporting

Based on the PDI findings, an SVE Design Document will be prepared that will document field activities; present field and laboratory data; and include a Full Scale SVE design for future implementation. The document will also include associated engineering calculations, and regulatory compliance justification for NYSDEC and NYSDOH review and approval prior to construction.

Certification

I, Axel Schwendt, certify that I am currently a Qualified Environmental Professional [as defined in 6 NYCRR Part 375] and that this PDIWP was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10).

Sincerely,
AKRF, Inc.




Axel Schwendt
Vice President

cc: A. Sharma/AKRF

Enclosures: Figure 1 – Conceptual SVE Treatment Areas and Proposed Sample Locations

©2022 AKRF, Inc. W:\Projects\210225 - 975 NOSTRAND AVENUE\Technical\Hazmat\CD\DWG\210225 Figure 1 Conceptual SVE Treatment Areas and Proposed Sample Locations.dwg last save: jszalus 7/12/2022 10:16 AM





440 Park Avenue South, New York, NY 10016

975 Nostrand Avenue

Brooklyn, New York

DATE

7/12/2022

PROJECT NO.

210225

FIGURE

1

CONCEPTUAL SVE TREATMENT AREAS AND
PROPOSED SAMPLE LOCATIONS