

December 18, 2009

David T. Gockel, P.E., P.P. George P. Kelley, P.E. George E. Derrick, P.E. Michael A. Semeraro, Jr., P.E. Nicholas De Rose, P.G. Andrew J. Ciancia, P.E. George E. Leventis, P.E. Rudolph P. Frizzi, P.E., G.E. Ronald A. Fuerst, C.L.A. Colleen Costello, P.G. Cristina M. González, P.E. Gerald J. Zambrella, C.E.M.

Gregory L. Biesiadecki, P.E. Marc Gallagher, P.E Donald J. Hodson, P.E. Joel B. Landes, P.E. Alan R. Poeppel, P.E.

Gregory Del Rio, P.E. Tarek Z. Khouri, C.E.M., P.E.

Mr. Douglas MacNeal Remedial Bureau C Division of Environmental Remediation NYS Dept. of Environmental Conservation 625 Broadway, 11<sup>th</sup> Floor Albany, NY 12233-7015

Site Management Plan Annual Review- July 2009 Addendum 1 Re:

West 42<sup>nd</sup> Street- River Place I & II West 41st - West 42nd Streets New York, New York 110036

NYSDEC BCP Site No. C231012 &C231024

Langan Project No.: 170040901

Dear Mr. MacNeal:

Langan Engineering & Environmental Services, P.C. (Langan) is pleased to submit Addendum 1 to the July 2009 Site Management Plan Annual Review for the above referenced site. This addendum provides our modifications and responses to New York State Department of Health (NYSDOH) review letter dated November 6, 2009. The NYSDOH review letter is included for reference (Attachment A). Please find responses to the four NYSDOH comments in Attachment B.

We hope that this letter has adequately addressed your comments and requests. Please contact me with any questions or comments.

Sincerely.

Langan Engineering and Environmental Services, P.C.

Joel B. Landes, P.E. Senior Associate

Enclosure(s): Attachment A- NYSDOH Review Letter

Attachment B- GCI Environmental Advisory, Inc Comment Response

och B Jandes

William R. Dacunto-River Place II LLC CC:

> Richard Rienzo-Con Edison Jason Hayes- Langan

# ATTACHMENT A NYSDOH REVIEW LETTER



Flanigan Square 547 River Street Troy, New York 12180-2216

Richard F. Daines, M.D. Commissioner

James W. Clyne, Jr.

Executive Deputy Commissioner

November 6, 2009

Mr. Douglas MacNeal Remedial Bureau C Division of Environmental Remediation NYS Dept. of Environmental Conservation 625 Broadway, 11<sup>th</sup> Floor Albany, NY 12233-7015

Re: Site Management Plan Annual Review

- July 2009

Former West 42<sup>nd</sup> Street MGP/ River Place 1&2 Site #C231012/C231024 New York, New York

Dear Mr. MacNeal:

I have reviewed the July 30, 2009 *Site Management Plan Annual Review- July 2009* for the referenced site. Based on that review, I have the following comments:

- Attachment E- page 2 and 5: Since several volatile organic compounds were detected above levels
  normally found in the indoor air of homes, the ambient/indoor air assessment must contain a detailed
  product inventory as described in the NYSDOH Guidance for Evaluating Soil Vapor Intrusion in NYSOctober 2006.
- 2. Attachment E- page 3: Please provide the flow rates for all air samples collected.
- 3. Attachment E- page 4: Please specify if the laboratory used for analysis of the air samples is NYSDOH ELAP approved.

If you have any questions, please call me at 402-7860.

Sincerely,

Albert DeMarco
Public Health Specialist
Bureau of Environmental Exposure Investigation

G. Litwin/J. Crua/file cc:

R. Cozzy – DEC, Central Office J. O'Connell – DEC, Reg. 2

B. Devine – MARO

N. Graber – NYCDOH

P:\Bureau\Sites\Region\_2\NEW\_YORK\West 42nd\C231012 & C231024\SMP annual review- july 2009comments.odt

# ATTACHMENT B GCI ENVIRONMENTAL ADVISORY, INC. COMMENT RESPONSE

655 Third Avenue

New York, NY 10017

(212) 986-9460

Fax: (212) 986-9464

December 15, 2009

Mr. Bill Dacunto Silverstein Properties, Inc. 7 World Trade Center New York, NY 10048

RE:

Site Management Plan Annual Review - July 2009 Former West 42<sup>nd</sup> Street MGP/Riverplace I & II

Site #C231012/C231024

New York, NY

Dear Mr. Dacunto,

The following details the comments made in the November 6, 2009 Correspondence from Mr. Albert DeMarco, Public Health Specialist, Bureau of Environmental Exposure Investigation, New York State Department of Health to Mr. Douglas MacNeal, NYS Department of Environmental Conservation in the above referenced matter:

Attachment E - Since several volatile organic compounds were detected #1 above levels normally found in the indoor air of homes, the ambient/indoor air assessment must contain a detailed product inventory as described in the NYSDOH guidance for Evaluation Soil Vapor Intrusion in NYS-October 2006.

We have reviewed our files and have provided, as best as possible, a more complete inventory than that provided in page #5 of our April 2009 Ambient/Indoor Air Monitoring Assessment Summary for the products contained within each area. It is also important to realize that none of these areas are residential or within a "typical" home and include the Loading Dock, un-occupied restaurant and the Conference Room of the Management Office.

- Flow Rates According to the accredited laboratory (EMSL Analytical) #2 which provided the sampling canisters and analysis, the flow rate for a one (1) hour regulator attached to the six (6) liter cans have an average flow rate of 0.1 liter per minute.
- Specify the laboratory used for analysis and their NYSDOH ELAP approval. The laboratory utilized was EMSL Analytical, 107 Haddon Avenue, Westmont, NJ 08108, ELAP10896 (copy attached). #3

I hope this information is helpful and if you have any questions or need additional information please contact me at (212) 986-9460.

James Grond, CIH, LEED®AP

Sincerely≀

GCL Environmental Advisory, Inc.

JFG/jg

# **CHEMICAL INVENTORY** RIVERPLACE 1 & 11 AMBIENT/INDOOR AIR MONITORING ASSESSMENT SUMMARY APRIL 2009

SAMPLING LOCATION	CHEMICAL INVENTORY
Management Office Conference Room	<ul> <li>1 - Box highlighter pens</li> <li>1 - Box type writer ribbons</li> <li>1 - Multi-pack white-out</li> <li>1 - Multi-pack tape</li> <li>1 - box inject cartridge for fax machine</li> <li>2 - boxes ink pens</li> <li>5 + - New vinyl binders</li> <li>10 + - packages of envelopes</li> <li>File folders</li> <li>Multi-draw blue print cabinet with prints</li> <li>Facsimile machine</li> <li>1 - Roll bubble wrap</li> <li>Other associated packaged and open office supplies.</li> </ul>
Active Loading Dock	1 - 30 yard Hydraulic Packing Unit for building wide recycling - products observed included plastic and glass containers formerly utilized as cleaners (i.e. glass, surfaces, clothing, etc.), food products and liquids (i.e. soda, water, liquor, etc.)
	2 - Gas-powered snow blowers 3+ - Used stoves 2+ - Used refrigerator 1 - 5 gallon container of floor stripper 3 - cleaning carts equipped with 1- gallon containers of tar/gum removal (Guardsman-no product information provided), glass and toilet cleaners, pledge-type cleaners and bleach 1 and 5 gallon paint cans both full and partially empty Noticeable grease and oil smells
Un-Occupied Restaurant	2 - Beer coolers with refrigerant systems 1 + container glass cleaner 1 + container brass cleaner 1 + container pledge-type product 1 - 5 gallon container of dishwashing solution Restaurant is also located across the hallway from an active pick-up and drop-off dry cleaning facility.

## NEW YORK STATE DEPARTMENT OF HEALTH WADSWORTH CENTER

RICHARD F. DAINES, M.D.



Expires 12:01 AM April 01, 2010 Issued April 01, 2009 Revised June 05, 2009

### CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

Issued in accordance with and pursuant to section 502 Public Health Law of New York State

MS. JULIE A. SMITH EMSL ANALYTICAL INC 1 COOPER STREET WESTMONT, NJ 08108 NY Lab Id No: 10896 EPA Lab Code: NJ01209

is hereby APPROVED as an Environmental Laboratory in conformance with the National Environmental Laboratory Accreditation Conference Standards for the category ENVIRONMENTAL ANALYSES AIR AND EMISSIONS All approved analytes are listed below:

Purgeable Halocarbons		Purgeable Halocarbons	
1,1,2-Trichloroethane	EPA TO-15	trans-1,3-Dichloropropene	EPA TO-15
1,1,2-Trifluoro-1,2,2-Trichloroethane	EPA TO-15	Trichloroethene	EPA TO-15
1,1-Dichloroethane	EPA TO-15	Trichlorofluoromethane	EPA TO-15
	NIOSH 1003	Vinyl bromide	EPA TO-15
1,1-Dichloroethene	EPA TO-15	Vinyl chloride	EPA TO-15
	NIOSH 1003		NIOSH 1007
1,2-Dichloro-1,1,2,2-tetrafluoroethane	EPA TO-15	Volatile Chlorinated Organics	
1,2-Dichloroethane	EPA TO-15		
	NIOSH 1003	Benzyl chloride	EPA TO-15
1,2-Dichloropropane	EPA TO-15	Epichlorohydrin	EPA TO-15
	NIOSH 1003	Volatile Organics	
Bromodichloromethane	EPA TO-15	1,3-Butadlene	EPA TO-15
Bromoform	EPA TO-15	2,2,4-Trimethylpentane	EPA TO-15
Bromomethane	EPA TO-15	2-Butanone (Methylethyl ketone)	EPA TO-15
Carbon tetrachloride	EPA TO-15	4-Methyl-2-Pentanone	EPA TO-15
	NIOSH 1003	Acetone	EPA TO-15
Chloroethane	EPA TO-15	Hexane	EPA TO-15
Chloroform	EPA TO-15	Methyl iodide	EPA TO-15
	NIOSH 1003	Methyl tert-butyl ether	EPA TO-15
Chloromethane	EPA TO-15	Vinyl acetate	EPA TO-15
cis-1,2-Dichloroethene	EPA TO-15	Sample Preparation Methods	
cis-1,3-Dichloropropene	EPA TO-15		
Dichlorodifluoromethane	EPA TO-15		40 CFR PART 50 1984 APP B
Methylene chloride	EPA TO-15		
	NIOSH 1005		
Tetrachloroethene	EPA TO-15		
	NIOSH 1003		
trans-1,2-Dichloroethene	EPA TO-15		

Serial No.: 40216

Property of the New York State Department of Health. Valid only at the address shown. Must be conspicuously posted. Valid certificates have a raised seal. Continued accreditation depends on successful ongoing participation in the Program. Consumers are urged to call (518) 485-5570 to verify laboratory's accreditation status.



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Acrylates		Polychlorinated Biphenyls	
Acrylonitrile	EPA TO-15	PCB-1232	NIOCH EEO
Ethyl acrylate	EPA TO-15	PCB-1242	NIOSH 5503 NIOSH 5503
Methyl methacrylate	EPA TO-15	PCB-1248	NIOSH 5503
2		PCB-1254	NIOSH 5503
Chlorinated Hydrocarbon Pesticides		PCB-1260	NIOSH 5503
Aldrin	NIOSH 4, VOL. 1 5502		1410311 5503
Chlordane Total	NIOSH 5510	Purgeable Aromatics	
Endrin	NIOSH 5519	1,2,4-Trimethylbenzene	<b>EPA TO-15</b>
Lindane	NIOSH 4, VOL. 1 5502	1,2-Dichlorobenzene	EPA TO-15
Metals i			NIOSH 1003
Lead, Total	NIOSH 7082	1,3,5-Trimethylbenzene	EPA TO-15
2004, 1000	NIOSH 7300	1,3-Dichlorobenzene	EPA TO-15
	SM 16 304	1,4-Dichlorobenzene	EPA TO-15
	C		NIOSH 1003
Metals II		Benzene	EPA TO-15
Beryllium, Total	NIOSH 7300		NIOSH 1501
Mercury, Total	NIOSH 6009	Chlorobenzene	EPA TO-15
Metals III			NIOSH 1003
Chromium, Total	NIOSH 7300	Ethyl benzene	EPA TO-15
Cindinani, rotai	NIOSI 1 7300	Styrene	EPA TO-15
Mineral		Toluene	EPA TO-15
Sulfate (as SO4)	EPA 300.0 Rev. 2.1		NIOSH 1501
Miscellaneous Air		Total Xylenes	EPA TO-15
	40 OFF BART TO 4005 ARR B		NIOSH 1501
Particulates	40 CFR PART 50 1985 APP. B	Purgeable Halocarbons	
Polychlorinated Biphenyls		1,1,1-Trichloroethane	EPA TO-15
PCB-1016	NIOSH 5503	1,1,2,2-Tetrachloroethane	EPA TO-15
PCB-1221	NIOSH 5503	-,-,-,- rendomoroundito	NIOSH 1019
			1.10011 1019

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