

**SUB-SLAB DEPRESSURIZATION SYSTEM (SSDS)  
INITIATION REPORT**

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520 Albany Avenue  
Kingston, Ulster County, New York

February 7, 2014

**DT CONSULTING SERVICES, INC.**  
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February 7, 2014

Krista Scibelli  
111 Whalesback Road  
Red Hook, New York 12571

**RE: SUB-SLAB DEPRESSURIZATION SYSTEM INITIATION REPORT**  
520 Albany Avenue  
Kingston, Ulster County, New York

Dear Mrs. Scibelli:

DT Consulting Services, Inc. (DTCS) is pleased to present the attached Sub-slab Depressurization System (SSDS) Initiation Report as generated for the above referenced site. As required, a copy of this report will be forwarded to the New York State Department of Environmental Conservation (NYSDEC) for their review and comment. The necessity for further action is at the discretion of the NYSDEC.

If you have any questions regarding the enclosed, please feel free to contact me at (845) 658-3484. DTCS thanks you for the opportunity to work with you on this project.

Sincerely,

**DT CONSULTING SERVICES, INC.**

  
Deborah J. Thompson  
Senior Geologist / Project Manager

Cc: E. Moore, P.E./NYSDEC Region III

**DT CONSULTING SERVICES, INC.**

**SUB-SLAB DEPRESSURIZATION SYSTEM (SSDS)**  
**INITIATION REPORT**

*Pertaining to:*

520 Albany Avenue  
Kingston, Ulster County, New York

*Prepared for:*

Krista Scibelli  
111 Whalesback Road  
Red Hook, New York 12571

*Prepared by:*

Ms. Deborah J. Thompson  
Senior Geologist/Project Manager  
**DT CONSULTING SERVICES, INC.**  
1291 Old Post Road  
Ulster Park, New York 12487

*Date:* February 7, 2014

**DT CONSULTING SERVICES, INC.**

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### **1.0 INTRODUCTION/SITE INFORMATION**

DT Consulting Services, Inc. (DTCS) was initially contracted by Krista Scibelli, property owner of 520 Albany Avenue, Kingston, Ulster County, New York (heretofore referenced as the site or subject property) to perform investigative-remedial actions on-site to quantify subsurface conditions and remediate previously detected soil contamination, respectively. Historically, the subject property was utilized as a dry cleaning establishment from the late 1950s – 1980s. The site was renovated in 2004, having been completely updated as a used car service and sales outlet. According to facility representatives, no known underground storage tanks have ever been employed on site. A site location map and a site (base) plan (Figures 1 and 2, respectively) are included for your reference.

The approximate 0.66-acre property is presently improved with a single-story masonry construction office/retail building with approximately 2,579 square feet of space with paved parking areas. Up until its recent closure (November 1, 2013), the property was utilized by Eastchester Auto for retail automobile sales and service. The site is bounded by Albany Avenue and Quick Check Gasoline/Convenience Store the north-northwest, single family residences directly to the south, Wrentham Street and L. T. Begnal Motor Company to the east, while Tri-Star Auto Sales, Inc. - Auto Tech is present to the west. Town roadways adjoining the site include Albany Avenue to the north-northwest and Wrentham Street to the east. Site topography is generally level and at grade with Albany Avenue. Potable water and wastewater disposal are reportedly provided by the local municipality.

### **2.0 SITE BACKGROUND/INVESTIGATIVE WORK PERFORMED**

On February 4, 2013, DTCS was on-site to perform a subsurface investigation. While performing the field survey, soil contamination was encountered as

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displayed by stained soils, a petroleum film and positive field readings with a Photoionization Detector or PID. This material was documented along the southwest corner of the site structure, directly down gradient of several 55-gallon drums utilized by the historical tenant, Eastchester Auto, to store waste oil. On account of the contamination encountered, DTCS notified the New York State Department of Environmental Conservation (NYSDEC) and Spill Number 12-15279 was generated for the site. Upon review of field data with the NYSDEC, the Department requested remediation of the petroleum contaminated soils documented during the February 2013 survey. Subsequent remediation (April 22, 2013) of the source materials has been performed to remedy the impacts to soil and groundwater quality. The removal and ultimate off-site disposal of 34.82 tons of contaminated soils and 1,241 gallons of captured groundwater appears to have remediated this site impact. The Department concurred, and officially closed the spill number on September 4, 2013.

While conducting further investigation on the subject parcel in June 2013, it became apparent that historical dry cleaning operations have had an impact to the subsurface environment. To further delineate and quantify the compounds of concern, additional borings were advanced for the purpose of defining the chlorinated solvent plume within subsurface materials including soil, soil gas and groundwater beneath the site. Based upon the results of this investigation, DTCS proposed and received approval from the Department for the installation of a SSDS within the open garage space of the above referenced site (DTCS, SSDS Pilot Study and Design Report, December 17, 2013).

### **3.0   SSDS INSTALLATION**

Designed to create a negative pressure field directly beneath the site structure, two extraction points were installed below the concrete floor slab on January 7 & 8, 2014 (see Figure 2 for locations). These extraction points were created by cutting through the concrete slab and excavating a six inch diameter hole, two feet deep.

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A two-inch diameter ten slot screen, eighteen inches long, connected to an appropriate length of solid riser pipe was then installed in the excavation. To provide the suction necessary to maintain the required vacuum under the floor slab, the two extraction points were interconnected to a single, sub-slab two-inch pipe traversing down the center of the garage. Vapor discharge piping was then attached to the suction side of a Rotron DR454M Regenerative Blower which was mounted to the outside of the building on the back wall. The exhaust stack for the sub-slab system was attached to the wall and extended to a height above the roof line of the building. Sampling ports and a fresh air bleed valve were also installed to facilitate the collection of air quality samples, routine monitoring of the system and to allow the introduction of diluted air into the system (as necessary). Note that all sub-slab excavations (extraction piping and discharge trench) were backfilled with  $\frac{1}{4}$ " washed stone and at completion, disturbed cement flooring was restored to create a tight seal. To finalize the SSDS installation, an alarm light was installed within the garage area of the site structure for a quick visual determination as to whether the system is operating.

### **4.0 INITIAL SSDS START-UP**

On January 23, 2014, DTCS initiated the Sub-slab Depressurization Remedial System. Upon start-up DTCS recorded vacuum measurements, photoionization detector (PID) readings, and performed analysis of the vapor discharge. Collected system information is as follows (note that calculations of the cumulative mass removed will be computed upon completion of the next monitoring event):

Date	Air Pressure (in H <sub>2</sub> O)	Vacuum - Blower Discharge (cfm)	Vapor Concentrations (ppm)
January 23, 2014	16	110	115
February 3, 2014			1.2

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### 5.0 AIR QUALITY SAMPLING

Upon initiation of the SSDS on January 23, 2014, collection and analysis of the effluent vapor was performed by DTCS. In addition to effluent sampling, indoor air within the building (office and garage areas) was sampled 24 hours after the initial startup of the system or on January 24, 2014. All vapor sampling was collected for analysis employing a six liter SUMMA canister equipped with a laboratory-calibrated flow control device to facilitate the collection of the samples for a 2-hour sample duration time. During both purging and sampling, the flow rate was restricted to less than (<) 0.2 liters per minute and connected directly to the dedicated tubing. Samples collected in Summa canisters were certified clean by the laboratory and analyzed by using USEPA Method TO-15. A sample log sheet was maintained summarizing sample identification, date and time of sample collection, identity of samplers, sampling methods and devices, soil vapor purge volumes, volume of the soil vapor extracted, vacuum of canisters before and after the samples are collected, and chain of custody protocols. Samples submitted for laboratory analyses were denoted as follows:

**Sample No. 001** = SSDS Effluent

**Sample No. 002** = Garage

**Sample No. 003** = Office

The complete laboratory package may be found in Attachment A for your review.

### 5.1 Findings

The results of soil vapor sampling indicate that twenty-five VOCs are present within the three soil gas samples collected on-site. A summary table of data for all chemical analytical work performed on soil vapor is included in Table 1.

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The major vapor concentrations (total concentrations of VOCs) range from .5 microgram per cubic meter ( $\mu\text{g}/\text{m}^3$ ) to 20,000  $\mu\text{g}/\text{m}^3$  within the vapor sample collected at the SSDS discharge. Soil vapor samples collected at this monitoring point showed significant detections of Tetrachloroethylene at a concentration of 20,000  $\mu\text{g}/\text{m}^3$  and Trichloroethylene at concentration of 200  $\mu\text{g}/\text{m}^3$ . All other laboratory reportable compounds were below USEPA OSWER Draft Guidance for Evaluating the Vapor Intrusion to Indoor Air Pathway from Groundwater and Soils and/or NYS DOH Final Guidance on Soil Vapor Intrusion (October 2006).

After SSD system startup, indoor air quality sampling was performed to confirm volatile organic compound (VOC) concentrations in indoor air. All laboratory reportable compounds were below USEPA OSWER Draft Guidance for Evaluating the Vapor Intrusion to Indoor Air Pathway from Groundwater and Soils and/or NYS DOH Final Guidance on Soil Vapor Intrusion (October 2006). The VOC of concern, namely Tetrachloroethylene was reported at concentration of 90  $\mu\text{g}/\text{m}^3$  within the garage area, and 47  $\mu\text{g}/\text{m}^3$  within the office/administration area which is below the NYS DOH standard of 100  $\mu\text{g}/\text{m}^3$  for this compound.

Additional sampling to be conducted thirty days after system startup will likely show a significant reduction in VOC concentrations within the three vapor monitoring points.

## **6.0 OPERATION, MAINTENANCE AND MONITORING**

An evaluation of recent vapor data suggests that the SSDS effluent could potentially exceed the maximum permitted level of VOCs. As such; the fresh air bleed was utilized to dilute the airstream until the initial purge of the system is complete and discharge levels are within acceptable regulatory limitations.

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As previously discussed, the accepted monitoring locations, frequency and analytical parameters are as follows (as approved by the NYSDEC):

- Subsequent monitoring would be conducted to determine when dilution and/or treatment of extracted vapor is no longer necessary, and to support adjustments to the SSDS extraction rate based upon contaminant concentrations. Monitoring would include sampling for VOCs using SUMMA type air canisters, as well as recording of PID readings and vacuum measurements of the system. Samples collected in Summa canisters will be certified clean by the laboratory and analyzed by using USEPA Method TO-15. This monitoring will be conducted monthly during months one - three; then revert to quarterly.
- Indoor air VOC monitoring will be conducted within the garage and office space monthly after system start-up to establish indoor air quality with the mitigation system in operation, and then revert to quarterly. Monitoring parameters of the indoor air will be the same as for the system stated above.

### 7.0 LIMITATIONS

DTCS has prepared this assessment using reasonable efforts in each phase of its work to determine the extent of contamination within the locations of potential environmental concern. This report is not definitive, and should not be assumed to be a complete or specific definition of all conditions above or below grade. The conclusions/recommendations set forth herein are applicable only to the facts and conditions described at the time of this report.

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**FIGURES**

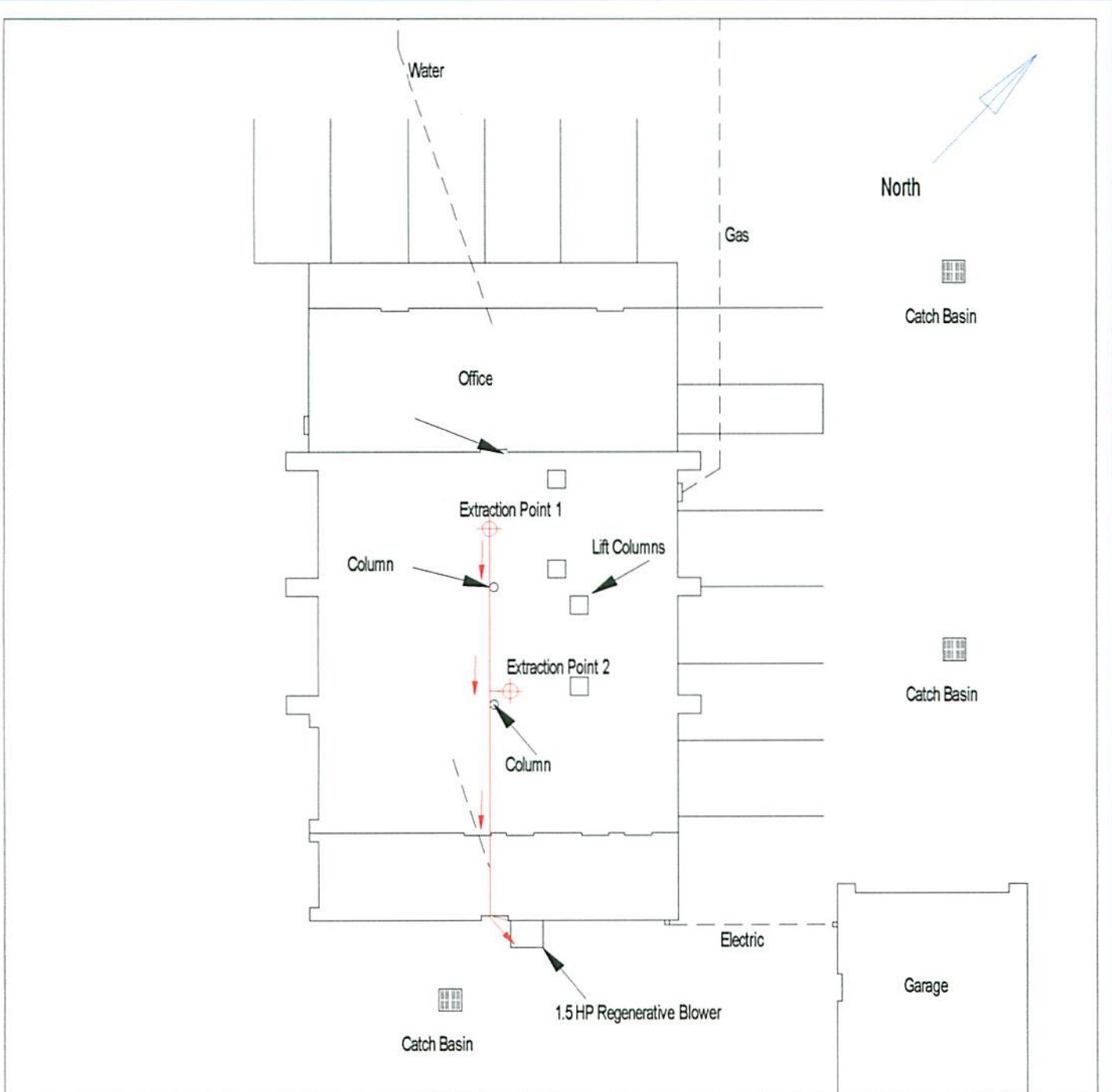


Topo USA® 8



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Client:	Krista Scibelli		
Location:	520 Albany Avenue, Kingston, New York		
Title:	Site Location Map		Spill No: N/A
Scale:	Graphic	Drawn By:	O.T.
	Fig.#: 1		



#### Key

- Underground Utilities
- 2" Schedule 40 SSDS Piping



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Client:	Krista Scibelli		
Location:	520 Albany Avenue, Kingston, New York		
Title:	Site (base) Map - SSDS Installation		
Scale:	Graphic	Drawn By:	O.T.
		Fig.#:	2

**DT CONSULTING SERVICES, INC.**

**TABLES**



**DT CONSULTING SERVICES, INC.**

**ATTACHMENTS**

**DT CONSULTING SERVICES, INC.**

**ATTACHMENT A**



# Technical Report

prepared for:

**DT Consulting Services**  
1291 Old Post Road  
Ulster Park NY, 12487  
**Attention: Deborah Thompson**

Report Date: 02/03/2014

**Client Project ID: 520 Albany Avenue**  
York Project (SDG) No.: 14A0729

CT Cert. No. PH-0723

New Jersey Cert. No. CT-005

New York Cert. No. 10854

PA Cert. No. 68-04440



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