

February 22, 2006

Frederick Beck, Jr.
Westchester County Department of Health
145 Huguenot Street
New Rochelle, New York 10801

Re: Additional Dry Cleaner Soil Investigation for the property located at 325 Yonkers Avenue, Yonkers, NY.
LEA Reference Number: 05-160.3

Dear Mr. Beck:

Soil Sampling:

On February 8, 2006, **LEA** Hydrogeologist Scott A. Yanuck and **LEA** Environmental Scientists Brendan C. Moran and Christopher M. Bowe conducted six (6) soil samples in the vicinity of the 4th generation dry cleaning unit, from within the tenant space of 21st Century Dry Cleaning.

Soil Sampling Procedures:

Prior to collecting the samples, the locations of subsurface utilities was determined by visual inspection of the subject site's exterior, and by subsequently utilizing a *Schonstedt* model GA-72CV Magnetometer and model XTpc Pipe Locator to trace and mark utilities.

Using a hammer drill, access holes were opened in the concrete flooring prior to sampling. Using GeoProbe® hand sampling equipment and a stainless steel hand auger, soil samples were collected from zero to a maximum depth of two (2) feet below grade. Bedrock was met at varying depths between one (1) to two (2) feet below grade. All sampling equipment was decontaminated before and after each use with *Alconox*, a laboratory grade detergent, and deionized water.

Sample volumes from the open ended probe were contained in non-reactive, transparent plastic tubing that lined the hollow probe. Sample volumes from the stainless steel hand auger and the open ended probe were removed and placed in a non-reactive container for subsequent field screening and sample aliquot acquisition. (Please refer to Figure 1.0, Sample Location Map for the boring locations). Prior to sampling, field screening was conducted using a Photoionization Detector (PID) equipped with a 10.6eV bulb. With the exception of B-4, field screening did not reveal elevated levels of VOCs in the samples.

Sample volumes were submitted for analysis using United States Environmental Protection Agency (USEPA) Method 8260, including halogenated hydrocarbons, to test for volatile organic compounds (VOCs). (Please refer to Table 1 below for the tabulated laboratory results).

TABLE I
Tabulated VOC Analytical Results
Soil Samples Collected September 28, 2005
325 Yonkers Avenue, Yonkers, New York

Analyte/ Location	B-1	B-1	B-2	B-2	B-3	B-4	B-5	B-5	B-6	B-6	NYS DEC
Depth	0' - 1'	1' - 2.5'	0' - 1'	1' - 1.5'	0' - 1'	0' - 1'	0' - 1'	1' - 2'	0' - 1'	1' - 2'	TAGM RSCO
VOC											
Tetrachloroethylene	9,800	990	930	310	190	5,700	130	340	380	290	1400
Chloromethane	11,000	BQL	BQL	BQL	BQL	BQL	BQL	BQL	BQL	BQL	NA
Toluene	BQL	BQL	BQL	BQL	27	BQL	BQL	BQL	BQL	BQL	1500

All concentrations are in parts per billion (ppb)

BQL = below analytical quantitation level

Analytes not tabulated at concentrations BQL

Bold = concentrations above NYSDEC TAGM RSCO.

Conclusions and Recommendations:

Tetrachloroethylene (PCE or Perc) was detected in all soil samples at concentrations below TAGM Recommended Soil Cleanup Objectives (RSCOs) with the exception of B-1 and B-4, which had concentrations of 9,800 and 5,700, respectively. Elevated levels of Toluene and Chloromethane were detected in samples as shown in Table 1. No other VOCs were detected in the samples.

Based upon laboratory results, *LEA* recommends that ...

Should you have any questions, please do not hesitate to contact us.

Respectfully submitted,

LAUREL Environmental Associates, Ltd.

Brendan C. Moran
Environmental Scientist

Attachments: Figure 1.0, Sample Location Map
Laboratory Analysis

CC: Ron Mangini, Yonkers Realty Corp.
Christopher Eyre, Commerce Bank