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Site-Specific Community  
Air Monitoring Plan

**LaBELLA**

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## **Appendix 4**

## Site-Specific Community Air Monitoring Plan

Location:

Greenport Crossings  
181 Union Turnpike (Route 66)  
Town of Greenport, New York

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Prepared For:

Greenport Crossings, LLC  
40 Corbett Road  
Montgomery, New York 12549

LaBella Project No. 210408

April 25, 2011

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## 1.0 INTRODUCTION

This Site Specific Community Air Monitoring Plan (CAMP) has been prepared by LaBella Associates, P.C. (LaBella) on behalf of the Greenport Crossings, LLC. This CAMP addresses potential Volatile Organic Compound (VOC) vapor and particulate emissions that may occur during site redevelopment activities (e.g. building demolition) at the property located at 181 Union Turnpike, Town of Greenport, Columbia County, New York.

This CAMP is based on the air monitoring specified in the New York State Department of Health (NYSDOH) Generic CAMP (included as Appendix 1A of the DER-10 NYSDEC Technical Guidance for Site Investigation and Remediation dated May 2010). However, this CAMP also includes more stringent (i.e., lower level) criteria for VOC monitoring as an added level of protection for Site occupants and the community.

### 1.1 Site Description

The Site consists of two parcels totaling approximately 10.4 acres of land that is currently occupied by a vacant 105,000 +/- square ft single story building that is constructed of wood, steel, and masonry framing. The original portion of this structure was constructed in the early 1920s. Based on the information contained in the previously completed documents additions were constructed in the 1950s and early 1960s. The V&O Press Company occupied the Site from approximately 1921 to the 1990s. V&O Press manufactured drill presses and other metal products. The Site has remained vacant for approximately the past 20 years.

The properties directly adjacent to the Site and their reported occupants are provided below:

Address	Street	Direction	OWNER	OWNER Address	OWNER City, State Zip
301	Union Turnpike	North	Columbia County IDA	301 Union Turnpike	Greenport, NY 12534
172	Union Turnpike	North	Sixty-Six Properties	172 Union Turnpike	Greenport, NY 12534
188	Union Turnpike	North	Realty Holding Co. Inc.	188 Union Turnpike	Greenport, NY 12534
176-178	Union Turnpike	North	American Properties 2007, LLC	176-178 Union Turnpike	Greenport, NY 12534
17	Industrial Tract	Southwest	Lorbrook Realty Inc.	502 Union Street	Hudson, NY 12534
205	Merle Avenue	West	Merle Oil Co. Inc.	205 Merle Avenue	Hudson, NY 12534
26	Industrial Tract	West	Irv Schroder & Sons Inc.	PO Box 300	Scottville, NY 12172
76	Industrial Tract	West	WEAPT LLC	83 Apple Ring Rd.	Red Hook, NY 12571

Address	Street	Direction	OWNER	OWNER Address	OWNER City, State Zip
77	Industrial Tract	South	Patsy Zanchelli	105 Hover Avenue	Germantown, NY 12526
35	Industrial Tract	South	Paul D'Onofrio	35 Industrial Tract	Greenport, NY 12534
84	Industrial Tract	East	Schwans Sales Enterprises	PO Box 35	Marshall, Mn 56258

Source – Landmax Data Systems Inc.

The site setting appears to consist of mixed industrial, municipal and retail uses and is located in a suburban locale.

## 2.0 PURPOSE

Various levels of VOCs, semi-VOCs, and metals (collectively referred to as “constituents of concern” (COCs)) have been detected in the soil at the Site or are suspected to be contained in the soil and at the Site. The presence of these COCs through disturbance of soil at the Site can potentially result in nuisance odors or fugitive emissions to the neighborhood in the immediate vicinity of the Site as well as to the various occupants of the Site. However, it should be noted that this CAMP is in-place as a precautionary measure.

This CAMP is specific to activities being conducted as part of the building demolition and all ground intrusive activities at the Site. The CAMP describes the air monitoring activities to be completed in order to provide a measure of protection for any downwind receptors including Site occupants and occupants of neighboring properties. This CAMP is not intended to provide action levels for respiratory protection of workers involved with the building demolition.

## 3.0 METHODOLOGY

This CAMP has been designed for building demolition and all ground intrusive activities at the Site. [Note: VOC monitoring will only be conducted during ground intrusive activities (i.e. not during building demolition)]. The CAMP is arranged in the following sections:

- Section 3.1: Site Background Monitoring – This section identifies the background monitoring (VOC and fugitive dust) to be completed at the beginning of each day and periodically throughout the day when building demolition activities are being conducted. The background monitoring is used for comparing readings from the other monitoring locations.
- Section 3.2: Downwind Perimeter Monitoring – This section identifies the downwind perimeter work area monitoring (VOC and fugitive dust) to be completed continuously during the building demolition activities. Action levels are identified in this section.

- Section 3.3: Nearest Potential Receptor Monitoring – This section identifies additional VOC monitoring that will be completed during building demolition activities to provide an added measure of protection at this Site that would not normally be required by NYSDEC or NYSDOH (i.e., this is above and beyond the NYSDOH Generic CAMP). Action levels are identified in this section. The Nearest Potential Receptor Monitoring Location will be designated throughout the project at the north end of the Site adjacent to Union Turnpike right-of-way.

★ It should be noted that based on the type of work, the monitoring locations will be moved throughout the day to comply with the appropriate testing location.

In addition to the above, this CAMP also contains a Vapor Emission to Sensitive Receptors Response Plan (Section 4.0). This includes actions to be taken in the event that sustained exceedances of the specified action levels occur.

### 3.1 Site Background Monitoring

At the beginning of each day of field work during the building demolition activities, a wind sock or flag will be used to monitor wind direction in the work areas. Based upon daily wind conditions, a background monitoring location will be established. *[Note: In the event that the wind direction changes, the background monitoring location will be moved to an appropriate upwind location.]* The background monitoring location will be at least 25 feet from the work area in an upwind location. Subsequent to establishing the initial background measurements (VOC and particulate, see below), background measurements will be collected every 60 minutes throughout the duration of the building demolition activities for that day. The specific background monitoring is defined below:

#### Background VOC Monitoring:

A photo-ionization Detector (PID) capable of data logging will be used to screen the ambient air or VOCs in the background location (i.e., upwind). The PID will be calibrated daily (in accordance with the manufacturer's specifications) prior to collecting the background readings. The background readings will be collected by a 15-minute running average which will be used for comparison to the downwind perimeter monitoring (refer to Section 3.2) and the nearest potential receptor monitoring (refer to Section 3.3). After the initial reading, periodic background readings will be collected every 60-minutes. VOC monitoring will only be conducted during ground intrusive activities (i.e. not during building demolition).

#### Background Fugitive Dust Monitoring:

A DustTrak™ Model 8520 aerosol monitor or equivalent will be used for measuring particulates. The meter must be capable of measuring matter less than 10 micrometers in size (PM-10). The dust monitor will be calibrated daily (in accordance with the manufacturer's specifications) prior to collecting the background readings. The background dust monitoring will consist of collecting measurements integrated over a 15 minute period and will be used for comparison to the downwind perimeter monitoring (refer to Section 3.2). After the initial reading, periodic background readings will be collected every 60-minutes.



### 3.2 Downwind Perimeter Monitoring

Subsequent to collecting the initial Background Monitoring measurements, continuous monitoring of the downwind perimeter of the work area (i.e., exclusion zone) will be conducted throughout the duration of the building demolition activities that day. The downwind perimeter will vary depending on the work; however, in general this will be approximately 30 feet from the location of the work being completed. For example, in the event a Geoprobe boring is being completed, the downwind perimeter monitoring would be conducted approximately 30-ft. from the boring location.

#### Downwind Perimeter VOC Monitoring:

A MiniRae Lite PID or equivalent will be used to continuously monitor for VOCs at the downwind perimeter location. The PID will be calibrated daily (in accordance with the manufacturer's specifications) at the beginning of each day. An audible alarm will be set on the PID to sound in the event that total organic vapors exceed 5 parts per million (ppm) above the background readings. For example, if the background reading is 2 ppm, then the alarm will be set for 7 ppm. VOC monitoring will only be conducted during ground intrusive activities (i.e. not during building demolition).

#### Actions for Elevated VOC Readings

1. In the event that the action level of 5 ppm above background is exceeded, then work activities will be temporarily halted and monitoring continued. If the total organic vapor level readily decreases (per instantaneous readings) below 5 ppm over background, work activities can resume with continued monitoring.
2. If total organic vapor levels at the downwind perimeter of the work area persist at levels in excess of 5 ppm over background but less than 25 ppm, work activities must be halted, the source of vapors identified, corrective actions taken to abate emissions (refer to Section 3.0 for engineering controls), and monitoring continued. After these steps, work activities can resume provided that the total organic vapor level 200-foot downwind of the work area or half the distance to the nearest potential receptor or residential/commercial structure, whichever is less – but in no case less than 20 feet, is below 5 ppm over background (background based on the 15-minute average).
3. If the organic vapor level is above 25 ppm at the perimeter of the work area, activities must be shutdown and the Vapor Emission to Sensitive Receptors Response Plan initiated, refer to Section 3.0.

All of the 15-minute readings will be recorded and will be available to NYSDEC and NYSDOH for viewing upon request. Instantaneous readings, if any, that are used for decision purposes will also be recorded.

#### Downwind Perimeter Fugitive Dust Monitoring:

A DustTrak™ Model 8520 aerosol monitor or equivalent will be used for measuring particulates. The dust meter must be capable of measuring matter less than 10 micrometers in size (PM-10)

and be equipped with an audible alarm. The dust meter will be calibrated daily (in accordance with the manufacturer's specifications) prior to collecting readings. The dust monitoring will be conducted continuously and the measurements integrated over a 15 minute period. The results will be compared to the background monitoring (refer to Section 3.1). An audible alarm will be set on the dust meter to sound in the event that particulate levels exceed 100 micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ ) greater than background for the 15-minute period. For example, if the background reading is  $100 \mu\text{g}/\text{m}^3$ , then the alarm will be set for  $200 \mu\text{g}/\text{m}^3$ .

#### Actions for Elevated Particulate Readings

1. If the downwind PM-10 particulate level is 100 micrograms per cubic meter ( $\text{mcg}/\text{m}^3$ ) greater than background (upwind) for the 15-minute period or if airborne dust is observed leaving the work area, then Fugitive Dust Control Techniques must be employed (see below). Work may continue with dust suppression techniques provided that downwind PM-10 particulate levels do not exceed  $150 \mu\text{g}/\text{m}^3$  above the upwind level and provided that no visible dust is migrating from the work area.
2. If, after implementation of dust suppression techniques, downwind PM-10 particulate levels are greater than  $150 \mu\text{g}/\text{m}^3$  above the upwind level, work must be stopped and the Fugitive Dust Control Techniques identified below will be reevaluated. In this event the NYSDEC Project Manager will be notified. Work can resume provided that dust suppression measures and other controls are successful in reducing the downwind PM-10 particulate concentration to within  $150 \mu\text{g}/\text{m}^3$  of the upwind level and in preventing visible dust migration.

All of the 15-minute readings will be recorded and will be available to NYSDEC and NYSDOH for viewing upon request.

#### Fugitive Dust Control Techniques

One or more of the following dust control measures will be implemented in the event that the above action levels are exceeded:

- Apply water on exposed soils.
- Apply water continuously during building demolition to area being razed.
- Wetting equipment and test pit faces.
- Reducing test pit sizes.
- Immediately placing any investigation derived waste in drums and/or covering with plastic sheeting.

### **3.3 Nearest Potential Receptor Monitoring**

As requested by the NYSDEC, the Nearest Potential Monitoring Location will be located at the north end of the Site adjacent to the Union Turnpike right of way. A MiniRae Lite PID or equivalent will be used to continuously monitor for VOCs and Fugitive Dust emissions between the nearest potential receptor and the work area. Specifically, the MiniRae Lite PID or equivalent will be located half the distance between the perimeter of the work area (exclusion zone) and the nearest potential receptor, hereinafter referred to as the "Nearest Potential Receptor Monitoring Location". It should be noted that this location is not

dependent on wind direction. The MiniRae Lite PID or equivalent will be calibrated daily (in accordance with the manufacturer's specifications) prior to collecting readings. The MiniRae Lite PID or equivalent will be operated in continuous mode and evaluate 15-minute running averages to account for any drift. An audible alarm will be set on the MiniRae Lite PID or equivalent to sound in the event that total organic vapors exceed 1 ppm above the background readings. For example, if the background reading is 2 ppm, then the alarm will be set for 3 ppm.

A DustTrak™ Model 8520 aerosol monitor or equivalent will be used for measuring particulates. The dust meter must be capable of measuring matter less than 10 micrometers in size (PM-10) and be equipped with an audible alarm. The dust meter will be calibrated daily (in accordance with the manufacturer's specifications) prior to collecting readings. The dust monitoring will be conducted continuously and the measurements integrated over a 15 minute period. The results will be compared to the background monitoring (refer to Section 3.1). An audible alarm will be set on the dust meter to sound in the event that particulate levels exceed 100 micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ ) greater than background for the 15-minute period. For example, if the background reading is  $100 \mu\text{g}/\text{m}^3$ , then the alarm will be set for  $200 \mu\text{g}/\text{m}^3$ .

#### Actions for Elevated VOC Readings

1. In the event that the action level of 1 ppm above background is exceeded, then work activities will be temporarily halted and monitoring continued. If the total organic vapor level readily decreases (per instantaneous readings) below 1 ppm over background at the Nearest Potential Receptor Monitoring Location work activities can resume with continued monitoring (assuming the downwind perimeter location is also below it's action level, refer to Section 3.2).
2. If total organic vapor levels at the Nearest Potential Receptor Monitoring Location persist at levels in excess of 1 ppm over background but less than 3 ppm, work activities must be halted, the source of vapors identified, corrective actions taken to abate emissions (refer to Section 4.0 for engineering controls), and monitoring continued. After these steps, work activities can resume provided that the total organic vapor level at the Nearest Potential Receptor Monitoring Location is below 10 ppm over background (background based on the 15-minute average).
3. If the organic vapor level is above 3 ppm at the Nearest Potential Receptor Monitoring Location, activities must be shutdown and the Vapor Emission to Sensitive Receptors Response Plan initiated, refer to Section 4.0.

All of the 15-minute readings will be recorded and will be available to NYSDEC and NYSDOH for viewing upon request. Instantaneous readings, if any, that are used for decision purposes will also be recorded.

#### Fugitive Dust Control Techniques

One or more of the following dust control measures will be implemented in the event that the above action levels are exceeded:

- Apply water on exposed soils.

- Apply water continuously during building demolition to area being razed.
- Wetting equipment and test pit faces.
- Reducing test pit sizes.
- Immediately placing any investigation derived waste in drums and/or covering with plastic sheeting.

#### 4.0 VAPOR EMISSION TO SENSITIVE RECEPTORS RESPONSE PLAN

Engineering controls to abate VOC emissions source will immediately be put into effect if the action levels for VOC monitoring identified in Sections 3.2 and 3.3 are exceeded. These engineering controls may include:

- Vapor suppression utilizing foam vapor suppressants, polyethylene sheeting, or water.
- Covering emission sources with stockpiled materials.

If the measures taken to abate the emission source are ineffective and the total organic vapor readings continue to be above the specified action levels for more than 15 minutes (5 ppm at the downwind perimeter monitoring location or 1 ppm at the Nearest Potential Receptor Monitoring Location), then the following actions shall be placed into effect.

- Occupants of the residential and commercial buildings will be advised to stay inside their respective structure and to close all windows.
- All personnel listed in the Emergency Contacts section of the HASP for this project will be contacted.
- The Site Safety Supervisor will immediately contact the local authorities (fire department) and advise them of the circumstances.
- Continuous air monitoring will be conducted at the Downwind Perimeter Location, the Nearest Potential Receptor Monitoring Location and within the work zone and 1 minute average measurements will be recorded every 15 minutes. Air monitoring may be halted or modified by the Site Safety Supervisor when two successive measurements are below the specified action levels.

If readings remain elevated above the specified action levels for a period of 60 minutes (5 ppm at the downwind perimeter monitoring location or 1 ppm at the Nearest Potential Receptor Monitoring Location) the Site Safety Officer will request that local authorities evacuate the occupants of the buildings.

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