



Ecosystems Strategies

a WCD Group Company

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March 6, 2017

James M. Palmer
Village Administrator
Village of Bronxville
200 Pondfield Road
Bronxville, New York 10708

via e-mail: jpalmer@vobny.com

Re: Review of Potential Vapor Intrusion Environmental Investigation - 177 Pondfield Road, Bronxville, New York, prepared by Omega Environmental Services, Inc, October 19, 2016
WCD File: BB17020.50

Dear Mr. Palmer:

Ecosystems Strategies a WCD Group Company (WCD) is pleased to submit this review of the report referenced above. The objective of WCD's review was to assess the analytical data presented by Omega, and to evaluate Omega's conclusions and recommendations.

SUMMARY

The purpose of Omega's site investigation was a screening evaluation of subsurface conditions at the property to identify potential sources of vapor intrusion and provide preliminary data of soil and groundwater integrity. Vapor intrusion refers to the migration of gaseous phase substances, including potentially harmful contaminants, into a building from surrounding soil. These volatile substances may migrate through soil from sources in soil or groundwater.

Omega's investigation consisted of the collection of three soil and three groundwater samples from the property, as well as screening of ambient air conditions with a portable device capable of detecting volatile organic compounds. Each soil and groundwater sample was analyzed for the following suite of chemical constituents: metals; pesticides and herbicides; PCB; volatile organic compounds (VOC); and semi-volatile organic compounds (SVOC). WCD makes no comment on sampling procedures or on laboratory quality considerations (data are presumed to be accurate).

The data documented an absence of detectable VOCs and PCB in all soil and water samples. The data further documented levels of metals and semi-volatile organic compounds (including pesticides) at concentrations consistent with urban soils in Westchester County.

The data, in WCD's opinion, should be interpreted in the following way:

- No compounds were identified in either groundwater or soil at actionable levels. That is, detected concentrations of various compounds were either at "natural" levels (i.e., levels commonly encountered in natural soils and groundwater) or were present in concentrations that do not warrant special actions.

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- On-site reuse of these soils is appropriate without any further evaluations. Consistent with good management practices, WCD recommends that soil stockpiles be covered (if such actions have not occurred).
- The presence of elevated levels of metals and pesticides in the water is not considered by this office to be a concern. The constituents detected in the water appear to be from the nearby soils and not the result of contaminants migrating from upgradient sites.

Please do not hesitate to contact me if you have any questions regarding this report.

Sincerely,

ECOSYSTEMS STRATEGIES
a WCD Group Company



Paul H. Ciminello
Executive Vice President