Message

From: Daly, Eric [Daly.Eric@epa.gov]
Sent: 8/21/2015 4:49:27 PM
To: Edward Brancati [ebrancati@mountkisco.org]; 'Village of Mt. Kisco' [villagemgr@mountkisco.org]; 'Whitney Singleton' [WSingleton@sdslawny.com]
CC: Gaughan, Daniel [Gaughan.Daniel@epa.gov]
Subject: USEPA Assessment: 103 Kisco Avenue: Village of Mt. Kisco
Attachments: MTA Canister placement notes and sketches.pdf; HH&P Canister placement notes and sketches.pdf; HH&P Radon Canister Analytical Results.pdf; MTA Radon Canister Analytical Results.pdf

Importance: High

Good Afternoon:

Attached are the preliminary radon results for the Hickory Homes trailers and the MTA Substation located on your property. Also attached are my contractor notes and sketches. This is draft preliminary information and there will be polished diagrams in the final report. As expected in these structures, radon levels are below the 4.0 piC/L action level.

As our draft data products are developed, we will submit them to you for your review.

Regards,

Eric

"We must, indeed, all hang together, or assuredly we shall all hang separately " , Benjamin Franklin

Eric M. Daly
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From: Daly, Eric
Sent: Thursday, August 06, 2015 9:12 AM
To: 'Edward Brancati'; 'Village of Mt. Kisco'; 'Whitney Singleton'
Cc: Gaughan, Daniel
Subject: Please Reply-USEPA Assessment: 103 Kisco Avenue: Village of Mt. Kisco

Good Morning:

Our preliminary gamma survey data showed no elevated levels of gamma radiation inside the office trailer and Conex Box (Good news). The radon cartridges we deployed on Tuesday will be picked up this tomorrow morning (08/07/15). We have a few identified areas on the outside property that we need to survey using the Rad7 and the RSS-131 HPIC this morning. That will complete the survey activity this trip. Yesterday we used the GeoProbe to pull one soil sample on your property and one just your fence on the Kisco Ave side (Northwest corner of the property.

The background soil sample we discussed previously was not excavated yesterday due to the "One Call" utility locator work not being completed until tomorrow. Therefore, we will be hand digging the soil sample at the location discussed (145-159 Kisco Avenue) tomorrow. Please note, our GeoProbe contractor did verify that there were no utilities at our sampling point with his ground penetrating radar (GPR). So technically, we are cleared to dig but officially through One Call Office, we need to wait until tomorrow.

As indicated previously, we will give you real time survey info as we obtain it but we will need to wait for laboratory results for the radon canisters and the soil samples.

Dan and I appreciate all your assistance in this assessment.

From: Edward Brancati [mailto:ebrancati@mountkisco.org]
Sent: Tuesday, August 04, 2015 12:21 PM
To: 'Village of Mt. Kisco'
Cc: Gaughan, Daniel; 'Whitney Singleton'; Daly, Eric
Subject: RE: Please Reply-USEPA Assessment: 103 Kisco Avenue

I have no issues with the request either, but simply ask that as Whitney points out below the work of collecting the samples cannot compromise the utilities and every effort made to restore any disturbance/damage to the ground surface to current condition.

From: Village of Mt. Kisco [mailto:villagemgr@mountkisco.org]
Sent: Tuesday, August 04, 2015 8:56 AM
To: 'Edward Brancati'
Cc: 'Gaughan, Daniel'; 'Whitney Singleton'; 'Daly, Eric'
Subject: RE: Please Reply-USEPA Assessment: 103 Kisco Avenue
Importance: High

From: Whitney Singleton [mailto:WSingleton@sdslawny.com]
Sent: Tuesday, August 04, 2015 8:53 AM
To: Daly, Eric; Village of Mt. Kisco
Cc: Gaughan, Daniel
Subject: RE: Please Reply-USEPA Assessment: 103 Kisco Avenue

Ed:

Other than making certain that it does not compromise utilities, I see no issues.

Whitney

From: Daly, Eric [mailto:Daly.Eric@epa.gov]
Sent: Monday, August 3, 2015 6:28 PM
To: Whitney Singleton; Village of Mt. Kisco
Cc: Gaughan, Daniel
Subject: Please Reply-USEPA Assessment: 103 Kisco Avenue
Importance: High

Good Evening:

We performed survey work at 105 Kisco Ave property today. Dan did visit the tenants on 103 Kisco to give them an update. The reason for my email is the fact that we wanted to obtain our background soil sample in the same area that our Pre-Remedial pulled the soil samples. This was at the city right of way grassy section between the sidewalk and street at 145-159 Kisco Avenue. Attached is a map. We have access from the Village but we didn't specify this one location. We have already requested mark outs for 103 and 105 Kisco Avenue and added city right of way. We would take a 2 foot depth samples as we did last time. Please let us know if there are any issues. We plan to take soil boring samples on Wed, 08/05/15.

Thanks

From: Daly, Eric
Sent: Thursday, July 30, 2015 4:13 PM
To: 'Whitney Singleton'; 'Village of Mt. Kisco'
Cc: Gaughan, Daniel
Subject: RE: USEPA Assessment: 103 Kisco Avenue

Good Afternoon:

Our contractor and the GeoProbe subcontractor are working on the utility mark outs for the whole site (Three properties). Our locations for the soil boring samples will be dependent on the mark outs and your feedback. Meaning, we have soil sample points from our Pre-Remedial Program on other parts of your property. We wanted to supplement that sampling with a few other locations. So exact locations of the soil borings will be determined next week.reviewing all available information in conjunction with the Village/tenant recommendations.

Thanks

From: Daly, Eric
Sent: Tuesday, July 28, 2015 9:24 PM
To: 'Whitney Singleton'; Village of Mt. Kisco
Cc: Gaughan, Daniel
Subject: USEPA Assessment: 103 Kisco Avenue
Importance: High

Good Evening:

I wanted to reach out to the group and ensure we are all on the same page. Our assessment team will arrive at your property on August 3rd. We will be at the site (105/107 Kisco Avenue, 103 Kisco Avenue and the MTA property area) until Friday, August 7th. Some of the assessment activities can be planned specifically and some will have to be determined when we are at the site working with the property owners and the tenants. We want to maximize our resources/time while we minimize the inconvenience to you and your tenants.

Planned Tasks to be performed:

- Radon Charcoal Canister Sampling
  - The radon canister sampling will be conducted within the interior spaces of the buildings on your property either Monday or Tuesday. Meaning the canisters will be dropped off on one of those days. Therefore, the canisters will be picked up on either Thursday or Friday depending on the drop off date. Those are the days we have the radon specialist subcontracted
- Radon/Thoron Survey
  - The RAD7 Instrument is a survey instrument that detects radon and thoron
  - We can use this instrument in different modes
    - Sniff mode is a short survey that will give us an idea if there are any increased levels of radon and thoron
    - If we see a sign of increased readings, we can put this instrument into survey mode and capture a longer survey results
    - We base our locations for this survey on the gamma scoping survey.
- Gamma Survey
  - We will measure and grid out the ground floor of all the interior space of the buildings.
  - We will be using three instruments to survey gamma radiation; the Ludlum 2241, Fluke Pressurized Ionization Chamber (PIC) and the Reuter Stokes 131 PIC (RSS-131).
    - The Ludlum 2241 is used to perform a gross scoping gamma survey of the area with readings on contact (about an inch from the ground). This is performed quickly and the gamma range will be given for a specific area. Any elevated gamma readings will assist us in survey/sampling with other techniques.
    - The Fluke PIC is used to delineate the gamma readings throughout the mapped out grid of the ground floor. Measurements will be taken at specific intervals at both the contact and waist (approximately 3 feet from the ground) levels.
    - Reuter Stokes 131 PIC (RSS-131) is a stationary PIC that accurately reads low level gamma. This instrument will be used in higher gamma areas identified by the other gamma instruments.
- Geo Probe Soil Sampling

- We will be collecting a few Geo Probe four feet deep soil samples. These samples will be sent to a laboratory for analysis. We will be concentrating on areas not addressed by our Pre-Remedial Program.

All of the survey and sampling will assist us in making any removal action decisions.

Please let me know if you have any questions or concerns. I believe we are set with access agreements. If that is not the case, please let me know what needs to be taken care of. Please feel free to pass onto your tenants. I will speak with anyone who needs to discuss the assessment activities. Dan is out of state at a training session. We are in contact but I am more accessible this week. Both Dan and I will be at the site next week.

Thanks for your cooperation.

Regards,

Eric

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From: Whitney Singleton [mailto:WSingleton@sdslawny.com]
Sent: Thursday, July 16, 2015 11:23 AM
To: Village of Mt. Kisco
Subject: RE: USEPA Assessment: 103 Kisco Ave Access

I have no objections or problems with the wording, but before executing we want to make arrangements with and/or provide notices to the tenant. Do they know the specific date(s) that they will be investigating and the areas that they will need to access? Under our existing lease with the tenant (paragraph 14), the Village has a right of entry. However, it would be helpful and perhaps more appropriate to let the tenant know specifically what day(s) and areas will be investigated.

Whitney

From: Village of Mt. Kisco [mailto:villagemgr@mountkisco.org]
Sent: Thursday, July 16, 2015 8:56 AM
To: Whitney Singleton

Subject: FW: USEPA Assessment: 103 Kisco Ave Access
Importance: High

From: Daly, Eric [mailto:Daly.Eric@epa.gov]
Sent: Monday, July 13, 2015 1:56 PM
To: Gaughan, Daniel; villagemgr@mountkisco.org
Cc: Wilson, Eric; Doyle, James
Subject: USEPA Assessment: 103 Kisco Ave Access
Importance: High

Good Afternoon Mr. Brancati:

Attached is the insurance documentation that you requested. Please let me know if you have any questions regarding our proposed assessment work at your property or the access agreement Dan forwarded to you last week.

Thanks

Regards,

Eric

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From: Gaughan, Daniel
Sent: Friday, July 10, 2015 3:14 PM
To: villagemgr@mountkisco.org
Cc: Daly, Eric; Wilson, Eric
Subject: 103 Kisco Ave Access

Mr. Brancati,

The Environmental Protection Agency would like to gain access to a Town of Kisco owned property located at 103 Kisco Avenue to continue an investigation into the former Canadian Radium and Uranium facility. Please see the attached letter and consent for access form. If you have any questions, please direct them to Eric Daly at 908-420-1707 or email at daly.eric@epa.gov.

Regards,
Dan Gaughan

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