

EZ-EM, Inc.
Site No. 130043N
Periodic Review Report
January 2017

I. Executive Summary:

A. Summary of site, nature and extent of contamination, and remedial history:

The EZ-EM site is about 2.3 acres in size and located in the New Cassel Industrial Area (NCIA), an urban area in Nassau County, NY. The site consists of a two-story office/warehouse with a 70,000 square foot footprint, some roadways and parking lots. The site is zoned Commercial/Industrial. Advance Food Service Equipment Manufacturing, a stainless steel machine shop, occupied the site between 1971 and 1982. Since that time, EZ-EM has been occupying the site. The primary contaminants of concern in soils and groundwater are tetrachloroethene (PCE) and 1,1,1-trichloroethane (1,1,1-TCA). In 1985, a removal action of sludge contaminated with 1,1,1-TCA from a vat used for degreasing located in the southwest corner of the on-site building was carried out under NCDOH supervision. Records indicate that Advance Food Service stored or used 1,1,1-trichloroethane and other solvents while at the site. The site was listed as a Class 4 site in 1997, with further groundwater monitoring recommended.

B. Effectiveness of the Remedial Program:

The recommended groundwater monitoring was carried out as part of a soil vapor intrusion investigation and reported in the August 2008 Site Characterization Report – Soil Vapor Intrusion Evaluation for the New Cassel Industrial Area (the SVI Legacy Site Investigation). PCE levels in groundwater were found to be similar to levels found in the March 1997 Multisite PSA Task 4 Report for the New Cassel Industrial Area (the 1997 PSA report), and not significantly in excess of general background levels in the NCIA. Levels of 1,1,1-TCA were greatly reduced. Therefore, the remedial program objectives have been met and the site is in compliance with all requirements.

C. Recommendations:

The SVI Legacy Site Investigation found that contaminant concentrations in on-site groundwater have not increased and are not significantly above background levels. Therefore, it is recommended that the frequency of PRRs be changed to five years.

D. Site Overview:

The site is located at 750 Summa Avenue within the New Cassel Industrial Area, located in North Hempstead, Nassau County. The site is bounded by Summa Avenue on the north, and by light industries on the east, west and south. Figure 1 shows the site location within the NCIA. There is one on-site one-story building, with the balance of the site being parking areas and alleyways. The contaminants of concern are PCE and 1,1,1-TCA. The 1997 PSA Report found that the PCE groundwater contamination is localized in the southeastern portion of the site, and is

believed to originate from neighboring sites located at 770 Main St., 101 Frost St. and 89 Frost St. 1,1,1-TCA was localized in the southwestern area of the site and was believed to originate from the degreasing vat removed in 1985. Soil sampling found no source areas on the site. See Figure 1 for site location within the NCIA. Figure 2 shows the site and the most recent (2008) groundwater monitoring results from the SVI Legacy Site Investigation.

E. Regulatory History:

The site was listed in May 1997 as a Class 4 site. The Site Investigation Form provided with the April 22, 1997 Classification Package required groundwater monitoring to be carried out at the site. The required groundwater monitoring was carried out in 2008 as part of the SVI Legacy Site Investigation.

II. Remedy Performance, Effectiveness, and Protectiveness: Groundwater monitoring was carried out in 2008 as part of the Legacy Site Investigation by direct push geoprobe. Samples were taken at the top of the water table which is about 65 ft. bgs. These results were compared to sampling results from similar depths and locations from the 1997 PSA report. The 1997 PSA Report reported 1,1,1-TCA as high as 100 ppb. In 2008, the contaminant with documented usage at the site, 1,1,1-TCA was not found at levels exceeding SCGs. The 1997 PSA Report reported PCE found in the southeast portion of the site, as high as 28 ppb, which it attributed to neighboring sites located at 770 Main St., 101 Frost Street and 89 Frost St. (Sites 130043I, 130043L and 130043M). In 2008, the highest concentration of PCE, 27 ppb, was also found in the southeast portion of the site. With 1,1,1-TCA concentrations diminishing, and stable PCE concentrations, the groundwater monitoring has shown site conditions are protective of human health and the environment.

III. IC/EC Plan Compliance Report: No institutional controls nor engineering controls exist at the site.

IV. Monitoring Plan Compliance Report

A. Components of the Monitoring Plan: Groundwater monitoring was carried out in 2008.

B. Summary of Monitoring Completed During Reporting Period: NA

C. Comparisons with Remedial Objectives: The remedial objectives have been met.

D. Monitoring Deficiencies: None.

E. Conclusions and Recommendations for Changes: Monitoring carried out to date has been sufficient. No additional monitoring is recommended.

V. Operation and Maintenance (O&M) Plan Compliance Report: No engineering controls exist at the site.

VI. Overall PRR Conclusions and Recommendations

- A. Compliance with SMP: The only site management requirement is the groundwater monitoring requirement. Groundwater monitoring was carried out in 2008, by direct push geoprobe. Samples were taken at the top of the water table; about 65 ft bgs. The contaminant with documented usage at the site, 1,1,1-TCA was not found in levels exceeding SCGs. PCE was found at concentrations as high as 27 ppb. The sample with the highest concentration of PCE was taken in the southeast portion of the site. Samples taken during the original RI in the same area should concentrations as high as 28 ppb, with concentrations downgradient as high as 194 ppb. The RI report attributed the PCE found in the general area to a neighboring site located at 770 Main St., 101 Frost St. and 89 Frost St. Since there is no upward trend in contaminant concentration, and the site is located in the New Cassel Industrial Area where background levels of VOCs area-wide are elevated, no additional monitoring is recommended.
- B. Performance and Effectiveness of the Remedy: The remedial program consists solely of groundwater monitoring. The required monitoring was carried out in 2008. As described in Section VI-A, there has been no general increase in the levels of the contaminants of concern in on-site groundwater, therefore, the remedy has been effective.
- C. Future PRR Submittals: Recommend PRR interval be increased to 5 years.

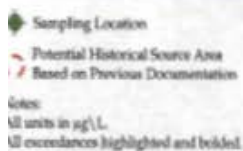


Legend

- NCIA Boundary
- ★ Site Locations

Figure 1

**Site Location Map
New Cassel Industrial Area
North Hempstead, New York**



Chloride	5
Ammonium	2
1,2-Dichloroethane	2
1,1,1-Trichloroethane	2
Methylene chloride	2
1,2-Dichlorobenzene	2
1,4-Dichlorobenzene	2
Trichloroethylene	2
Trichloroethylene	2
Chlorobenzene	2
Methyl Ethyl Ether	10
Methyl Tertiarybutyl Ether	50
Acetone	50

Figure 2
Site N
Groundwater VOC Exceedances
750 Summa Avenue
New Cassel Industrial Area
North Hempstead, New York