SITE MANAGEMENT PERIODIC REVIEW REPORT (PRR)

Reporting Period: March 31, 2025 to March 31, 2026

Former Munsey Cleaners
1029 Port Washington Blvd
Port Washington, NY 11050
NYSDEC Site Number: 130081

PREPARED FOR:

NYSDEC
DIVISION OF ENVIRONMENTAL REMEDIATION
625 BROADWAY
ALBANY, NEW YORK 12233-7015

PREPARED BY:

LAUREL ENVIRONMENTAL GEOSCIENCES DPC
53 WEST HILLS ROAD, SUITE 1
HUNTINGTON STATION, NEW YORK 11746

APRIL 10, 2026
***LAUREL* PROJECT #02-121**

TABLE OF CONTENTS

FIGURES

TABLES

APPENDICES

I. EXECUTIVE SUMMARY

Site Investigation

Former Munsey Cleaners is in the Inactive Hazardous Waste Disposal Site Remedial Program and the Site Number is 1-30-081. Previously, Musso 3636, LLC entered into Consent order No. W1-1087-06-01. The improper handling of dry cleaning waste at the Site resulted in the disposal of hazardous wastes, containing tetrachloroethene (PCE) and other volatile organics. This was the result of tenants who operated the property prior to Musso 3636, LLC acquiring title to, and current operators' operations at, the property. These wastes contaminated the soil and groundwater at the Site.

Effectiveness of the Remedial Program

During the course of the Remedial Investigation certain actions, known as interim remedial measures (IRMs), were undertaken at the Site in response to the threats identified above. A total of six (6) IRMs were implemented at the Site from 1996 to 2005. Based on the results from the IRMs, the November 2005 Record of Decision (ROD) signed by New York State Department of Environmental Conservation NYSDEC has selected "No Further Action" with continued operation of the Soil Vapor Extraction (SVE) and sub-slab systems as the preferred alternative for the Site.

There was an execution and recording of an Environmental Easement to Implementation of Institutional Controls including restricting land use and preventing future exposure to any contamination remaining at the Site.

Compliance

No items of non-compliance regarding the major elements of the Site Management Plan (SMP) were noted. A review of the virtual vacuum monitoring data concludes the vacuum readings have been consistently meeting the NYSDEC minimum vacuum of -0.004 for the duration of this PRR.

Recommendations

No changes to the SMP are needed. The frequency of the indoor air sampling (every 5 years) is appropriate and should not change at this time.

II. Site Overview

Site Investigation

The Site is located in the Hamlet of Port Washington, Town of North Hempstead, County of Nassau, New York and is identified as Section 6, Block 60 and Lot 50 on the Nassau County Tax Map. The Site is an approximately 0.50 acre area bounded by a United States Post Office and Main Street to the north, commercial buildings and Port Washington Boulevard to the west, The Port Washington School District High School and Parking Lots to the east, and Commercial Buildings to the south (see Figure 1.0).

Former Munsey Cleaners is in the Inactive Hazardous Waste Disposal Site Remedial Program and the Site Number is 1-30-081. Previously, Musso 3636, LLC entered into Consent order No. W1-1087-06-01. The improper handling of dry cleaning waste at the Site resulted in the disposal of hazardous wastes, containing tetrachloroethene (PCE) and other volatile organics. This was the result of tenants who operated the property prior to Musso 3636, LLC acquiring title to, and current operators' operations at, the property. These wastes contaminated the soil and groundwater at the Site, and resulted in the following:

- a significant threat to human health associated with exposures to contaminated soil and contaminants in indoor air; and
- a significant environmental threat due to PCE impacting groundwater.

During the Remedial Investigation, IRMs were undertaken at the Site in response to the threats identified above. An IRM is conducted at a Site when a source of contamination or exposure pathway can be effectively addressed before completion of the remedial investigation/feasibility study (RI/FS).

Remediation

A total of six (6) IRMs were implemented at the Site from 1996 to 2005. Based on the results of the IRMs, the November 2005 Record of Decision (ROD) signed by NYSDEC has selected "No Further Action" with continued operation of the SVE and sub-slab systems as the preferred alternative for the Site.

III. Evaluate Remedy Performance, Effectiveness and Protectiveness

The following assessment of the remedial program's status and effectiveness provides conclusions regarding the efficacy of remedial measures in achieving the objectives for the Site, as outlined in the Site Management Plan. The effectiveness of the remedial performance is based on this annual Site Management Progress Review Report inspection.

- ***Laurel*** has performed SSDS operations and maintenance (O&M) on an as needed basis since 2005.
- The Site inspection for the project was performed on February 12, 2026.
- Indoor Air Monitoring was not scheduled to be performed during this period, and will be performed in 2027.

IV. Institutional Controls (IC)/Engineering Controls (EC) Plan Compliance Report

The two EC controls at the Site are:

1. Subslab Depressurization System (SSDS) with continuous system monitoring and a remote telemetry alarm notification system; and
2. Concrete Cover System.

The one IC control at the Site is:

1. An Environmental Easement including a Site Management Plan.

The SSDS and Cover System are functioning properly. The engineering controls (EC) as currently configured have been meeting the main objective of the SMP for the Site and attainment of remedial objectives.

Certification

NYSDEC SUPERFUND PROGRAM ID: 130081
LAUREL Project #02-121

Report:	2025-2026 Site Management Periodic Review Report
Reporting Period:	March 31, 2025 through March 31, 2026
Field Work Dates:	2/12/2026
Report Date:	April 10, 2026
Site:	Former Munsey Cleaners 1029 Port Washington Boulevard, Port Washington, NY 11050 Located at the southeast intersection of Port Washington Boulevard and Main Street
Weather Conditions:	Variable
Client:	Musso 3636, LLC

For each institutional or engineering control identified for the Site, I certify that all of the following statements are true:

- The inspection of the Site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under my direction;

- The institutional control and/or engineering control employed at this Site is unchanged from the date the control was put in place, or last approved by the Department;

- Nothing has occurred that would impair the ability of the control to protect the public health and environment. SSDS monitoring has been installed and notification of system disruptions are in place to allow for rapid repairs to be made if needed;

- Nothing has occurred that would constitute a violation or failure to comply with any Site management plan for this control;

- Access to the Site will continue to be provided to the Department to evaluate the remedy, including access to evaluate the continued maintenance of this control;

- Use of the Site is compliant with the Environmental Easement;

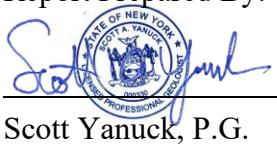
- The engineering control systems are performing as designed and are effective;

- To the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the Site remedial program and generally accepted engineering practices; and

- The information presented in this Report is accurate and complete.

I certify that all information and statements in this certification form are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law. *I, Scott Yanuck, of Laurel Environmental Geosciences DPC, am certifying as Owners'/Remedial Party's Designated Site Representative.*

Report Prepared By:



4/10/2026

Scott Yanuck, P.G. Date

Professional Geologist, New York

V. Monitoring Plan Compliance Report

The requirements of the monitoring plan by media as described in the Site Management Plan are shown below in Table I.

Table I Schedule of Monitoring/Inspection Reports

Task	Reporting Frequency*
SSDS System Inspections (includes composite cover system)	Annual
Inspection Reports and Certifications	Annual
Indoor Air Sampling	5-Year

* The frequency of events will be conducted as specified until otherwise approved by NYSDEC

The SSDS system vacuum, system effluent and composite cover were inspected on February 12, 2026. The vacuum readings from the U-Tube manometers from each of the five (5) vapor extraction pipes ranged from -3.2" to -3.7" water column shown in the table below, and the system effluent, measured within the effluent piping immediately after the SSDS fan, registered 0.0 parts per million (ppm) with a photoionization detector (PID). The vacuum monitoring point in the concrete slab of the basement beneath the dance studio was measured using a "Love Controls" HM28 digital manometer and indicated a vacuum reading of -0.017 inches of water, exceeding the standard of -0.004 inches of water.

Table II U-Tube Manometer Readings

U-Tube Manometer #	Vacuum (inches of water)
1 (East Restaurant)	-3.7
2 (Central Restaurant)	-3.4
3 (East Dance Studio)	-3.2
4 (West Dance Studio)	-3.4
5 (West Restaurant)	-3.3

VI. Operation & Maintenance (O&M) Plan Compliance Report

Not applicable.

VII. Overall PRR Conclusions and Recommendations

Compliance with the SMP was met for all IC/EC components during the reporting period. Continuous monitoring of the SSDS is in place and notifications of system issues are sent to a monitored email address to allow for any necessary repairs to be made in a timely fashion.

The performance of the SSDS and composite cover were found to be effective.

Since the SSDS has telemetry monitoring and alarms in place to notify of any issues, the annual PRR reporting period should be revised at this time to a 5-year schedule to align with the indoor air sampling.

Continuation of site management in accordance with Easement and SMP is recommended.

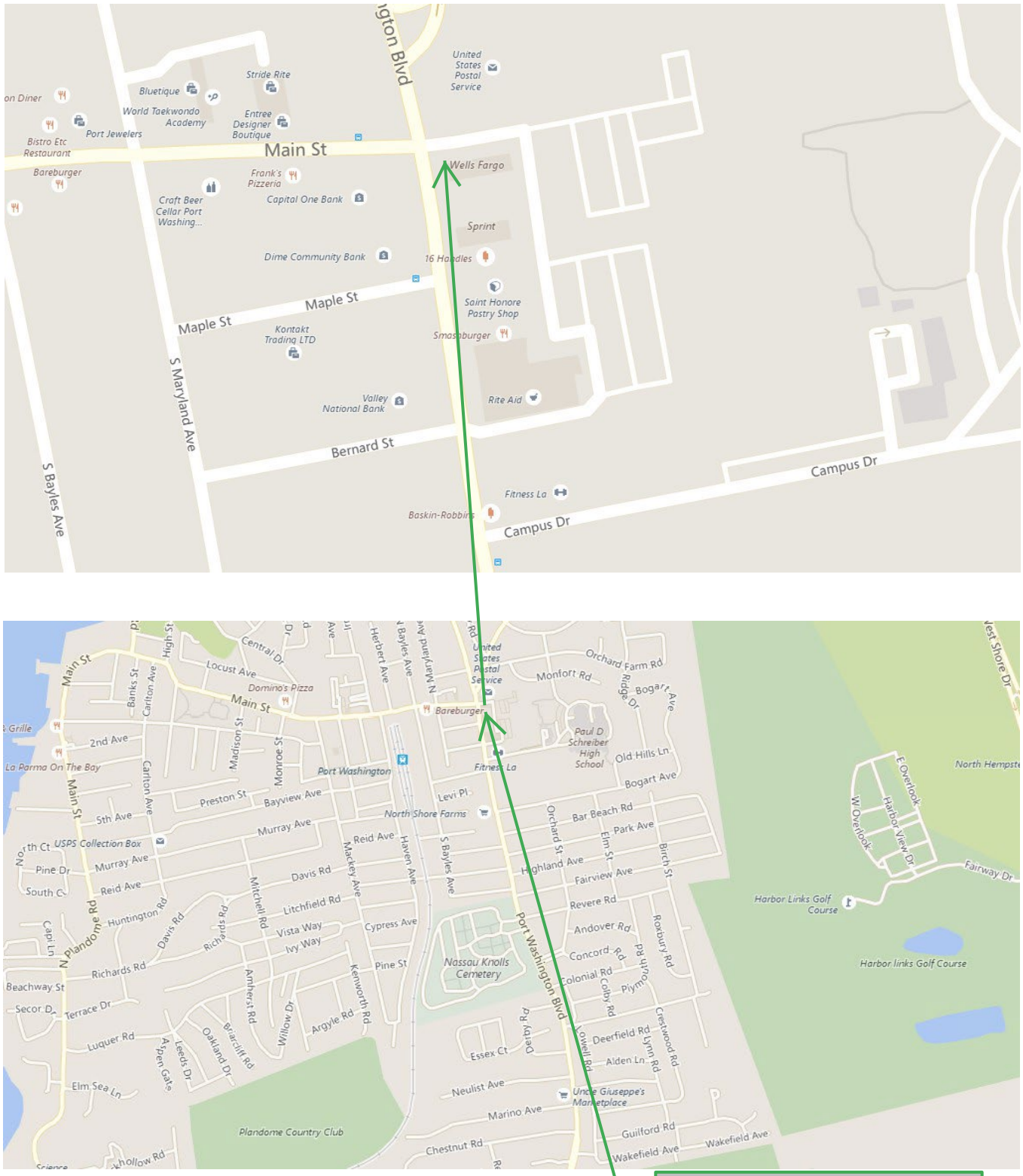
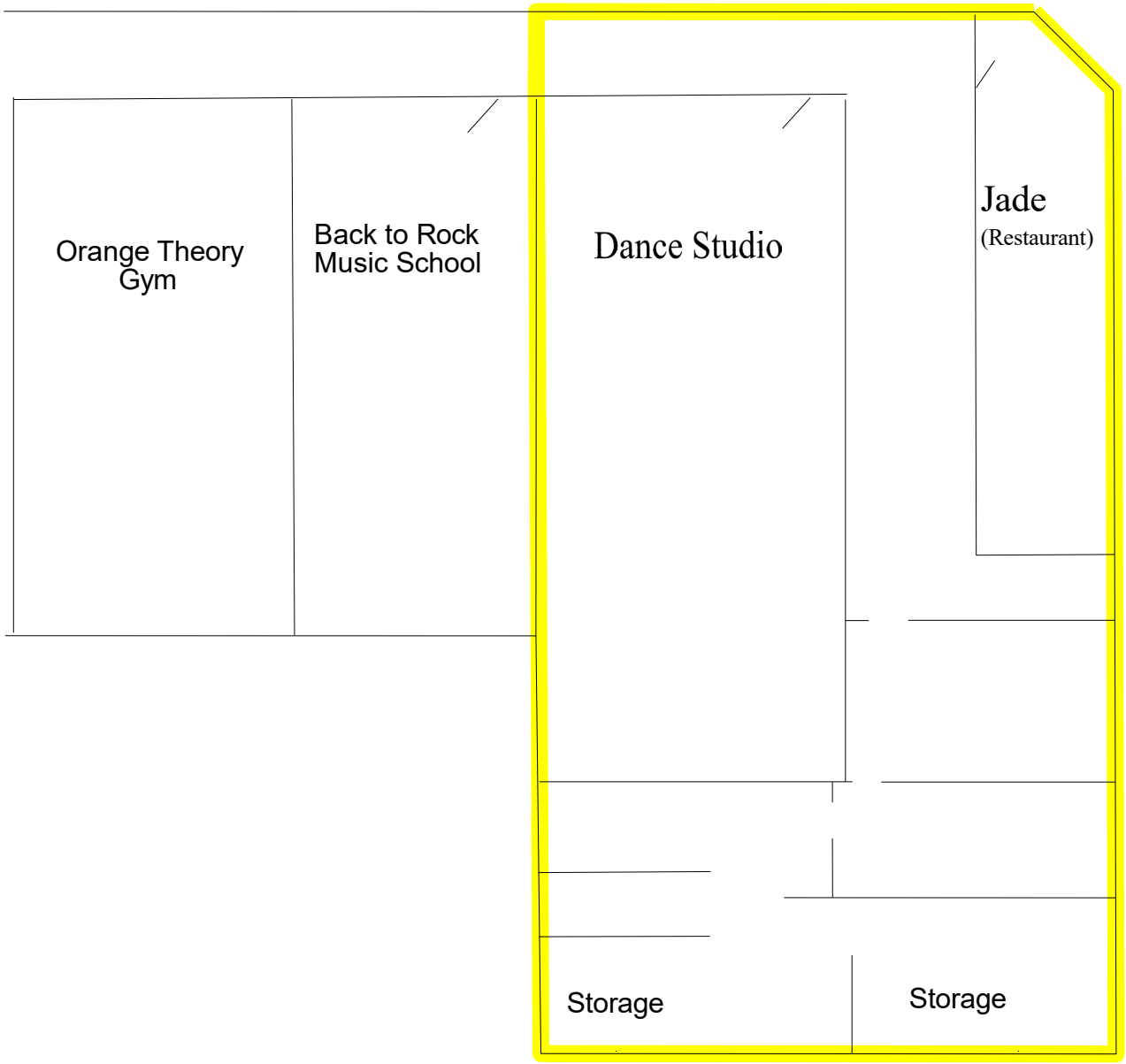


Figure 1.0 Site Location
1029 Port Washington Blvd
Port Washington, New York



(Lower Level)

Laurel
ENVIRONMENTAL
GEOSCIENCES, D.P.C.

53 West Hills Road
Huntington Station, NY 11746

PHONE: 631-673-0612
FAX: 631-427-5323

WWW.LAURELENV.COM

FIGURE 2.0
SITE PLAN AND IC BOUNDARY

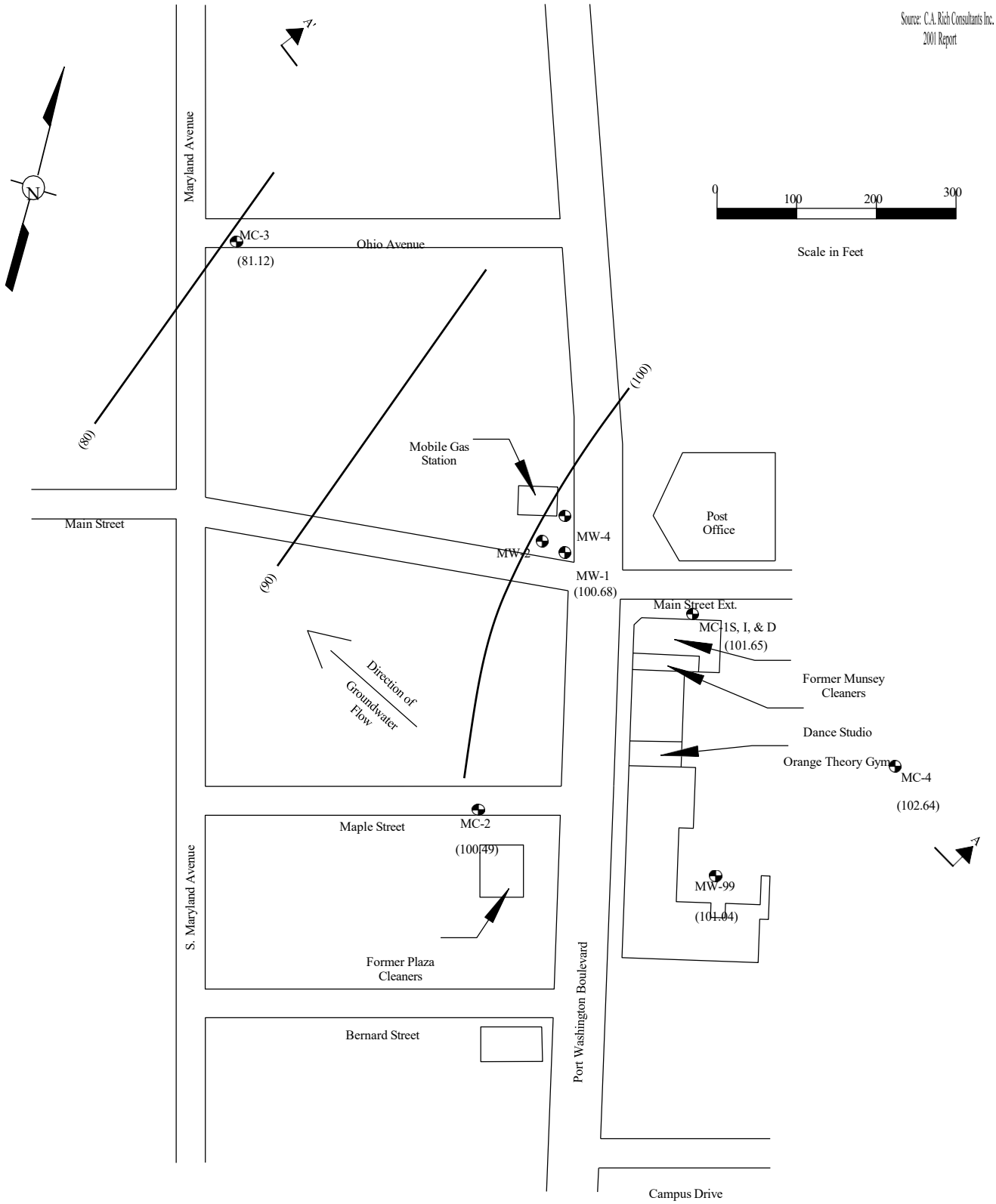
1029 Port Washington Blvd
Port Washington, New York

Laurel makes no guarantees as to the accuracy of this drawing and it should only be used for informational purposes.

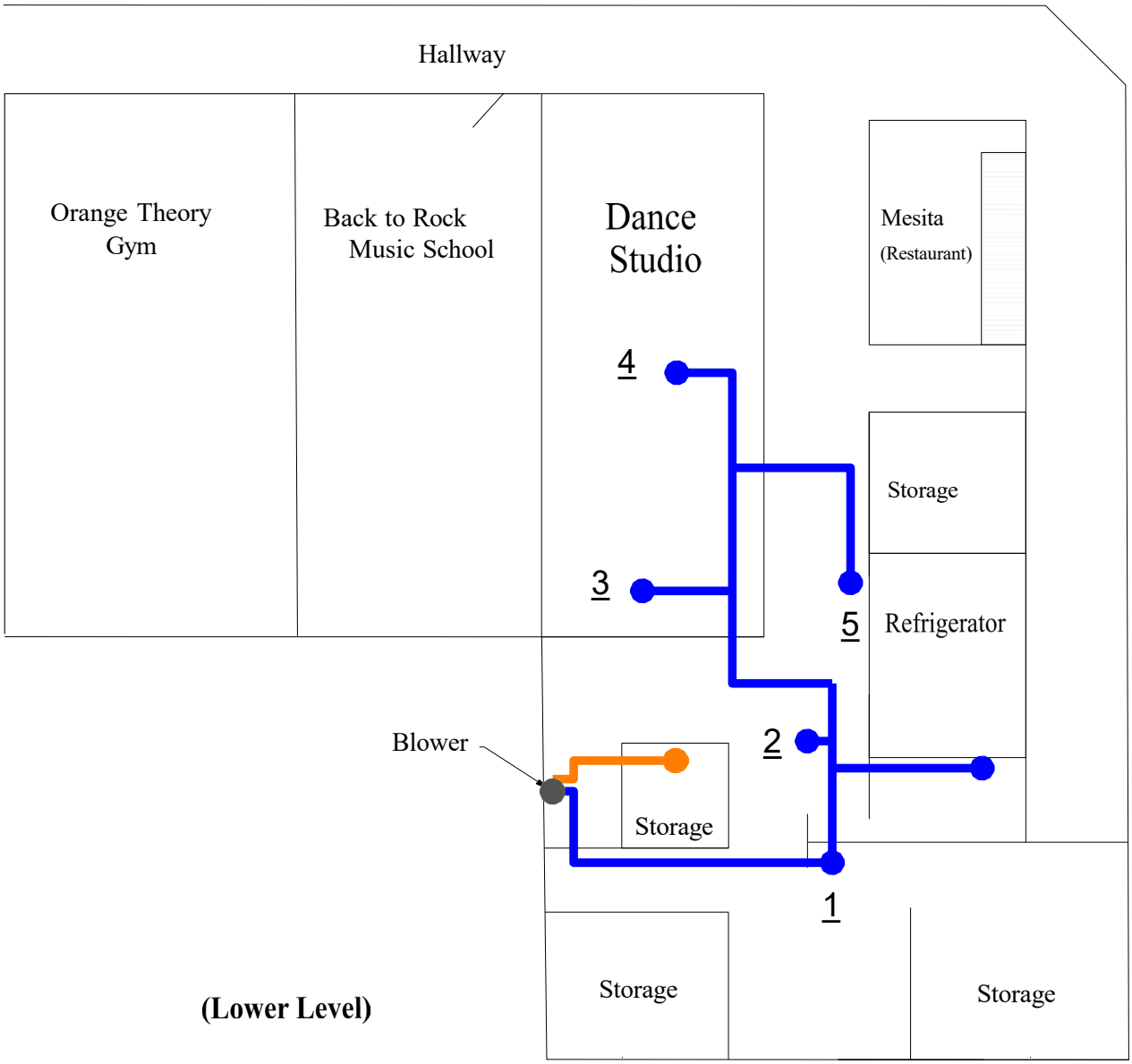
PROJECT #:02-121
DRAWING DATE: 07/24/20
DRAWN BY: LG
CHECKED BY: BMC
REVISIONS:

KEY
BUILDING LAYOUT
INSTITUTIONAL CONTROL BOUNDARY

0 20' 40'
Scale: 1" = 20'



Laurel ENVIRONMENTAL GEOSCIENCES DPC	**Laurel Environmental Geosciences DPC**	Figure 3.0	Legend
	53 West Hills Road Huntington Station, NY 11746 631-673-0612	Water Table Elevation Map November 2000 Scale: As Shown	(101.04) Groundwater Elevation In Feet Above Mean Sea Level (80) Groundwater Elevation Contour In Feet Above Mean Sea Level A' A Trace of Geologic Cross-Section
	Drawn By: ZHB 12/5/03	Former Munsey Cleaners Port Washington, New York	Monitoring Well Locations



0 20' 40'

Scale: 1" = 20'

Laurel ENVIRONMENTAL GEOSCIENCES, D.P.C.

53 West Hills Road
Huntington Station, NY 11746

PHONE: 631-673-0612
FAX: 631-427-5323

WWW.LAURELENV.COM

FIGURE 4.0
SSDS Schematic

1029 Port Washington Blvd
Port Washington, New York

Laurel makes no guarantees as to the accuracy of this drawing and it should only be used for informational purposes.

PROJECT #:02-121
DRAWING DATE: 4/7/25
DRAWN BY: EB
CHECKED BY: DS
REVISIONS:

KEY

- BUILDING LAYOUT
- EFFLUENT LINE DISCHARGED THROUGH ROOF
- SSDS PIPING AND VACUUM POINTS
- # U-Tube Manomater Designation

APPENDIX A – PHOTOGRAPHS

Photo 1: Photograph of the Site, facing west

Photo 2, Basement of Dance Studio

Photo 3, Basement of Dance Studio

Photo 4, Basement of Restaurant

Photo 5, SSDS Fan, Labeling Amp Meter, and Vapor extraction point in basement of Restaurant

Photo 6, Basement of Restaurant

APPENDIX B
SM PRR IC/EC Certification Form

Enclosure 2
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form

Site Details **Box 1**

Site No. 130081

Site Name Former Munsey Cleaners

Site Address: 1029 Port Washington Boulevard Zip Code: 11050
City/Town: Port Washington
County: Nassau
Site Acreage: 0.250

Reporting Period: March 31, 2025 to March 31, 2026

	YES	NO
1. Is the information above correct?	X	☐
If NO, include handwritten above or on a separate sheet.		
2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?	☐	X
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?	☐	X
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	☐	X
If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.		
5. Is the site currently undergoing development?	☐	X

Box 2

	YES	NO
6. Is the current site use consistent with the use(s) listed below? Restricted-Residential, Commercial, and Industrial	X	☐
7. Are all ICs in place and functioning as designed?	X	☐

IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative Date

SITE NO. 130081 **Box 3**

Description of Institutional Controls

Parcel	Owner	Institutional Control
6-80-50	Musso 3636, LLC	Ground Water Use Restriction Monitoring Plan Site Management Plan O&M Plan IC/EC Plan

OU1 ROD calls for institutional controls in the form of an environmental easement that will require compliance with the SMP and restrictions on groundwater usage.

Box 4

Description of Engineering Controls

Parcel	Engineering Control
6-80-50	Vapor Mitigation

The OU1 ROD calls for the continued operation of the SVE system. That system was shut down with approval by DEC in 2013. The on-site SSDS continues to operate.
The groundwater will be sampled annually. Wells were decommissioned in 2013.

The OU2 ROD calls for the operation of 6 SSDSs and the monitoring of off-site groundwater annually.

Box 5

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

   a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the Engineering Control certification;

   b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and compete.

YES	NO
X	

2. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

   (a) The Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

   (b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

   (c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

   (d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

   (e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES	NO
X	

IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

_____ _____

Signature of Owner, Remedial Party or Designated Representative Date

IC CERTIFICATIONS
SITE NO. 130081

Box 6

SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1,2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the PenalD Law.

I VICTOR A. MUSSO at 265 Broadhollow Road, Suite 115, Melville, NY 11747
print name print business address

am certifying as **OWNER** (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.

Signature of Owner, Remedial Party, or Designated Representative Rendering Certification

3-17-2026
Date

EC CERTIFICATIONS

Box 7

Qualified Environmental Professional Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Scott A Yanuck (print name) at 53 W Hills Rd, Huntington Station, NY 11746 (print business address),

am certifying as a Qualified Environmental Professional for the Musso 3636, LLC (Owner or Remedial Party)

Signature of Qualified Environmental Professional, for the Owner or Remedial Party, Rendering Certification	Stamp (Required for PE)	Date
Scott A Yanuck		3/8/2026

Enclosure 3
Periodic Review Report (PRR) General Guidance

I. Executive Summary: (1/2-page or less)
   A. Provide a brief summary of site, nature and extent of contamination, and remedial history.
   B. Effectiveness of the Remedial Program - Provide overall conclusions regarding;
      1. progress made during the reporting period toward meeting the remedial objectives for the site
      2. the ultimate ability of the remedial program to achieve the remedial objectives for the site.
   C. Compliance
      1. Identify any areas of non-compliance regarding the major elements of the Site Management Plan (SMP, i.e., the Institutional/Engineering Control (IC/EC) Plan, the Monitoring Plan, and the Operation & Maintenance (O&M) Plan).
      2. Propose steps to be taken and a schedule to correct any areas of non-compliance.
   D. Recommendations
      1. recommend whether any changes to the SMP are needed
      2. recommend any changes to the frequency for submittal of PRRs (increase, decrease)
      3. recommend whether the requirements for discontinuing site management have been met.

II. Site Overview (one page or less)
   A. Describe the site location, boundaries (figure), significant features, surrounding area, and the nature and extent of contamination prior to site remediation.
   B. Describe the chronology of the main features of the remedial program for the site, the components of the selected remedy, cleanup goals, site closure criteria, and any significant changes to the selected remedy that have been made since remedy selection.

III. Evaluate Remedy Performance, Effectiveness, and Protectiveness
   Using tables, graphs, charts and bulleted text to the extent practicable, describe the effectiveness of the remedy in achieving the remedial goals for the site. Base findings, recommendations, and conclusions on objective data. Evaluations and should be presented simply and concisely.

IV. IC/EC Plan Compliance Report (if applicable)
   A. IC/EC Requirements and Compliance
      1. Describe each control, its objective, and how performance of the control is evaluated.
      2. Summarize the status of each goal (whether it is fully in place and its effectiveness).
      3. Corrective Measures: describe steps proposed to address any deficiencies in ICECs.
      4. Conclusions and recommendations for changes.
   B. IC/EC Certification
      1. The certification must be complete (even if there are IC/EC deficiencies), and certified by the appropriate party as set forth in a Department-approved certification form(s).

V. Monitoring Plan Compliance Report (if applicable)
   A. Components of the Monitoring Plan (tabular presentations preferred) - Describe the requirements of the monitoring plan by media (i.e., soil, groundwater, sediment, etc.) and by any remedial technologies being used at the site.
   B. Summary of Monitoring Completed During Reporting Period - Describe the monitoring tasks actually completed during this PRR reporting period. Tables and/or figures should be used to show all data.
   C. Comparisons with Remedial Objectives - Compare the results of all monitoring with the remedial objectives for the site. Include trend analyses where possible.
   D. Monitoring Deficiencies - Describe any ways in which monitoring did not fully comply with the monitoring plan.
   E. Conclusions and Recommendations for Changes - Provide overall conclusions regarding the monitoring completed and the resulting evaluations regarding remedial effectiveness.

VI. Operation & Maintenance (O&M) Plan Compliance Report (if applicable)
   A. Components of O&M Plan - Describe the requirements of the O&M plan including required activities, frequencies, recordkeeping, etc.
   B. Summary of O&M Completed During Reporting Period - Describe the O&M tasks actually completed during this PRR reporting period.
   C. Evaluation of Remedial Systems - Based upon the results of the O&M activities completed, evaluated

the ability of each component of the remedy subject to O&M requirements to perform as designed/expected.

D. O&M Deficiencies - Identify any deficiencies in complying with the O&M plan during this PRR reporting period.

E. Conclusions and Recommendations for Improvements - Provide an overall conclusion regarding O&M for the site and identify any suggested improvements requiring changes in the O&M Plan.

VII. Overall PRR Conclusions and Recommendations

A. Compliance with SMP - For each component of the SMP (i.e., IC/EC, monitoring, O&M), summarize;
   1. whether all requirements of each plan were met during the reporting period
   2. any requirements not met
   3. proposed plans and a schedule for coming into full compliance.

B. Performance and Effectiveness of the Remedy - Based upon your evaluation of the components of the SMP, form conclusions about the performance of each component and the ability of the remedy to achieve the remedial objectives for the site.

C. Future PRR Submittals
   1. Recommend, with supporting justification, whether the frequency of the submittal of PRRs should be changed (either increased or decreased).
   2. If the requirements for site closure have been achieved, contact the Departments Project Manager for the site to determine what, if any, additional documentation is needed to support a decision to discontinue site management.

VIII. Additional Guidance

Additional guidance regarding the preparation and submittal of an acceptable PRR can be obtained from the Departments Project Manager for the site.