



Periodic Review Report

101 Green Acres Road Site
Site No. 130084
Valley Stream, New York

September 29, 2022

Prepared for:

Sive Paget & Riesel, P.C.
560 Lexington Ave, 15th floor
New York, New York 10022

Prepared by:

**Roux Environmental Engineering
and Geology, D.P.C.**
209 Shafter Street
Islandia, New York 11749

Certification

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;
- 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;
- 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, Charlie McGuckin, P.E., of Roux Environmental Engineering and Geology, D.P.C., am certifying as Owner's Designated Site Representative for the Site.

Charles J. McGuckin, P.E.
NYS Professional Engineer #069509

9/29/2022
Date


Signature

Table of Contents

Certification i

Table of Contentsii

Executive Summary iii

1. Introduction 1

2. Site Overview 2

 2.1 Site Description 2

 2.2 Site History 2

 2.3 Environmental Conditions Prior to Remedial Action..... 3

 2.4 Remediation Goals 3

 2.5 Remedial Action Summary 3

 2.6 Remaining Contamination 3

3. SMP Requirements and Compliance Monitoring..... 4

 3.1 Institutional and Engineering Control Plan Compliance 4

 3.1.1 Institutional Control Plan Compliance 4

 3.1.2 Engineering Control Plan Compliance 4

 3.1.3 IC/EC Certification..... 4

 3.2 Monitoring Plan Compliance..... 4

 3.3 Operations and Maintenance Plan Compliance 5

4. Overall PRR Conclusions and Recommendations 6

Figure

- 1. Site Location Map

Appendices

- A. Site Inspection Checklists
- B. IC/EC Certification Form
- C. Photography Log

Executive Summary

This document is required as an element of the remedial program at the 101 Green Acres Road Site located in Valley Stream, New York (hereinafter referred to as the “Site”). The Site underwent redevelopment in 1993 and the New York State Department of Environmental Conservation (NYSDEC) determined that no further remedial actions were required at the Site in the Record of Decision (ROD) in 2000. An O&M Plan was submitted in April 2012 and revised in February 2013 which required groundwater and soil vapor sampling at the site. In 2014 it was determined by NYSDEC that soil vapor sampling could be discontinued and in 2017 NYSDEC allowed groundwater sampling to be discontinued. NYSDEC issued the Satisfactory Completion Letter/No Further Action Letter in November 2017 which documented that all sampling at the Site was no longer required.

An annual site-wide inspection has been completed during this monitoring phase. The reporting period for this Periodic Review Report (PRR) is April 29, 2017 to April 29, 2022. The components and rationale included in this PRR demonstrate that the engineering and institutional controls are performing as designed, are effective, and are compliant with specifications described by NYSDEC. Roux will be preparing a new O&M Plan to reflect the changes in sampling and inspections.

1. Introduction

This Periodic Review Report (PRR) documents activities performed for the periodic review at the 101 Green Acres Road Site located in Valley Stream, New York (hereafter referred to as the Site, Figure 1). The Site is managed by New York State Department of Environmental Conservation (NYSDEC) under Site number 1-30-084 and reached a no further action status in the Record of Decision (ROD) in 2000.

The Site was reclassified from a Class 2 to a Class 4 Site on the New York State Registry of Inactive Hazardous Waste Disposal Sites following the ROD. In the Record of Decision, NYSDEC determined that actual or threatened releases of hazardous waste constituents at the Site had been addressed through the implementation of interim response actions and that the response actions had significantly reduced the threat to public health and the environment. Based on the results of the investigations and response actions at the Site, NYSDEC determined in the Record of Decision that no further remedial action was required and that natural attenuation represented an appropriate alternative to address impacted ground water at the Site. NYSDEC required ground water and soil vapor monitoring be conducted at the Site and determined that the mitigation of subsurface soil vapor onto the Site or nearby structures was not a concern. NYSDEC also stated that the positive pressure ventilation system associated with the on-site building would serve to suppress subsurface vapors.

An Operations and Maintenance Plan (O&M) was implemented in 2012 to monitor the groundwater and soil vapor for volatile organic compounds (VOCs). Groundwater at four wells was sampled twice a year from 2014 to 2017.

In August 2014 NYSDEC and New York State Department of Health (NYSDOH) agreed to stop indoor air monitoring at the site. Groundwater sampling continued until November 2017 when NYSDEC issued a Satisfactory Completion Letter/No Further Action Letter for the Site.

Institutional Controls (ICs) discussed in this PRR pertain to HVAC system inspection and the condition of the building slab. Site Management activities, reporting, and IC/EC certification are scheduled on a certification period basis. The certification period for this PRR is April 29, 2017 to April 29, 2022.

2. Site Overview

This section includes a brief description of the Site and its history. The following documents were used to complete this section:

- *Operations and Maintenance Plan prepared by Environ, dated March 2000 and updated in April 2012 and February 2013.*
- *Additional Sampling Results September 2016 and March 2017, prepared by Ramboll, dated May 2017.*
- *Satisfactory Completion Letter/No Further Action Letter, prepared by NYSDEC, dated November 27, 2017.*
- *Site Management Certifications Letter, prepared by NYSDEC, dated September 19, 2017.*

2.1 Site Description

The Site is located at 101 Green Acres Road in Valley Stream, New York (Figure 1). The Site is situated on an approximately 7.2-acre area bordered to the northwest and northeast by retail stores and paved parking areas. The Site is a Home Depot store and associated parking lot areas. The Green Acres shopping mall is immediately northeast of the Site. The northern limits of the retail stores and parking areas are bordered by Sunrise Highway and the Far Rockaway branch of the Long Island Railroad. A residential area is adjacent to the eastern property boundary. Light industrial facilities, including distribution and shipping companies, are located to the south of the Site at the Airport Industrial Office Park (AIOP). John F. Kennedy International Airport is approximately 2 miles southwest of the Site. Hook Creek, an intermittent stream, is located beyond the western edge of the Site.

2.2 Site History

Industrial operations at the Site are believed to have started in the late 1920s with the construction of the Curtiss-Wright Airport in 1929. Airport related structures at the Site included airplane hangars and a portion of the runway. Although Curtiss Flying Service abandoned the airfield in approximately 1938, several other air service companies continued to operate the airfield. Occupants included the Columbia Aircraft Corporation, which built airplanes for military and private concerns between 1940 and 1948. The Bulova Watch Company leased the property from 1948 until 1960, when Bulova took title of the property.

When Bulova took occupancy of the Site in 1948, two airplane hangars existed on the eastern portion of the Site. It is believed that Bulova connected the airplane hangars in 1952, creating Building 1. Building 2 was erected west of Building 1 in 1967. During Bulova's occupancy, the eastern and northern portions of the Site were paved; a portion of the paved area incorporated the original concrete airfield runway, which traversed the eastern portion of the property from north to south. Bulova ceased operations at the Site during 1990 and title of the property was transferred to Home Depot in April 1993.

The Site was redeveloped during 1993. Redevelopment included demolition of all existing Site structures and construction of a Home Depot retail store. The entire Site is currently covered by the Home Depot building and the associated paved parking areas. A figure of the Site plan was provided in the O&M Plan. Potable water and sanitary service at the Site are provided by the local municipal authority. Storm water drainage from the building roof and paved parking areas is collected in a series of catch basins and directed via reinforced concrete piping beyond the eastern property boundary.

2.3 Environmental Conditions Prior to Remedial Action

Numerous phases of investigation and remediation have been completed at the site, under the oversight of the NYSDEC. In the Record of Decision, NYSDEC determined that actual or threatened releases of hazardous waste constituents at the Site had been addressed through the implementation of interim response actions and that the response actions had significantly reduced the threat to public health and the environment. Based on the results of the investigations and response actions at the Site, NYSDEC determined in the Record of Decision that no further remedial action was required and that natural attenuation represented an appropriate alternative to address impacted ground water at the Site.

2.4 Remediation Goals

The overall goals of the remedial action were to:

1. Prevent ingestion of groundwater containing contaminant levels exceeding drinking water standards.
2. Prevent contact with, or inhalation of, volatiles emanating from contaminated groundwater.
3. Prevent ingestion/direct contact with contaminated soil.
4. Prevent inhalation of, or exposure to, contaminants volatilizing from contaminated soil.
5. Prevent migration of contaminants that would result in groundwater contamination.
6. Mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at the Site.

2.5 Remedial Action Summary

After the Site underwent redevelopment an Operations and Maintenance Plan (O&M) was implemented in 2012 to monitor the groundwater and soil vapor for volatile organic compounds (VOCs). Groundwater at four wells was sampled twice a year from 2014 to 2017. Soil vapor sampling was conducted once a year from 2012 to 2014, when NYSDEC determined that soil vapor sampling could be discontinued. In 2017, NYSDEC determined that groundwater monitoring could cease in the Satisfactory Completion Letter/No Further Action Letter.

2.6 Remaining Contamination

In the May 2017 Additional Sampling Results report, Ramboll stated that all groundwater wells were below the Ambient Water Quality Standards except in MW-HD4 and MW-HD6. In MW-HD4, 1,1-dichloroethene and trichloroethene were slightly above their respective standard and in MW-HD6, trichloroethene exceeded in September 2016 but was below the standard in March 2017. These concentrations have shown a downward trend since monitoring first occurred in 1993 and NYSDEC determined that these wells no longer needed to be sampled due to the downward trend and natural attenuation.

In August 2014 NYSDEC and New York State Department of Health (NYSDOH) agreed to stop indoor air monitoring at the site. NYSDEC has stated that the positive pressure ventilation system associated with the on-site building would serve to suppress subsurface vapors.

3. SMP Requirements and Compliance Monitoring

This section details the Monitoring Plan activities currently implemented to evaluate the performance and effectiveness of the ICs and ECs in reducing or mitigating contamination at the Site.

3.1 Institutional and Engineering Control Plan Compliance

Engineering Controls (ECs) and Institutional Controls (ICs) are required to protect human health and the environment.

3.1.1 Institutional Control Plan Compliance

A series of Institutional Controls are in place to implement, maintain, and monitor the Engineering Controls. These Institutional Controls consist of the following:

- The property may be used for commercial, or industrial use.
- All ECs must be operated and maintained.
- All ECs must be inspected at a frequency and in a manner defined by NYSDEC.
- The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the New York State Department of Health (NYSDOH) to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department.
- Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical component of the remedy shall be performed.
- Access to the Site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance.

As indicated on the attached certification form (Appendix B), all ICs are in place and effective.

3.1.2 Engineering Control Plan Compliance

The Controlled Property has two Engineering Controls as follows:

- A positive pressure ventilation system with HVAC; and
- Site-wide cover system including the building slab.

As described in the sections below, the ECs for the Site are fully in place and effective.

3.1.3 IC/EC Certification

Institutional and engineering controls (IC/ECs) established for the Site are currently in place and protective of public health and the environment. An IC/EC Certification Form for the controls that are currently in place is included as Appendix A.

3.2 Monitoring Plan Compliance

The table below outlines the Monitoring Plan components.

Inspections	Frequency
Site-Wide – Inspection of the building condition. This includes condition and performance of the HVAC system and visual inspection of the buildings floor for cracks.	One inspection for the time period of April 29, 2017 to April 29, 2022.

Monitoring tasks completed during this reporting period include the site-wide inspection in July 2022. Site Inspection Checklist for this event is provided in Appendix B. A photo log made from pictures taken during the inspection on July 6, 2022 is included in Appendix C.

The results of the monitoring completed during the reporting period meet the remedial objectives for the Site and are in compliance with the monitoring plan.

3.3 Operations and Maintenance Plan Compliance

An updated O&M Plan will be prepared to address the changed conditions at the Site since 2013. The 2013 O&M Plan has details on groundwater and soil vapor sampling that are no longer necessary at the site. The new O&M Plan will provide a brief description of the measures necessary to operate, monitor and maintain the mechanical components of the remedy selected for the Site. This O&M Plan:

- Includes the procedures necessary for inspection of the HVAC system and building slab condition; and
- Will be updated periodically to reflect changes in Site conditions.

Based upon the results of the O&M activities completed, each component of the remedy subject to the O&M Plan is performing as designed and expected. There were no deficiencies identified. O&M activities will occur at the prescribed frequency during the next reporting period.

4. Overall PRR Conclusions and Recommendations

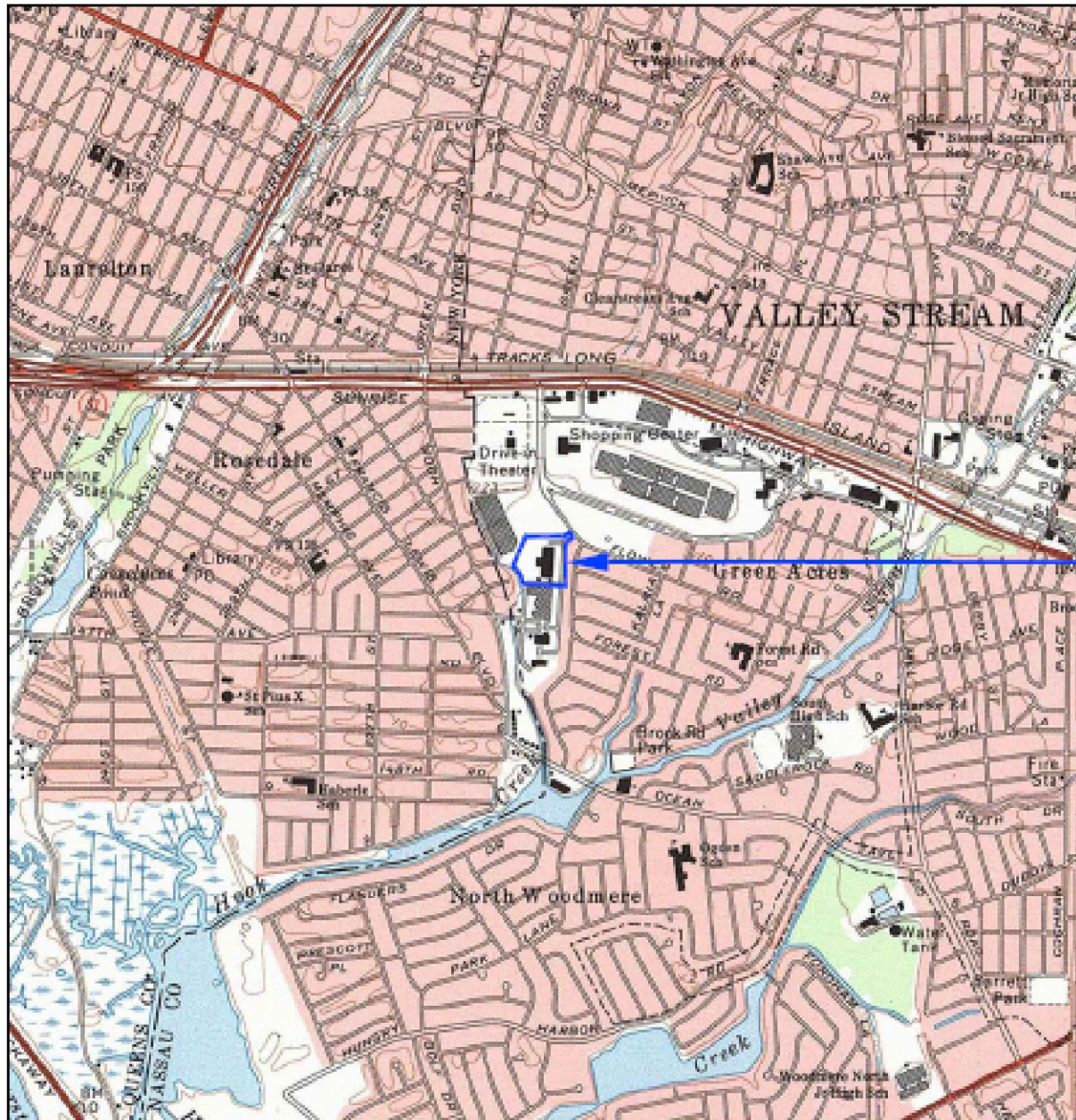
The ICs and ECs are performing as designed, are compliant with specifications, and remain effective protections of human health and the environment. The requirements of the Monitoring Plan and O&M Plan were met during the reporting period. Based on an evaluation of the components, as described in Section 3, each component continues to achieve the remedial objectives listed in Section 2.4, above.

Roux will be revising the O&M Plan to be consistent with currently required monitoring requirements for NYSDEC approval. Changing the frequency of PRR submittals is not recommended at this time.

Periodic Review Report (PRR)
101 Green Acres Road Site, Valley Stream, New York

FIGURES

1. Site Location Map



0 2000 4000
Scale in Feet



Title:

Site Location Map

101 Green Acres Road
Valley Stream, New York

Prepared for:

The Home Depot

ROUX

Compiled by: RM

Date: 8/16/2022

Prepared by: RM

Scale: AS SHOWN

Project Mgr: RM

Project: 4013.0001Y000

File: 4013.0001Y100.01.DWG

FIGURE

1

Periodic Review Report (PRR)
101 Green Acres Road Site, Valley Stream, New York

APPENDICES

- A. Site Inspection Checklists
- B. IC/EC Certification Form
- C. Photography Log

Periodic Review Report (PRR)
101 Green Acres Road Site, Valley Stream, New York

APPENDIX A

Site Inspection Checklists

Date: July 6, 2022
 Completed by: Rachel Miller (Roux)

Description	Status			Actions Taken/Comments
	Ok	Action Req	N/A	
General Site Conditions 1. Inspect general site conditions.	X			
Positive Pressure Ventilation System 1. Inspect all large bay doors and ensure they are open during operating hours.	X			
2. Inspect HVAC System and ensure system is running.	X			
3. Check that building slab does not contain any cracks or areas that need to be sealed.	X			
Institutional Controls 1. Confirm that the site usage is in compliance with the institutional controls	X			

Periodic Review Report (PRR)
101 Green Acres Road Site, Valley Stream, New York

APPENDIX B

IC/EC Certification Form

Site Details

Site No. 130084

Box 1

Site Name 101 Green Acres Road Site

Site Address: 101 Green Acres Road Zip Code: 11581
City/Town: Valley Stream
County: Nassau
Site Acreage: 7.200

Reporting Period: April 29, 2017 to April 29, 2022

YES NO

- | | | | |
|----|--|--------------------------|--------------------------|
| 1. | Is the information above correct? | X | <input type="checkbox"/> |
| | 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? | <input type="checkbox"/> | X |
| 3. | Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))? | <input type="checkbox"/> | 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? | <input type="checkbox"/> | 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? ☐ ☒

Box 2

YES NO

6. Is the current site use consistent with the use(s) listed below? X ☐
Residential, Restricted-Residential, Commercial, and Industrial
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. 130084

Box 3

Description of Institutional Controls

Parcel

Owner

Institutional Control

39-553-001

Home Depot

O&M Plan

Monitoring Plan

IC/EC Plan

Ground Water Use Restriction

Deed Restriction - groundwater use restriction and reference to Operation and Maintenance Plan.

Box 4

Description of Engineering Controls

None Required

Not Applicable/No EC's

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 complete.

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

9/29/2022

Date

**IC CERTIFICATIONS
SITE NO. 130084**

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 Penal Law.

I Charles McGuckin at 209 Shafter Street, Islandia, NY,
print name print business address

am certifying as Remedial Party (Owner or Remedial Party)

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

Charles McGuckin 9/29/2022
Signature of Owner, Remedial Party, or Designated Representative Date
Rendering Certification

Periodic Review Report (PRR)
101 Green Acres Road Site, Valley Stream, New York

APPENDIX C

Photography Log

Photo Log – 7/6/2022
101 Green Acres Road

Photo 1:

An HVAC unit inside the Site and an open bay door for ventilation.



Photo 2:

Flooring that was cracked but has been filled in adequately to preserve building slab.



Photo 3:

Condition of the building slab. All cracks adequately sealed.



Photo 4:

Outside parking lot area, asphalt is in good condition with all cracks adequately repaired.



Photo 5:

Doors that stay open all day and allow ventilation throughout the building.



Photo 6:

HVAC unit on the ceiling of the building.



Photo 7:

Condition of the building slab. All cracks adequately sealed.



Photo 8:

HVAC unit on the ceiling of the building.

