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ENVIRONMENTAL
ASSESSMENT &
REMEDIATIONS

January 5, 2023

Jolene Lozewski, P.G.
New York State Department of Environmental Conservation
625 Broadway, 12th floor
Albany, NY 12233

RE: 123 Post Avenue, NYSDEC Site No. 130088 - Monthly O&M Summary

Dear Ms. Lozewski:

This document represents the monthly operation & maintenance (O&M) summary for the soil vapor extraction (SVE) system currently operating at the above referenced site. The report summarizes the maintenance and monitoring activities conducted in December 2023.

Routine Operation & Maintenance

Routine O&M activities were conducted on 12/04/23. O&M activities include the collection of operating data such as system vacuum/pressures and air flow rates. During the routine site visits, mechanical components are checked and serviced accordingly. Concentrations of volatile organic compounds (VOCs) in the system's airstream are monitored at key locations using a photo-ionization detector (PID). Prior to use, the PID is calibrated using a 100 ppm isobutylene standard and ambient air. System effluent air samples are collected on a quarterly basis.

O&M Summary

12/04/23 – EAR was onsite to conduct routine O&M. The system was operating upon arrival to and departure from the site. While onsite, the moisture separator tank was drained of approximately 2-3 gallons and the inline air filter cartridge was replaced. The site data information sheet for 12/04/23 is provided as Appendix A.

12/15/23 – EAR responded to a system alarm received 12/14/23 at 22:00. The system was found off upon arrival to the site due to a high-level condition at the moisture separator tank. The tank was drained of approximately 5-10 gallons and the system was restarted. The system was operating upon departure from the site. The site data information sheet for 12/15/23 is provided in Appendix A.

Total system uptime for December 2023 is 99%.



System monitoring data for the time period covered in this report is summarized in Table 1.

System Air Sampling

System air sampling was last conducted on 11/10/23. As such, no system air samples were collected for laboratory analysis during this reporting period.

Should you have any questions regarding the activities or data detailed in this report, please feel free to contact me at 631.241.8741.

Sincerely,

Ian Hofmann
Project Manager

Cc:

S. Bogardus (DOH)

J. Lawrence (EAR)



TABLES

Table 1: System Monitoring Log

Table 1

123 Post Avenue
123 Post Avenue, Westbury, NY
NYSDEC Site No. 130088

SVE System Data Log



Date/Time	Flow (cfm)				Vacuum ("H2O)				PID (ppm)				Vacuum ("H2O)				Pre-Blower		Post Blower		Moist-Sep		System Runtime											
	RW-15	RW-25	RW-35	RW-45	RW-15	RW-25	RW-35	RW-45	RW-15	RW-25	RW-35	RW-45	SV-1	SV-2	SV-3	SS-1	SS-2	Vac ("H2O)	Flow (cfm)	Press. ("H2O)	Flow (cfm)	PID (ppm)	Temp (F)	Vac ("H2O)	Hr Meter	Date & Time	HR Meter Diff.	Hrs Since Last Visit	Percentage Uptime Since Last Visit	Percentage Uptime by Month				
4/6/2020	30	45	45	10	-14	-7	-8	-10	0	0	0	0	0	0	0	0	0	-30	200	0	200	0.4	100	-30	-	-	-	-	-	-	-			
4/14/2020	30	65	65	10	-14	-7	-14	-18	0.2	0.1	0.5	0	0	0	0	0	0	-30	200	0	200	0.4	100	-32	-	-	-	-	-	-	-			
4/20/2020	30	65	65	5	-16	-6	-8	-16	0	0.1	0	0	-0.25	-0.17	-0.67	-	-	-28	170	2	205	0	92	-26	-	-	-	-	-	-	-			
4/27/2020	25	65	65	20	-15	-7	-8	-17	0.2	0.3	0.6	0	-0.1	0	-0.1	-	-	-30	200	0	200	0.5	100	-22	-	-	-	-	-	-	-			
April 2020 Avg.	28.8	60	60	11.3	-14.8	-6.8	-9.5	-17.3	1.6	0.23	0.28	0	-0.088	-0.043	-0.193	-	-	-29.5	192.5	0.7	198.8	0.3	93	-27.5	-	-	-	-	-	-	-			
5/4/2020	24	70	70	10	-8	-7	-8	-14	0.2	0.4	0.6	0	-0.1	0	-0.1	-	-	-30	200	2	190	0.5	100	-35	-	-	-	-	-	-	-	-		
5/14/2020	31	72	68	5	-16	-6	-8	-17	0	0	0	0	-1.4	-0.4	-0.3	-	-	-28	168	3.7	182	0	94	-26	-	-	-	-	-	-	-	-		
5/21/2020	-	65	65	20	-6	-7	-16	-	-	-	-	-	0	-0.7	0	-	-	-28.5	168	3.4	175	0	108	-23	-	-	-	-	-	-	-	-		
5/26/2020	30	71	68	19	-14	-6	-8	-16	0	0	0	0	-0.8	-0.12	-1.2	-	-	-30	168	2.8	182	0	104	-26	-	-	-	-	-	-	-	-		
May 2020 Avg.	28.3	69.5	67.8	13.5	-12.7	-6.3	-7.8	-15.8	0.07	0.13	0.20	0	-0.575	-0.305	-0.400	-	-	-29.1	176	3.0	182.3	0.1	102	-27.5	-	-	-	-	-	-	-	-		
6/2/2020	29	64	69	14	-14	-6	-8	-16	0	0	0	0	-0.7	-0.39	-0.94	-	-	-28	168	2.7	198	0	106	-26	-	-	-	-	-	-	-	-	-	
6/9/2020	30	60	65	15	-13.5	-6	-7.5	-15	0	0	0	0	-0.5	0.2	-7.4	-	-	-27	150	3.13	175	0	116	-28	-	-	-	-	-	-	-	-	-	
6/17/2020	30	68	70	17	-14	-5	-8	-16	0	0	0	0	-0.035	-0.068	-0.12	-	-	-28	168	2.9	178	0	108	-26	-	-	-	-	-	-	-	-	-	
6/22/2020	32	68	70	18	-14	-5	-8	-16	0.1	0.5	0.6	0.1	-0.5	-1.35	-1.44	-	-	-28	170	2.9	188	0.4	118	-26	-	-	-	-	-	-	-	-	-	
6/29/2020	33	68	68	17	-14	-5	-8	-16	0.1	0.5	0.7	0	-0.45	-0.9	-1.2	-	-	-28	168	2.9	176	0.5	122	-26	-	-	-	-	-	-	-	-	-	
June 2020 Avg.	30.8	65.6	68.4	16.2	-13.9	-5.4	-7.9	-15.8	0.04	0.2	0.26	0.02	-0.437	-0.502	-0.732	-	-	-27.8	164.8	2.906	183	0.18	114	-26.4	-	-	-	-	-	-	-	-	-	
7/6/2020	28	70	76	15	-13.5	-5	-6	-15	0	0	0	1	0	0	-0.1	-	-	-27	150	2.3	155	13	126	-24	-	-	-	-	-	-	-	-	-	
7/13/2020	35	45	45	25	-14	-5	-8	-16	0	0.2	0.6	0	0	0	0	-	-	-28	180	0	180	0	120	-25	-	-	-	-	-	-	-	-	-	
7/20/2020	33	70	68	14	-16	-5	-8	-16	0	0.2	0.3	0	-0.34	0.13	-22.1	-0.13	-0.14	-28	169	2.6	178	0.2	130	-26	-	-	-	-	-	-	-	-	-	
7/29/2020	31	69	71	14	-14	-6	-8	-16	0	0.2	0.4	0	-0.24	-2.04	-27.41	-0.12	-0.31	-28	170	1.9	180	0.9	128	-28	-	-	-	-	-	-	-	-	-	
July 2020 Avg.	31.75	63.5	65	17	-14.38	-5.25	-7.5	-15.75	0	0.15	0.325	0.25	-0.145	-0.478	-12.403	-0.125	-0.225	-27.75	167.25	1.7	173.25	3.525	126	-25.75	-	-	-	-	-	-	-	-	-	
8/4/2020	30	65	61	15	-12.3	-4.1	-6.2	-15.4	0	0	0	0	-0.9	-1.6	0	-	-	-28	172	3.1	175	0	122	-25	-	-	-	-	-	-	-	-	-	
8/10/2020	30	67	70	14	-13	-6	-9	-16	0.1	0.3	0.1	0	-0.33	-1.8	-25.5	-0.15	-0.3	-27	168	2.1	170	0.2	126	-25	-	-	-	-	-	-	-	-	-	
8/17/2020	30	67	72	17	-14	-6	-8	-16	0	0.2	0.4	0	-0.33	-0.5	-24.1	-0.21	-0.24	-28	168	2	175	0.7	120	-25	-	-	-	-	-	-	-	-	-	
8/24/2020	30	68	70	17	-13.5	-6	-8	-16	0	0.1	0.1	0	-0.29	-0.83	-0.6	-0.01	-0.15	-28	170	1.9	180	0.2	122	-25	-	-	-	-	-	-	-	-	-	
8/31/2020	31	69	72	18	-14	-6	-8	-16	0	0.2	0.4	0	-0.31	-0.98	-1.2	-0.22	-0.15	-28	171	2.2	180	1.0	118	-25	-	-	-	-	-	-	-	-	-	
August 2020 Avg.	30.2	67.2	69	16.2	-13.36	-5.62	-7.84	-15.88	0.02	0.16	0.4	0	-0.432	-1.142	-10.28	-0.148	-0.21	-27.8	169.8	2.26	176	0.42	121.6	-25	-	-	-	-	-	-	-	-	-	
9/14/2020	34	70	72	17	-14	-6	-8	-16	0.2	0.6	1.9	0	-0.48	-0.52	-0.46	-0.3	-0.19	-28	166	2.4	180	1.6	120	-26	-	-	-	-	-	-	-	-	-	-
9/28/2020	36	61	65	19	-11.8	-6.3	-5.3	-14.2	0	0.1	0	0	-0.13	-1.12	-0.45	-	-	-28	170	2.2	205	0.4	124	-25	-	-	-	-	-	-	-	-	-	-
September 2020 Avg.	35	65.5	68.5	18	-12.9	-6.15	-6.65	-15.1	0.1	0.35	0.95	0	-0.305	-0.82	-0.455	-0.3	-0.19	-28	168	2.3	192.5	1	122	-25.5	-	-	-	-	-	-	-	-	-	
10/12/2020	28	70	65	18	-14	-7	-8	-16	0	0.1	0.2	0	-0.35	-1.1	-0.68	-0.17	-0.2	-27	170	2.1	185	0.3	100	-24	-	-	-	-	-	-	-	-	-	-
10/16/2020	27	70	72	16	-14	-6	-8	-16	0	0.2	0.1	0	0.2	-0.1	-0.19	-0.17	-	-27	175	2.3	175	0.1	112	-26	-	-	-	-	-	-	-	-	-	-
October 2020 Avg.	27.5	70	68.5	17	-14	-6.5	-8.5	-15.5	0	0.15	0.15	0	-0.575	-1.1	-0.715	-0.18	-0.185	-27	172.5	2.05	183	0.2	106	-25	-	-	-	-	-	-	-	-	-	
11/9/2020	33	70	68	15	-16	-6	-9	-17	0	0	0	0	-1.02	-1.11	-0.89	-0.11	-0.12	-30	178	2.5	182	0	102	-26	-	-	-	-	-	-	-	-	-	
11/23/2020	35	67	72	14	-16	-6	-8	-18	0	0	0	0	-1.11	-0.8	-0.5	-0.18	-0.11	-30	177	3.2	175	0.1	100	-27	-	-	-	-	-	-	-	-	-	-
November 2020 Avg.	34	68.5	70	14.5	-16	-6	-8.5	-17.5	0	0	0.15	0	-1.065	-0.955	-0.695	-0.145	-0.115	-30	177.5	3.35	178.5	0.05	101	-26.5	-	-	-	-	-	-	-	-	-	-
1/4/2021	16	60	62	14	-8	-4	-8	-10	0	0	0	0	-0.36	-0.31	-0.34	-0.09	-0.08	-18	200	1.1	240	0	72	-16	-	-	-	-	-	-	-	-	-	
1/18/2021	18	65	69	21	-10	-5	-7.5	-13	0	0	0	0	-1.01	-0.8	-0.99	-0.1	-0.11	-24	220	0.9	228	0	79	-20	-	-	-	-	-	-	-	-	-	
January 2021 Avg.	17	62.5	65.5	17.5	-9	-4.5	-7.5	-13.5	0	0	0	0	-0.685	-0.555	-0.665	-0.095	-0.095	-21	210	1	234	0	75.5	-18	-	-	-	-	-	-	-	-	-	
2/5/2021	39	65	65	47	-15	-9	-5	-10	-	-	-	-	-	-	-	-	-	-37	210	-	220	-	80	-	-	-	-	-	-	-	-	-		
2/16/2021	39	70	68	47	-15	-5	-9	-10	0.1	0	0.6	0.2	-2.01	-0.89	-1.88	-0.09	-0.15	-37	210	1.2	221	0.4	80	-30	-	-	-	-	-	-	-	-	-	
February 2021 Avg.	39	67.5	66.5	47	-15	-7	-7	-10	0.1	0	0.6	0.2	-2.01	-0.89	-1.88	-0.09	-0.15	-37	210	1.2	220.5	0.4	80	-30	-	-	-	-	-	-	-	-	-	
3/1/2021	35	70	72	44	-15	-6	-8	-10	0	0.1	0.4	0</																						



Appendix A: Site Data Information Sheets

130088
 123 POST AVENUE
 WESTBURY, NY 11590

O&M CHECKLIST - SVE SYSTEM

Date: 12/4/23

Inspected By: JB

System:
 SVE Vacuum Relief Valve:
 Hour Meter (Hours):

Arrival On / Off
 Open / Closed
 Departure On / Off
 Open / Closed
13449.5 @ 8:47

SVE SYSTEM

Liquid Present in Moisture Separator? Amount?	<input checked="" type="radio"/> Yes / <input type="radio"/> No; ~ 2-3 gal
Moisture Separator Emptied?	<input checked="" type="radio"/> Yes / <input type="radio"/> No
Moisture Disposal Drum	F / 75 / 50 / 25 / E <i>no drum</i>
Particulate Filter Inspected?	<input checked="" type="radio"/> Yes / <input type="radio"/> No
Particulate Filter Require Cleaning or Replacement?	<input checked="" type="radio"/> Yes / <input type="radio"/> No
Condition of SVE Shed?	<input checked="" type="radio"/> Good
Vegetation Require Maintenance?	Yes / <input checked="" type="radio"/> No
Any Evidence of System Tampering, Vandalism or Damage?	Yes / <input checked="" type="radio"/> No
Exhaust Stack in Good Condition?	<input checked="" type="radio"/> Yes / <input type="radio"/> No

SVE WELL READINGS

SVE Well #	Air Flow (cfm)	Vacuum ("H2O)	PID (ppm)	Flow Control (Ball) Valve	Condition of Well?
RW1-S	33	-17	0	<input checked="" type="radio"/> / 75 / 50 / 25 / C	
RW2-S	70	-15	0.3	<input checked="" type="radio"/> / 75 / 50 / 25 / C	
RW3-S	74	-10	0.4	<input checked="" type="radio"/> / 75 / 50 / 25 / C	
RW4-S	19	-22	0.1	<input checked="" type="radio"/> / 75 / 50 / 25 / C	

SVE MONITORING POINTS

	Vacuum ("H2O)		Vacuum ("H2O)	Notes
SV-1	- .69	SS-1	- .12	
SV-2	- .70	SS-2	- .11	
SV-3	- .61			

SVE SYSTEM DATA

	Moisture Separator	Pre-Blower (Influent)	Post-Blower (Effluent)	Notes
Vacuum ("H2O)	-22	-32		
Pressure ("H2O)			+1.9	
Air Flow (cfm)		175	180	
PID (ppm)			0.3	
Temp (F)				

CARBON SYSTEM DATA

	Pre-Carbon	Between Carbon	Post-Carbon	Notes
Air Flow (cfm)				
PID (ppm)				

SVE RADIUS OF INFLUENCE

Piezometer ID	Vacuum ("H2O)	Notes
MW-1	-	
MW-2	-1.2	
MW-3	-	

Attached Photographs

130088
 123 POST AVENUE
 WESTBURY, NY 11590

O&M CHECKLIST - SVE SYSTEM

Date: 12/15/23

Inspected By: JB

System:
 SVE Vacuum Relief Valve:
 Hour Meter (Hours):

Arrival: On / Off
 Open / Closed
 Departure: On / Off
 Open / Closed
13704.5 @ 11:15

SVE SYSTEM

Liquid Present in Moisture Separator? Amount?	<input checked="" type="radio"/> Yes / No;	<u>~5-10 gal</u>
Moisture Separator Emptied?	<input checked="" type="radio"/> Yes / No	
Moisture Disposal Drum	F / 75 / 50 / <input checked="" type="radio"/> 25 / E	
Particulate Filter Inspected?	<input checked="" type="radio"/> Yes / No	
Particulate Filter Require Cleaning or Replacement?	Yes / <input checked="" type="radio"/> No	
Condition of SVE Shed?	<u>Good</u>	
Vegetation Require Maintenance?	Yes / <input checked="" type="radio"/> No	
Any Evidence of System Tampering, Vandalism or Damage?	Yes / <input checked="" type="radio"/> No	
Exhaust Stack in Good Condition?	<input checked="" type="radio"/> Yes / No	

SVE WELL READINGS

SVE Well #	Air Flow (cfm)	Vacuum ("H2O)	PID (ppm)	Flow Control (Ball) Valve	Condition of Well?
RW1-S	<u>37</u>	<u>-17</u>	<u>0.2</u>	<input checked="" type="radio"/> / 75 / 50 / 25 / C	
RW2-S	<u>74</u>	<u>-10</u>	<u>0.1</u>	<input checked="" type="radio"/> / 75 / 50 / 25 / C	
RW3-S	<u>72</u>	<u>-11</u>	<u>0.4</u>	<input checked="" type="radio"/> / 75 / 50 / 25 / C	
RW4-S	<u>18</u>	<u>-20</u>	<u>0</u>	<input checked="" type="radio"/> / 75 / 50 / 25 / C	

SVE MONITORING POINTS

	Vacuum ("H2O)		Vacuum ("H2O)	Notes
SV-1	<u>~ 0.90</u>	SS-1	<u>-</u>	
SV-2	<u>~ 0.70</u>	SS-2	<u>-</u>	
SV-3	<u>~ 0.68</u>			

SVE SYSTEM DATA

	Moisture Separator	Pre-Blower (Influent)	Post-Blower (Effluent)	Notes
Vacuum ("H2O)	<u>-16</u>	<u>-32</u>		
Pressure ("H2O)			<u>+2.2</u>	
Air Flow (cfm)		<u>175</u>	<u>180</u>	
PID (ppm)			<u>0.1</u>	
Temp (F)			<u>78</u>	

CARBON SYSTEM DATA

	Pre-Carbon	Between Carbon	Post-Carbon	Notes
Air Flow (cfm)				
PID (ppm)	<u>-</u>	<u>-</u>	<u>-</u>	

SVE RADIUS OF INFLUENCE

Piezometer ID	Vacuum ("H2O)	Notes
MW-1	<u>-</u>	
MW-2	<u>-</u>	
MW-3	<u>-</u>	

Attached Photographs

system restarted @ 11:15 due to high level in KO tank