



May 8, 2024

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 April 2024.

Routine Operation & Maintenance

Routine O&M activities were conducted on 4/3/24 & 4/18/24. 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

4/3/24 – EAR was onsite to conduct routine O&M. The system was operating upon arrival to and departure from the site. The moisture separator tank was drained of approximately 5 gallons. While onsite, EAR relinquished two waste drums to Miller Environmental Group (Westbury, NY) for transportation and offsite disposal (one drum containing SVE condensate, one drum containing waste water). The site data information sheet for 4/3/24 is provided in Appendix A. The waste manifest is provided as Appendix B.

4/5/24 – EAR responded to a system alarm received 4/3/24 at 22:15. The system was found off upon arrival and restarted without any issues. The shutdown time appears to coincide with gusty winds in the area and was likely the result of a brief power outage. The system was operating upon departure from the site. The site data information sheet for 4/5/24 is provided in Appendix A.



4/18/24 - EAR was onsite to conduct routine O&M. The system was operating upon arrival to and departure from the site. No condensate was observed in the moisture separator tank. The site data information sheet for 4/18/24 is provided in Appendix A.

Total system uptime for April 2024 is 95%.

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 2/20/24. 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



	Flow (cfm)				Vacuum ("H2O)				PID (ppm)				Vacuum ("H2O)				Pre-Blower		Post Blower				Moist-Sep		System Runtime						
Date/Time	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	-18	6	0.4	0	0	0	0	0	-	-	-30	200	-	190	0.3	80	-20	-	-	-	-	-	-	-
4/14/2020	30	65	65	10	-14	-7	-14	-18	0.2	0.1	0.5	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	-	-	-	-	-	-	-
6/8/2020	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	-144	-	-	-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	-	-	-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	1.4	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	-	-	-	-	-	-	-
10/26/2020	27	70	72	16	-14	-6	-9	-15	0	0.2	0.1	0	-0.8	-1.1	-0.75	-0.19	-0.17	-27	175	2	181	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	3.5	182	0	102	-26	-	-	-	-	-	-	-
11/23/2020	35	67	72	14	-16	-6	-8	-18	0	0	0.3	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	-7.75	-15	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	0	0	0	0	-0.9	-1.6	0	-	-	-37	210	1	220	-	80	-30	-	-	-	-	-	-	-
2/16/2021	39	70	68	47	-15	-5	-9	-10	0.1	0	0.6																				



Appendix A: Site Data Information Sheets

130088
123 POST AVENUE
WESTBURY, NY 11590

O&M CHECKLIST - SVE SYSTEM

Date: 020324

Inspected By: MF

System:

SVE Vacuum Relief Valve:

Hour Meter (Hours):

Arrival

☒ On / ☐ Off

Open / Closed

Departure

☒ On / ☐ Off

Open / Closed

16263.6 @ 1025

SVE SYSTEM

Liquid Present in Moisture Separator? Amount?	☒ Yes / ☐ No;	<u>~ 1/2 FULL</u>
Moisture Separator Emptied?	☒ Yes / ☐ No	
Moisture Disposal Drum	F / 75 / 50 / 25 / E	
Particulate Filter Inspected?	☒ Yes / ☐ No	<u>CLEAN & DRY</u>
Particulate Filter Require Cleaning or Replacement?	Yes / ☒ No	
Condition of SVE Shed?		<u>OKAY</u>
Vegetation Require Maintenance?	Yes / ☒ No	
Any Evidence of System Tampering, Vandalism or Damage?	Yes / ☒ No	
Exhaust Stack in Good Condition?	☒ Yes / ☐ No	

SVE WELL READINGS

SVE Well #	Air Flow (cfm)	Vacuum ("H2O)	PID (ppm)	Flow Control (Ball) Valve	Condition of Well?
RW1-S	<u>30.</u>	<u>-17.</u>	<u>0</u>	☒ 0 / 75 / 50 / 25 / C	
RW2-S	<u>52.</u>	<u>-9.</u>	<u>.1</u>	☒ 0 / 75 / 50 / 25 / C	
RW3-S	<u>49</u>	<u>-9</u>	<u>0</u>	☒ 0 / 75 / 50 / 25 / C	
RW4-S	<u>11.</u>	<u>-19.</u>	<u>.1</u>	☒ 0 / 75 / 50 / 25 / C	

SVE MONITORING POINTS

	Vacuum ("H2O)		Vacuum ("H2O)	Notes
SV-1	<u>+94</u>	SS-1		
SV-2	<u>WATER</u>	SS-2		
SV-3	<u>- .49</u>			

SVE SYSTEM DATA

	Moisture Separator	Pre-Blower (Influent)	Post-Blower (Effluent)	Notes
Vacuum ("H2O)	<u>-29.</u>	<u>-32.</u>		
Pressure ("H2O)			<u>2.4</u>	
Air Flow (cfm)		<u>185.</u>	<u>158.</u>	
PID (ppm)			<u>.1</u>	
Temp (F)		<u>81.</u>	<u>80.</u>	

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		
MW-3		

Attached Photographs

130088
123 POST AVENUE
WESTBURY, NY 11590

O&M CHECKLIST - SVE SYSTEM

Date: 4/5/24

Inspected By: JB

System:

SVE Vacuum Relief Valve:

Hour Meter (Hours):

appears incorrectly
recorded

Arrival

On / ☒ Off

Open / ☒ Closed

Departure

☒ On / Off

Open / ☒ Closed

16 251.1 @ 9:32

SVE SYSTEM

Liquid Present in Moisture Separator? Amount?	Yes / ☒ No	
Moisture Separator Emptied?	Yes / ☒ No	
Moisture Disposal Drum	F / 75 / 69 / 25 / E	
Particulate Filter Inspected?	Yes / ☒ No	
Particulate Filter Require Cleaning or Replacement?	Yes / ☒ No	
Condition of SVE Shed?		good
Vegetation Require Maintenance?	Yes / ☒ No	
Any Evidence of System Tampering, Vandalism or Damage?	Yes / ☒ No	
Exhaust Stack in Good Condition?	☒ Yes / No	

SVE WELL READINGS

SVE Well #	Air Flow (cfm)	Vacuum ("H2O)	PID (ppm)	Flow Control (Ball) Valve	Condition of Well?
RW1-S	28	-19	0	☒ 75 / 50 / 25 / C	good
RW2-S	70	-12	0.1	☒ 75 / 50 / 25 / C	↓
RW3-S	74	-12	0.2	☒ 75 / 50 / 25 / C	↓
RW4-S	18	-22	0.1	☒ 75 / 50 / 25 / C	↓

SVE MONITORING POINTS

	Vacuum ("H2O)		Vacuum ("H2O)	Notes
SV-1	-0.80	SS-1	-0.12	
SV-2	-0.69	SS-2	-0.14	
SV-3	-0.71			

SVE SYSTEM DATA

	Moisture Separator	Pre-Blower (Influent)	Post-Blower (Effluent)	Notes
Vacuum ("H2O)	-28	-33		
Pressure ("H2O)			+2.4	
Air Flow (cfm)		170	180	
PID (ppm)			0.1	
Temp (F)			80	

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	-1.10	
MW-2	1.00 -	
MW-3	-	

Attached Photographs

system restarted @ 9:32 16 251.1.

130088
123 POST AVENUE
WESTBURY, NY 11590

O&M CHECKLIST - SVE SYSTEM

Date: 4/18/24

Inspected By: JB

System:

SVE Vacuum Relief Valve:

Hour Meter (Hours):

Arrival

☒ On / ☐ Off

Open / ☒ Closed

16590.4

Departure

☒ On / ☐ Off

Open / ☒ Closed

@ 12:50

SVE SYSTEM

Liquid Present in Moisture Separator? Amount?	Yes / ☒ No	
Moisture Separator Emptied?	Yes / ☒ No	
Moisture Disposal Drum	F / 75 / ☒ 60 / 25 / E	
Particulate Filter Inspected?	Yes / ☒ No	
Particulate Filter Require Cleaning or Replacement?	Yes / ☒ No	
Condition of SVE Shed?	<u>good</u>	
Vegetation Require Maintenance?	Yes / ☒ No	
Any Evidence of System Tampering, Vandalism or Damage?	Yes / ☒ No	
Exhaust Stack in Good Condition?	☒ Yes / ☐ No	

SVE WELL READINGS

SVE Well #	Air Flow (cfm)	Vacuum ("H2O)	PID (ppm)	Flow Control (Ball) Valve	Condition of Well?
RW1-S	<u>26</u>	<u>- 32</u>	<u>0</u>	☒ 75 / 50 / 25 / C	<u>good</u>
RW2-S	<u>70</u>	<u>- 12</u>	<u>1.4</u>	☒ 75 / 50 / 25 / C	
RW3-S	<u>72</u>	<u>- 11</u>	<u>0</u>	☒ 75 / 50 / 25 / C	
RW4-S	<u>19</u>	<u>- 24</u>	<u>0</u>	☒ 75 / 50 / 25 / C	<u>↓</u>

SVE MONITORING POINTS

	Vacuum ("H2O)		Vacuum ("H2O)	Notes
SV-1	<u>- .64</u>	SS-1	<u>- .14</u>	
SV-2	<u>- .80</u>	SS-2	<u>- .13</u>	
SV-3	<u>- .91</u>			

SVE SYSTEM DATA

	Moisture Separator	Pre-Blower (Influent)	Post-Blower (Effluent)	Notes
Vacuum ("H2O)	<u>- 29</u>	<u>- 35</u>		
Pressure ("H2O)			<u>+ 2.4</u>	
Air Flow (cfm)		<u>175</u>	<u>180</u>	
PID (ppm)			<u>0.4</u>	
Temp (F)		<u>-</u>	<u>86</u>	

CARBON SYSTEM DATA

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

SVE RADIUS OF INFLUENCE

Piezometer ID	Vacuum ("H2O)	Notes
MW-1	<u>- 1.06</u>	
MW-2	<u>-</u>	
MW-3	<u>-</u>	

Attached Photographs



Appendix B: Waste Manifest

NON-HAZARDOUS WASTE MANIFEST		1. Generator ID Number	2. Page 1 of	3. Emergency Response Phone	4. Waste Tracking Number	
		N/A	1	(800)394-8000 METRO	3257	
5. Generator's Name and Mailing Address		Generator's Site Address (if different than mailing address)				
NYSDEC 50 Circle Road Stony Brook NY 11790 Generator's Phone: (631) 447-6400		NYSDEC - EAR 123 Post Ave Westbury NY 11590				
6. Transporter 1 Company Name		MILLER ENVIRONMENTAL GROUP, INC			U.S. EPA ID Number 800-394-8606	
7. Transporter 2 Company Name					U.S. EPA ID Number	
8. Designated Facility Name and Site Address					U.S. EPA ID Number	
Miller Environmental Group Inc 1599 Ocean Ave Bohemia NY 11790 Facility's Phone:					NYD 98090 8085	
9. Waste Shipping Name and Description		10. Containers		11. Total Quantity	12. Unit Wt./Vol.	
		No.	Type			
1. NON HAZARDOUS DOT REGULATED LIQUIDS (WASTE)		2	DM	350	P	
2. NON HAZARDOUS DOT REGULATED LIQUIDS (WASTE)		2	DM	350	P	
3.						
4.						
13. Special Handling Instructions and Additional Information						
Document # 1244690 Job #: NY07240518 PO# 1) Approval # 2) Container Type: 55-gal Drums 3) Trucks # 8807						
14. GENERATOR'S CERTIFICATION: I certify the materials described above on this manifest are not subject to federal regulations for reporting proper disposal of Hazardous Waste.						
Generator's/Officer's Printed/Typed Name		Signature			Month	Day Year
MISTORD AS AGENT FOR NYSDEC		MISTORD			04	3 24
15. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit: Date leaving U.S.:						
16. Transporter Acknowledgment of Receipt of Materials						
Transporter 1 Printed/Typed Name		Signature			Month	Day Year
Douglas Menjivar		Douglas Menjivar			04	03 24
Transporter 2 Printed/Typed Name		Signature			Month	Day Year
17. Discrepancy						
17a. Discrepancy Indication Space ☐ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection						
Manifest Reference Number:						
17b. Alternate Facility (or Generator)					U.S. EPA ID Number	
Facility's Phone:						
17c. Signature of Alternate Facility (or Generator)					Month	Day Year
18. Designated Facility Owner or Operator: Certification of receipt of materials covered by the manifest except as noted in Item 17a						
Printed/Typed Name		Signature			Month	Day Year