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ENVIRONMENTAL
ASSESSMENT &
REMEDIATIONS

January 3, 2025

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 2024.

Routine Operation & Maintenance

Routine O&M activities were conducted on 12/4/24. 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

12/4/24 - EAR was onsite to conduct routine O&M. The system was operating upon arrival to and departure from the site. Approximately 2-3 gallon of condensate was drained from the moisture separator tank to an onsite drum. The site data information sheet for 12/4/24 is provided in Appendix A.

12/19/24 - EAR was onsite to respond to a general system alarm transmitted by the telemetry system on 12/18/24 at 14:30. The system was found off upon arrival and was restarted without issue. Cause of the shutdown appeared to be a brief power outage. System was operating upon departure from the site.

12/30/24 - EAR was onsite to respond to a general system alarm transmitted by the telemetry system on 12/29/24 at 14:40. The system was found off upon arrival and was



restarted without issue. Cause of the shutdown again appeared to be a brief power outage as system operating parameters were normal following restart, and shutdown time appears to coincide with high wind gusts in the area. System was operating upon departure from the site.

Total system uptime for December 2024 is 96%.

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 11/7/24. 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,

A handwritten signature in black ink, appearing to read 'I. Hofmann', written over a light gray rectangular background.

Ian Hofmann
Project Manager

Cc:

S. Bogardus (DOH)

J. Lawrence (EAR)



TABLES

Table 1: System Monitoring Log



Appendix A: Site Data Information Sheets

130088
123 POST AVENUE
WESTBURY, NY 11590

O&M CHECKLIST - SVE SYSTEM

Date: 4 DEC 24

Inspected By: MF

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

Arrival
On / Off
Open / Closed
22108.9

Departure
On / Off
Open / Closed

SVE SYSTEM

Liquid Present in Moisture Separator? Amount?	Yes / (No)	
Moisture Separator Emptied?	Yes / (No)	
Moisture Disposal Drum	F / 75 / 50 / 25 KE	DRAINED ~ 2:30 P.M.
Particulate Filter Inspected?	Yes / No	
Particulate Filter Require Cleaning or Replacement?	Yes / (No)	
Condition of SVE Shed?	OK	
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	174.0	-14.8	0.6	(0) / 75 / 50 / 25 / C	
RW2-S	59.0	-9.0	0.2	(0) / 75 / 50 / 25 / C	
RW3-S	64.0	-7.8	0.0	(0) / 75 / 50 / 25 / C	
RW4-S	13.0	-16.0	1.1	(0) / 75 / 50 / 25 / C	

SVE MONITORING POINTS

	Vacuum ("H2O)		Vacuum ("H2O)	Notes
SV-1	-0.16	SS-1	-0.16	
SV-2	-3.14	SS-2	0	
SV-3	-1.13			

SVE SYSTEM DATA

	Moisture Separator	Pre-Blower (Influent)	Post-Blower (Effluent)	Notes
Vacuum ("H2O)	-15.0	-33.0		
Pressure ("H2O)			+3.41	
Air Flow (cfm)		180.0	195.0	
PID (ppm)			2.1	
Temp (F)		57.0	72.0	

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	4"	
MW-2	1.13	
MW-3	2"	

Attached Photographs