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ENVIRONMENTAL  
ASSESSMENT &  
REMEDIATIONS

March 3, 2025

Jolene Lozewski, P.G.  
New York State Department of Environmental Conservation  
625 Broadway, 12<sup>th</sup> 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 February 2025.

**Routine Operation & Maintenance**

Routine O&M activities were conducted on 2/6/25. 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**

**2/6/25** – EAR was onsite to respond to a system alarm received 2/3/25 at 15:28. System was found off upon arrival due to a high water level in the moisture separator tank. The moisture separator tank was pumped out to a 55-gallon drum and the system was restarted without issue. Routine O&M was performed and the pressure gauge at the blower effluent was replaced. System was operating upon departure from the site. The site data information sheet for 2/6/25 is provided as Appendix A.

**2/10/25** – EAR was onsite to respond to a system alarm received 2/7/25 at 20:51. System was found off upon arrival due to a high water level in the moisture separator tank. The moisture separator tank was pumped out to a 55-gallon drum and the system was restarted without issue. System was operating upon departure from the site.



**2/13/25** – EAR was onsite to respond to a system alarm received 2/12/25 at 17:55. The system was found off upon arrival due to a high water level in the moisture separator tank. The moisture separator tank was pumped out to a 55-gallon drum and the system was restarted without issue. System was operating upon departure from the site.

**2/19/25** – EAR was onsite to respond to a system alarm received 2/17/25 at 08:56. The system was found off upon arrival due to a high water level in the moisture separator tank. Water in the moisture separator tank was frozen. The EAR tech moved the space heater closer to the moisture separator tank. System remained off at departure from the site.

**2/20/25** – EAR was onsite to check moisture separator thaw status. Water in tank was still frozen. System remained off upon departure from the site.

**2/21/25** – EAR was onsite to relinquish drummed SVE condensate. Two (2) drums of SVE condensate were relinquished to Miller Environmental ( ) for transportation and offsite disposal. A manifest is provided as Appendix B. Water in moisture separator tank was still frozen. A new space heater was purchased and positioned near the moisture separator tank. The system remained off upon departure from the site.

**2/24/25** – EAR was onsite to check thaw status. Moisture separator contents were pumped to a 55-gallon drum staged onsite and the system was restarted. System was operating upon departure from the site.

**2/28/25** – EAR was onsite to drain the moisture separator tank in an effort to prevent shutdown due to high water level over the weekend. Less than 0.5 gallons were pumped to a 55-gallon drum staged onsite. The system was operating upon arrival to and departure from the site.

Total system uptime for February 2025 is 69%.

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. System air samples will be collected during the March 2025 O&M visit.

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:

M. Dolan (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.	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	0	0	-30	200	-	190	0.3	80	-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	-7	-8	-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	-1.2	-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	-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	1	0	0	0	-0.1	-	-	-27	150	2.3	155	13	126	-24	-	-	-	-	-	-	-	-	-	
7/14/2020	35	45	45	25	-14	-5	-8	-16	0	0.2	0.6	0	0	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	-2.1	-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	-2.41	-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	-1.203	-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	-2.5	-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	-2.41	-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	-1.028	-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	-6.05	-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	-	-	-	-	-	-	-	-	-	
10/1/2020	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	-8	-16	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	-0.38	-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	0.15	0	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	-	-	-	-	-	-	-	-	-	
1/14/2021	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	-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	-	-	-	-	-	-	-	-	-	-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	-0.88	-1.1	-0.99	-0.08	-0.07	-38																



## **Appendix A: Site Data Information Sheets**

# 130088  
123 POST AVENUE  
WESTBURY, NY 11590

O&M CHECKLIST - SVE SYSTEM

Date: 2/5/25

Inspected By: JB

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

Arrival  
On /  Off  
Open / Closed  
23487.2

Departure  
 On / Off  
Open / Closed  
@ 8:32

SVE SYSTEM

Liquid Present in Moisture Separator? Amount?	<input checked="" type="radio"/> Yes / No;
Moisture Separator Emptied?	<input checked="" type="radio"/> Yes / No
Moisture Disposal Drum	<u>F</u> / 75 / 50 / <u>25</u> / E
Particulate Filter Inspected?	<input checked="" type="radio"/> Yes / No
Particulate Filter Require Cleaning or Replacement?	<input checked="" type="radio"/> Yes / 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>33</u>	<u>-18</u>	<u>0</u>	<input checked="" type="radio"/> / 75 / 50 / 25 / C	
RW2-S	<u>72</u>	<u>-12</u>	<u>0.1</u>	<input checked="" type="radio"/> / 75 / 50 / 25 / C	
RW3-S	<u>74</u>	<u>-13</u>	<u>0.2</u>	<input checked="" type="radio"/> / 75 / 50 / 25 / C	
RW4-S	<u>20</u>	<u>-22</u>	<u>0</u>	<input checked="" type="radio"/> / 75 / 50 / 25 / C	

SVE MONITORING POINTS

	Vacuum ("H2O)		Vacuum ("H2O)	Notes
SV-1	<u>0</u>	SS-1	<u>-.12</u>	
SV-2	<u>-.29</u>	SS-2	<u>-.14</u>	
SV-3	<u>-.30</u>			

SVE SYSTEM DATA

	Moisture Separator	Pre-Blower (Influent)	Post-Blower (Effluent)	Notes
Vacuum ("H2O)	<u>-18</u>	<u>-33</u>		
Pressure ("H2O)			<u>+1.9</u>	
Air Flow (cfm)		<u>170</u>	<u>175</u>	
PID (ppm)			<u>0.2</u>	
Temp (F)		<u>-</u>	<u>72</u>	

CARBON SYSTEM DATA

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

SVE RADIUS OF INFLUENCE

Piezometer ID	Vacuum ("H2O)	Notes
MW-1	<u>-.52</u>	
MW-2	<u>-</u>	
MW-3	<u>-</u>	

Attached Photographs

system off due to high level in 100 tank. purged ~10-15 gallons into new drum. Restarted @ 8:32



## **Appendix B: Waste Manifest**



<b>NON-HAZARDOUS WASTE MANIFEST</b>		1. Generator ID Number	2. Page 1 of	3. Emergency Response Phone	4. Waste Tracking Number <b>MEG1860</b>
5. Generator's Name and Mailing Address  NYSDEC 50 CIRCLE ROAD TOWN BROOK, NY 11790 Generator's Phone: (516) 741-5741			Generator's Site Address (if different than mailing address)  NYSDEC - EAR 123 Post Ave Westbury, NY 11590		
6. Transporter 1 Company Name  MILLER ENVIRONMENTAL GROUP INC				U.S. EPA ID Number  NY0986908035	
7. Transporter 2 Company Name				U.S. EPA ID Number	
8. Designated Facility Name and Site Address  MEG - Long Island TSDI 1590 Ocean Ave Bohemia, NY 11716 Facility's Phone: (516) 876 7840				U.S. EPA ID Number  NY0986908035	
9. Waste Shipping Name and Description		10. Containers		11. Total Quantity	12. Unit Wt./Vol.
		No.	Type		
1. Non RCRA Non DOT Regulated Liquids (condensate)			DM		P
2.					
3.					
4.					
13. Special Handling Instructions and Additional Information  Document # D51380 Job# NY02250313 P04 1) Approval #: 2) Container Size: 55 gal drums 3) Truck # 2, 250 1					
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
15. International Shipments <input type="checkbox"/> Import to U.S. <input type="checkbox"/> Export from U.S. Port of entry/exit: _____ Transporter Signature (for exports only): _____ Date leaving U.S.: _____					
16. Transporter Acknowledgment of Receipt of Materials					
Transporter 1 Printed/Typed Name			Signature		Month   Day   Year
Transporter 2 Printed/Typed Name			Signature		Month   Day   Year
17. Discrepancy					
17a. Discrepancy Indication Space <input type="checkbox"/> Quantity <input type="checkbox"/> Type <input type="checkbox"/> Residue <input type="checkbox"/> Partial Rejection <input type="checkbox"/> 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

GENERATOR

INT'L

TRANSPORTER

DESIGNATED FACILITY