



Environmental Assessment & Remediations

A LaBella Company

December 2, 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 November 2025.

Routine Operation & Maintenance

Routine O&M activities were conducted on 11/13/25. 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

11/13/25 – EAR responded to a system alarm received 11/11/25 at 11:15. The system was found off upon arrival due to a high water level in the moisture separator tank. The tank contents were drained to a 55-gallon drum and the system was restarted. Routine O&M was then conducted. The system was operating upon departure from the site. The site data information sheet for 11/13/25 is provided in Appendix A.

11/18/25 – EAR responded to a system alarm received 11/17/25 at 07:52. The system was found off upon arrival due to a high water level in the moisture separator tank. The tank contents were drained to a 55-gallon drum and the system was restarted. The system was operating upon departure from the site.

11/24/25 – Ear was onsite to pump out the moisture separator tank. Tank contents were drained to a 55-gallon drum. The system was operating upon arrival to and departure from the site.

Total system uptime for November 2025 is 90%.



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 10/28/25. System air samples are collected on a quarterly basis. As such, system air samples will be collected next during the January 2026 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,

Ian Hofmann
Project Manager

Cc:
M. Dolan (DOH)
J. Lawrence (EAR)



TABLES

Table 1: System Monitoring Log

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Appendix A: Site Data Information Sheets

130088
123 POST AVENUE
WESTBURY, NY 11590

O&M CHECKLIST - SVE SYSTEM

Date: 11/13/25

Inspected By: JB

System:

SVE Vacuum Relief Valve:

Hour Meter (Hours):

Arrival

On / ☒ Off

Open / ☒ Closed

Departure

☒ On / Off

Open / ☒ Closed

28711.6 @ 9:05

SVE SYSTEM

Liquid Present in Moisture Separator? Amount?	☒ Yes / No;	
Moisture Separator Emptied?	☒ Yes / No	
Moisture Disposal Drum	F / 75 / ☒ 50 / 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	35	-17	0.3	☒ 75 / 50 / 25 / C	
RW2-S	75	-12	1.1	☒ 75 / 50 / 25 / C	
RW3-S	73	-12	0	☒ 75 / 50 / 25 / C	
RW4-S	18	-21	0.4	☒ 75 / 50 / 25 / C	

SVE MONITORING POINTS

	Vacuum ("H2O)		Vacuum ("H2O)	Notes
SV-1	-0.88	SS-1	-0.11	
SV-2	-1.02	SS-2	-0.12	
SV-3	-0.69			

SVE SYSTEM DATA

	Moisture Separator	Pre-Blower (Influent)	Post-Blower (Effluent)	Notes
Vacuum ("H2O)	-18	-30		
Pressure ("H2O)			+1.9	
Air Flow (cfm)		175	180	
PID (ppm)			0.3	
Temp (F)		-	92	

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	-0.90	
MW-2	-1.11	
MW-3	-	

Attached Photographs

System restarted @ 9:05, after draining water in 100 tank