



Environmental Assessment & Remediations

A LaBella Company

March 2, 2026

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 February 2026.

Routine Operation & Maintenance

Routine O&M activities were conducted on 2/5/26. 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

2/5/26 – EAR was onsite to perform routine O&M. The system was operating upon arrival to and departure from the site. Approx. 5 gallons of water were pumped from the moisture separator tank to an onsite 55-gallon drum. The site data information sheet for 2/5/26 is provided in Appendix A.

2/19/26 – EAR was onsite to drain the moisture separator tank. Approximately 3 gallons of water were pumped from the moisture separator tank to an onsite 55-gallon drum. The system was operating upon arrival to and departure from the site.

Total system uptime for February 2026 is 100%.

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 1/7/25. System air samples are collected on a quarterly basis. As such, system air samples will be collected next during the April 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,

A handwritten signature in black ink, appearing to read 'I. Hofmann', is placed 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	-14	0.2	0.4	0.6	0	-0.1	0	-0.1	-	-	-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	-	-	-	-	-	-0.7	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	-	-	-	-	-	-	-	-
6/13/2020	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	-	-	-	-	-	-	-	-
7/15/2020	35	45	45	25	-14	-5	-8	-16	0	0.2	0.6	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	0.2	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	-	-	-	-	-	-	-	-
10/1/2020	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	-	-	-	-	-	-	-	-
10/25/2020	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	-0.38	-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	-0.21	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	210	1.9	210	0.3	88	-30	-	-	-	-	-	-	-	-
3/15/2021	37	70	72	47	-16	-6	-9	-10	0.1	0.7	0.2	0.3																				



Appendix A: Site Data Information Sheets

130088
 123 POST AVENUE
 WESTBURY, NY 11590

O&M CHECKLIST - SVE SYSTEM

Date: 2/5/26

Inspected By: JB

System: On / Off Arrival: On / Off Departure: On / Off
 SVE Vacuum Relief Valve: Open / Closed Open / Closed Open / Closed
 Hour Meter (Hours): 30699.6

SVE SYSTEM

Liquid Present in Moisture Separator? Amount?	Yes / No;	<u>~5 gal</u>
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?	<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>41</u>	<u>-16</u>	<u>0</u>	<u>O</u> / 75 / 50 / 25 / C	
RW2-S	<u>74</u>	<u>-10</u>	<u>0.8</u>	<u>O</u> / 75 / 50 / 25 / C	
RW3-S	<u>76</u>	<u>-12</u>	<u>0.1</u>	<u>O</u> / 75 / 50 / 25 / C	
RW4-S	<u>18</u>	<u>-24</u>	<u>0.1</u>	<u>O</u> / 75 / 50 / 25 / C	

SVE MONITORING POINTS

	Vacuum ("H2O)		Vacuum ("H2O)	Notes
SV-1	<u>-</u>	SS-1	<u>-12</u>	
SV-2	<u>-</u>	SS-2	<u>-15</u>	
SV-3	<u>-</u>			

under snow / do

SVE SYSTEM DATA

	Moisture Separator	Pre-Blower (Influent)	Post-Blower (Effluent)	Notes
Vacuum ("H2O)	<u>-M -17</u>	<u>-34</u>		
Pressure ("H2O)			<u>+1.9</u>	
Air Flow (cfm)		<u>175</u>	<u>175</u>	
PID (ppm)			<u>0.4</u>	
Temp (F)		<u>-</u>	<u>80</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>-</u>	
MW-2	<u>-</u>	
MW-3	<u>-</u>	

300gpm / under snow

Attached Photographs