



# Environmental Assessment & Remediations

A LaBella Company

May 29, 2026

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 May 2026.

### **Routine Operation & Maintenance**

Routine O&M activities were conducted on 5/6/26. 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**

**5/6/26** – EAR was onsite to perform 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 5/6/26 is provided in Appendix A.

Total system uptime for May 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 4/2/26. System air samples are collected on a quarterly basis. As such, system air samples will be collected next during the July 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





## Appendix A: Site Data Information Sheets

# 130088  
 123 POST AVENUE  
 WESTBURY, NY 11590

O&M CHECKLIST - SVE SYSTEM

Date: 5/6/26

Inspected By: JB

System:

SVE Vacuum Relief Valve:

Hour Meter (Hours):

Arrival

On / Off

Open / Closed

Departure

On / Off

Open / Closed

32856.2 @ 9:00

SVE SYSTEM

Liquid Present in Moisture Separator? Amount?	Yes / <u>No</u>	
Moisture Separator Emptied?	Yes / <u>No</u>	
Moisture Disposal Drum	F / 75 / <u>50</u> / 25 / E	
Particulate Filter Inspected?	Yes / <u>No</u>	
Particulate Filter Require Cleaning or Replacement?	Yes / <u>No</u>	
Condition of SVE Shed?	<u>good</u>	
Vegetation Require Maintenance?	Yes / <u>No</u>	
Any Evidence of System Tampering, Vandalism or Damage?	Yes / <u>No</u>	
Exhaust Stack in Good Condition?	<u>Yes</u> / No	

SVE WELL READINGS

SVE Well #	Air Flow (cfm)	Vacuum ("H2O)	PID (ppm)	Flow Control (Ball) Valve	Condition of Well?
RW1-S	<u>45</u>	<u>-18</u>	<u>0.1</u>	<u>0</u> / 75 / 50 / 25 / C	
RW2-S	<u>77</u>	<u>-12</u>	<u>0</u>	<u>0</u> / 75 / 50 / 25 / C	
RW3-S	<u>70</u>	<u>-10</u>	<u>0.4</u>	<u>0</u> / 75 / 50 / 25 / C	
RW4-S	<u>18</u>	<u>-24</u>	<u>0.3</u>	<u>0</u> / 75 / 50 / 25 / C	

SVE MONITORING POINTS

	Vacuum ("H2O)		Vacuum ("H2O)	Notes
SV-1	<u>-.71</u>	SS-1	<u>-.12</u>	
SV-2	<u>-.60</u>	SS-2	<u>-.11</u>	
SV-3	<u>-.92</u>			

SVE SYSTEM DATA

	Moisture Separator	Pre-Blower (Influent)	Post-Blower (Effluent)	Notes
Vacuum ("H2O)	<u>-22</u>	<u>-31</u>		
Pressure ("H2O)			<u>+2.1</u>	
Air Flow (cfm)		<u>175</u>	<u>180</u>	
PID (ppm)			<u>0.2</u>	
Temp (F)		<u>-</u>	<u>108</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>-1.1</u>	
MW-2	<u>-0.92</u>	
MW-3	<u>-</u>	

Attached Photographs