



Environmental Assessment & Remediations

A LaBella Company

July 1, 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 June 2026.

Routine Operation & Maintenance

Routine O&M activities were conducted on 6/3/26. 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

6/3/26 – 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 inline particulate filter was replaced and weed removal was conducted. The site data information sheet for 6/3/26 is provided in Appendix A.

6/12/26 – EAR responded to a system alarm received 6/12/26 at 00:09. The system was found off upon arrival to the site. The system was restarted without issue and operating upon departure from the site. A review of local weather history indicated that the shutdown time corresponded to storms in the area.

Total system uptime for June 2026 is 99%.

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,

A handwritten signature in black ink, appearing to read "I. Hofmann", is shown on 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



	Flow (cfm)				Vacuum ("H2O)				PID (ppm)				Vacuum ("H2O)				Pre-Blower		Post Blower				Moist-Sep		System Runtime							
Date/Time	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.	Hrs Since 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	-	-	-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	-	-	-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	0.1	0	-	-	-	-	-	-30	200	0	200	0.5	100	-22	-	-	-	-	-	-	-	
April 2020 Avg.	28.8	60	60	11.3	-14.8	-6.8	-9.5	-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	-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	3.7	198	0	106	-26	-	-	-	-	-	-	-	
6/8/2020	30	60	65	15	-13.5	-6	-7.5	-15	0	0.5	0	0	-0.5	0.5	-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	-30.732	-	-	-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	0	1	0	0	-0.1	-	-	-27	150	2.3	155	13	126	-24	-	-	-	-	-	-	-	
7/13/2020	35	65	65	47	-14	-5	-8	-16	0	0	0	0	-0.29	-0.83	-0.6	-0.01	-0.15	-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	0.4	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	0.3	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	0.4	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	-	-	-	-	-	-	-	
10/12/2020	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	-9	-15	0.2	0.1	0.7	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	-0.18	-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	0.15	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	-	-	-	-	-	-	-	
1/18/202																																



Appendix A: Site Data Information Sheets

130088
123 POST AVENUE
WESTBURY, NY 11590

O&M CHECKLIST - SVE SYSTEM

Date: 6/3/26

Inspected By: JB

System:

SVE Vacuum Relief Valve:

Hour Meter (Hours):

Arrival

☒ On / Off

Open / ☒ Closed

33629.0 @ 10:08

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 / <u>50</u> / 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	<u>cleared up weeds around the shed</u>
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>48</u>	<u>-18</u>	<u>0.2</u>	☒ 75 / 50 / 25 / C	
RW2-S	<u>76</u>	<u>-8</u>	<u>1.1</u>	☒ 75 / 50 / 25 / C	
RW3-S	<u>70</u>	<u>-12</u>	<u>0.7</u>	☒ 75 / 50 / 25 / C	
RW4-S	<u>18</u>	<u>-23</u>	<u>0.4</u>	☒ 75 / 50 / 25 / C	

SVE MONITORING POINTS

	Vacuum ("H2O)		Vacuum ("H2O)	Notes
SV-1	<u>- .98</u>	SS-1	<u>- .12</u>	
SV-2	<u>- .66</u>	SS-2	<u>- .14</u>	
SV-3	<u>- .74</u>			

SVE SYSTEM DATA

	Moisture Separator	Pre-Blower (Influent)	Post-Blower (Effluent)	Notes
Vacuum ("H2O)	<u>-15</u>	<u>-31</u>		
Pressure ("H2O)			<u>+3.1</u>	
Air Flow (cfm)		<u>175</u>	<u>180</u>	
PID (ppm)			<u>0.8</u>	
Temp (F)		<u>-</u>	<u>116</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>	

Attached Photographs