



PERIODIC REVIEW REPORT DECEMBER 2021 – DECEMBER 2023

**METAL ETCHING CO., INC. SITE
FREEPORT, NEW YORK 11520**

NYSDEC Site No. 130110

Work Assignment No. D009812-04.1



Prepared for:



**Department of
Environmental
Conservation**

**Division of Environmental
Remediation**

625 Broadway, 12th Floor
Albany, New York 12233

Prepared by:



TRC Engineers, Inc.

1407 Broadway, Suite 3301
New York, New York 10018

MAY 2024

TRC Project No. 386554

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary	4
1.0 Introduction	6
1.1 Recommendations	7
1.2 Site Location, Ownership, and Description	7
1.3 Investigation/Remedial History	7
1.4 Remaining Contamination	9
1.5 Regulatory Requirements/Remedial Controls.....	9
2.0 Institutional and Engineering Control Plan Compliance	10
2.1 Institutional Controls.....	10
2.2 Engineering Controls	11
2.2.1 Cover System	11
2.2.2 Sub-Slab Depressurization Systems.....	12
2.3 Criteria for Completion of Remediation/Termination of Engineering Controls.....	12
2.3.1 Cover System	12
2.3.2 Sub-Slab Depressurization Systems.....	12
3.0 Monitoring and Sampling Plan Compliance.....	13
3.1 Site Inspection.....	14
3.2 Groundwater Monitoring Summary	16
3.2.1 Groundwater Gauging	16
3.2.2 Groundwater Sampling	17
3.2.3 Groundwater Sample Results	18
3.2.3.1 Volatile Organic Compounds in Groundwater.....	18
3.2.3.2 Metals in Groundwater.....	18
3.2.3.3 Per- and Polyfluoroalkyl Substances in Groundwater	19
3.3 Indoor Air Monitoring Summary	19
3.3.1 Indoor Air Sampling	19
3.3.2 Indoor Air Sample Results	20
4.0 Cost Summary	21



5.0	Conclusions	22
6.0	Green and Sustainable Remediation.....	23
7.0	Certification of Engineering and Institutional Controls.....	24
8.0	Future Site Activities.....	25

TABLE OF CONTENTS (CONT.)

LIST OF FIGURES

- Figure 1 – Site Location Map
- Figure 2 – Site Plan
- Figure 3 – Groundwater Surface Elevations and Flow Map – October 2023
- Figure 4 – Volatile Organic Compounds in Groundwater Above Class GA Values
- Figure 5 – Tetrachloroethene in Groundwater Trend Charts
- Figure 6 – Select Metals in Groundwater Above Class GA Values
- Figure 7 – Per- and Polyfluoroalkyl Substances in Groundwater Above Class GA Values
- Figure 8 – Indoor Air Quality Sample Location Plan and Results

LIST OF TABLES

- Table 1 – Summary of Depth to Water Measurements and Groundwater Elevations
- Table 2 – Summary of VOCs in Groundwater
- Table 3 – Summary of Metals in Groundwater
- Table 4 – Summary of PFAS in Groundwater
- Table 5 - Summary of VOCs in Indoor Air

LIST OF APPENDICES

- Appendix A – Form A – Summary of Green Remediation Metrics
- Appendix B – Site History, Custodial Record and Well Summary
- Appendix C – Location of Cover System Types
- Appendix D – Groundwater Sampling Logs
- Appendix E – Data Usability Summary Reports
- Appendix F – Indoor Air Quality Questionnaire and Building Inventory Form

Executive Summary

Category	Summary/Results
Recommendations	<ol style="list-style-type: none"> 1. Perform Site inspections, including inspection of the office building sub-slab depressurization system (SSDS), in accordance with the Site Management Plan (SMP). 2. Collect and analyze groundwater samples from monitoring wells in accordance with the SMP. Reduce the frequency of analysis of volatile organic compounds (VOCs), metals, and per- and polyfluoroalkyl substances (PFAS) in groundwater to once every three years. 3. Inspect the office building SSDS in accordance with the SMP. 4. Eliminate the collection and analysis of ambient air samples and indoor air samples from the office and warehouse buildings, and analysis of monitored natural attenuation (MNA) parameters in groundwater from the SMP.
Engineering Control	<ul style="list-style-type: none"> • Cover System • Sub-Slab Depressurization Systems (SSDSs)
Institutional Control	<ul style="list-style-type: none"> • The property may be used for Commercial or Industrial use only, in accordance with current zoning • Site Management Plan (2019) • Environmental Notice - Lots 24 and 54 (2014) • Environmental Notice – Lots 155 and 157 (2014) • Environmental Easement - Lots 144, 145, and 158 (2019) • Groundwater-Use Restriction
Site Classification	Class 4
Site Management Plan	SMP – June 2019
Certification/Reporting Period	The Certification Period is defined as every three years in the SMP. The SMP requires a Periodic Review Report (PRR) to be completed every three years. The SMP requires annual reporting of groundwater and SSDS data. The Certification Period of this PRR was reduced to two years in anticipation of the upcoming transfer of site management responsibilities from the New York State Department of Environmental Conservation (NYSDEC) to the site owner.
Inspection	Frequency
1. Site Inspection 2. SSDS	Annually Annually
Monitoring	Frequency
1. Groundwater	Every other year
Prior PRR Recommendations	<ul style="list-style-type: none"> • Perform Site inspections in accordance with the SMP. • Collect and analyze groundwater samples from monitoring wells in accordance with the SMP. Eliminate the analysis of MNA parameters in groundwater from the SMP. Reduce the frequency of analysis of VOCs, metals, and PFAS in groundwater to once every other year. • Inspect the office building SSDS in accordance with the SMP. Eliminate the collection and analysis of ambient air samples and indoor air samples from the office and warehouse buildings from the SMP.

<p>Site Management Activities</p>	<p>Two annual Site inspections, four post-storm Site inspections, one round of groundwater level measurements, one groundwater sampling event, one indoor air sampling event, one SSDS manometer repair event, one SSDS telemetry system installation event, and one Climate Change Vulnerability Assessment (CCVA) inspection were completed during this reporting period (December 2021 – December 2023).</p> <ul style="list-style-type: none"> • 2/3/2022 – Post-storm Site inspection. • 3/1/2022 – Collection of one indoor air sample, one duplicate indoor air sample, and one ambient air sample. All samples were submitted to Con-Test/Pace Analytical New England (Pace) for laboratory analysis of VOCs by United States Environmental Protection Agency (USEPA) Method TO-15. • 10/26/2022 – Annual Site inspection. • 11/11/2022 – CCVA inspection. • 11/30/2022 – Office building SSDS manometer repair by Environmental Assessment & Remediations (EAR). • 5/10/2023 – Telemetry system installation for office building SSDS by EAR. • 7/13/2023 – Post-storm Site inspection. • 10/5/2023 – Post-storm Site inspection. • 10/26/2023 through 10/30/2023 – Collection of groundwater samples from 11 monitoring wells. All samples collected were submitted to Pace for analysis of Target Compound List (TCL) VOCs plus 10 tentatively identified compounds (TICs) via USEPA Method 8620C, Target Analyte List (TAL) metals and mercury via USEPA Methods 6010C and 7470A, and PFAS via USEPA Method 1633. Annual Site inspection performed on 10/26/2023. • 12/20/2023 – Post-storm Site inspection.
<p>Significant Findings or Concerns</p>	<ol style="list-style-type: none"> 1. Concentrations of Site contaminants in groundwater are generally stable. 2. VOCs were not detected in indoor air at concentrations greater than New York State Department of Health (NYSDOH) Air Guideline Values (AGVs).
<p>Cost Evaluation</p>	<p>The total cost of the Site management activities during this reporting period was \$71,761. This cost includes engineering and subcontractor costs (e.g., laboratory, equipment, rentals, etc.). It should be noted that this total does not include any costs incurred by the NYSDEC in support of the project.</p>
<p>Green Remediation Metrics</p>	<p>In accordance with the January 2023 Climate Change Vulnerability Assessment and Recommended Action Report prepared by TRC, a telemetry system was installed on May 10, 2023 to notify of power loss to the office building SSDS. Green Remediation Metrics are presented in Appendix A.</p>

1.0 Introduction

This PRR has been prepared for the Metal Etching Co., Inc. Site, located at 435 South Main Street, Freeport, Nassau County, New York (the Site), and covers the period between December 2021 through December 2023. This PRR was prepared in accordance with the New York State Department of Environmental Conservation (NYSDEC) Department of Environmental Remediation (DER) Work Assignment (WA) No. D009812-04 Notice to Proceed dated February 27, 2020, the NYSDEC-approved amended Scope of Work dated July 20, 2020 (WA No. D009812-04.30), the NYSDEC DER WA Amendment (WAA) No. D009812-04.1 Notice to Proceed dated January 24, 2023, NYSDEC DER-10, Technical Guidance for Site Investigation and Remediation (NYSDEC DER-10), and NYSDEC DER-31, Green Remediation. This PRR discusses the Site management activities performed by TRC and others during the referenced reporting period. A Site summary and applicable remedial program information are summarized below.

Site Information			
Site Name:	Metal Etching Co., Inc. Site	NYSDEC Site No:	130110
Site Location:	435 South Main Street, Freeport, Nassau County, NY	Remedial Program:	Inactive Hazardous Waste Disposal
Site Type:	Metal Plating	Classification:	04
Parcel Identification(s):	62.44.24, 62.45.54, 62.45.144, 62.45.145, 62.45.155, 62.45.157, and 62.45.158, Nassau County Tax Map	Parcel Acreage / EE Acreage:	2.25
Selected Remedy:	Excavation, sediment removal, underground storage tank (UST) closure, site cover system, SSDSs, groundwater monitoring	Site COC(s):	<ul style="list-style-type: none"> VOCs (primarily chlorinated VOCs) Metals PFAS
Current Remedial Program Phase:	Post Remedial Action Site Monitoring; Site Management	Institutional Controls:	<ul style="list-style-type: none"> EN – Lots 24 and 54 (2014) EN – Lots 155 and 157 (2014) EE – Lots 144, 145, and 158 (2019) SMP (2019) Land and groundwater use restrictions
Post-Remediation Monitoring and Sampling Frequency:	Site inspection (annually), SSDS inspection (annually), groundwater monitoring (annually) ¹ , SSDS/Indoor Air sampling (annually) ²	Engineering Controls:	Site cover system, SSDSs, monitoring wells
Monitoring Locations:	11 Overburden monitoring wells ³	Required Reporting:	PRR – Every three years

Notes:

¹ Frequency of groundwater monitoring was reduced to every other year in July 2022 in consultation with NYSDEC.

² Indoor air sampling was eliminated from site monitoring requirements in July 2022 in consultation with NYSDEC.

³ Monitoring well MW-10M was removed from the monitoring well network in consultation with NYSDEC during the previous reporting period.

1.1 Recommendations

- Annual Site inspections shall continue to verify the Institutional Controls (ICs) and Engineering Controls (ECs) are in-place and effective and to observe any future development of the Site. One Site inspection report shall also be completed following the inspection event.
- The SSDS at the office building shall continue to be operated on a continuous full-time basis and inspected annually in conjunction with the annual Site inspections.
- Water level measurements shall continue to be collected at the 11 Site monitoring wells sampled during groundwater monitoring events.
- The frequency of collection and analysis of groundwater samples for VOCs, metals, and PFAS shall be reduced to once every three years.
- The Certification Period shall remain at every three years with a PRR frequency of one report every three years. The certification period shall begin January 2024 and end December 2026, with the next PRR covering the reporting period beginning January 1, 2024 and ending December 31, 2026.
- The SMP shall be revised to reflect the above changes/modifications if the changes are acceptable to NYSDEC. Additionally, the SMP shall be revised to reflect that indoor and ambient air sampling at the Site and analysis of groundwater samples for MNA parameters has been discontinued.

1.2 Site Location, Ownership, and Description

The Site is located at 435 South Main Street in Freeport, Nassau County, New York and is approximately 2.25 acres. The Site is identified as Section 62, Block 44, Lot 24 and Section 62, Block 45, Lots 54, 144, 145, 155, 157 and 158 on the Nassau County Tax Map. The Site is currently owned and occupied by Al Grovers High and Dry Marina. The Site is currently utilized as a boat dealership, marina, and boat storage yard, and houses two structures including a 2,400 square feet maintenance building and a 1,200 square feet office building. Additionally, a tension fabric structure is located along the western border of the maintenance building.

The Site is bounded by Ray Street followed by a commercial property to the north, Freeport Creek to the east, a commercial property to the south, and South Main Street followed by residential properties to the west. A Site Location Map and Site Plan are shown on **Figure 1** and **Figure 2**, respectively.

1.3 Investigation/Remedial History

While the exact date of the first use of the Site for commercial purposes is unknown, buildings were erected at the Site in 1954. Flores Manufacturing, a producer of handbags, operated at the Site until 1966. Flores Manufacturing's handbag production process included decorative plating using nickel, chrome, and cadmium. From 1966 to 1999, Metal Etching Corporation manufactured metal nameplates, instrument panels, rulers, and

miscellaneous plated products at the Site. The process included anodizing, chromate conversion, and chrome-nickel plating. Manufacturing operations at the Site were terminated by 1999 and all Site buildings, except for the maintenance building, were demolished by 2001. During the demolition, limited decontamination and/or investigation was performed under the oversight of NYSDEC Resource Conservation and Recovery Act (RCRA) personnel, and two 4,000-gallon ferric chloride aboveground storage tanks (ASTs) were removed from the Site. The Site was added to the Registry of Inactive Hazardous Waste Disposal Sites in New York (the Registry) as a Class 2 site in 2001 and was reclassified to a Class 4 site in April 2014.

A Remedial Investigation (RI) was conducted by Environmental Resources Management (ERM) from May 2004 to March 2005 to determine the nature and extent of contamination at the Site. The RI concluded that surface soil, subsurface soil, groundwater, and sediment contained VOCs and metals at concentrations above applicable standards, criteria, and guidance (SCGs) at the Site, and that remediation would be necessary. Additionally, soil vapor intrusion (VI) sampling conducted in 2004 indicated that chlorinated VOCs were present in the soil vapor beneath the floor slabs of the Site buildings. SSDS systems were installed at each building in March 2005 to mitigate potential VI impacts.

The RI and Final Feasibility Study (FS) Reports were issued in January 2007. In March 2007 NYSDEC issued a Record of Decision (ROD) selecting a remedy consisting of excavation of VOC and metals hot spots, limited excavation of sediments in Freeport Creek, continued operation of the on-Site SSDSs, monitoring of groundwater, imposition of an environmental easement (EE), development and implementation of an SMP, and the periodic certification of institutional controls (ICs) and engineering controls (ECs).

The Site was remediated in accordance with the NYSDEC-approved remedial design, which was part of the Contract Documents dated August 2010 and addendums dated September 28, 2010, September 30, 2010, and October 1, 2010. The Remedial Action (RA) activities at the Site were completed in January 2012 and included:

- Excavation of 2,684 cubic yards of soil/fill to the low-tide groundwater elevation, approximately five feet below ground surface (bgs);
- Construction and maintenance of a soil cover system consisting of a geotextile demarcation layer covered by asphalt or permeable pavement to prevent human exposure to contaminated soil/fill remaining at the Site;
- Execution and recording of two environmental notices (ENs) in 2014 and one environmental easement (EE) in 2019 to restrict land use to commercial or industrial uses and prevent future exposure to any contamination remaining at the Site;
- Removal of approximately two cubic yards of sediment from the on-Site storm water system and disposal at an approved off-Site facility;
- Closure and removal of four USTs in accordance with NYSDEC regulations;
- Removal of approximately 183 cubic yards of sediment from Freeport Creek and disposal at an approved off-Site facility;
- Development and implementation of a SMP for long-term management of remaining contamination as required by the ENs/EE, which include plans for ICs/ECs, monitoring, operation and maintenance, and reporting.

A detailed Site history, including the dates and descriptions of significant events, and a Custodial Record detailing known and available Site reports, are included in **Appendix B**. Additional details are presented in the SMP as well as historic Site documents.

1.4 Remaining Contamination

Remedial actions for the Site are complete but VOCs, metals, and per- and polyfluoroalkyl substances (PFAS) remain in on-Site soil and groundwater at concentrations greater than cleanup goals. Grossly contaminated unsaturated soils were excavated to the low-tide groundwater elevation, approximately 5 feet bgs; however, contaminated soil remains beneath the low-tide groundwater elevation in the excavation areas. Additionally, grossly contaminated sediment was excavated from Freeport Creek, however, contaminated sediment remains beyond the limits of excavation. As such, Site management activities consisting of Site inspections (including inspection of the SSDSs) and groundwater monitoring are ongoing. Currently, the Site cover system prevents contact with the contaminated Site soils and the SSDSs mitigate soil vapor intrusion to the Site structures. Residual contamination is managed under the SMP.

1.5 Regulatory Requirements/Remedial Controls

The remediation goals included in the ROD are as follows:

- To eliminate or reduce to the extent practicable:
 - Exposures of persons at or around the Site to VOCs and metals in soil, groundwater, sediment, and indoor air;
 - Environmental exposures of flora or fauna to VOCs and metals in soil, groundwater, and sediment;
 - The release of contaminants from soil into groundwater that may create exceedances of groundwater quality standards; and
 - The release of contaminants from soil and groundwater into indoor air through soil vapor.

Further, the cleanup goals for the Site include attaining to the extent practicable the following SCGs:

- 6 NYCRR Subpart 375-6 Remedial Program Soil Cleanup Objectives (SCOs);
- NYSDEC “Ambient Water Quality Standards and Guidance Values” (Class GA Values) and Part 5 of the New York State Sanitary Code;
- NYSDOH October 2006 “Guidance for Evaluating Soil Vapor Intrusion in the State of New York” Air Guideline Values; and
- NYSDEC “Screening and Assessment of Contaminated Sediment” Sediment Guidance Values.

2.0 Institutional and Engineering Control Plan Compliance

Since remaining contamination exists at the Site, Institutional Controls (ICs) and Engineering Controls (ECs) are required to protect human health and the environment. The IC/EC Plan documented in the SMP describes the procedures for the implementation and management of all IC/ECs at the Site.

2.1 Institutional Controls

A series of ICs is required by the ROD to: (1) implement, maintain and monitor EC systems; (2) prevent future exposure to remaining contamination by controlling disturbances of the subsurface contamination; and, (3) limit the use and development of the Site to commercial or industrial uses only. Adherence to these ICs on the Site is required by the ENs/EE summarized below and are implemented under the SMP.

Summary of Environmental Easements and Notices

Tax Map ID	Address	Owner	Environmental Easement or Notice
Section 62, Block 45, Lot 155	435 Main Street, Freeport, NY	Apache Realty Corporation	EN
Section 62, Block 45, Lot 157	24 Ray Street, Freeport, NY	Apache Realty Corporation	EN
Section 62, Block 44, Lot 24	South End Place, Freeport, NY	BWM High & Dry, Inc.	EN
Section 62, Block 45, Lot 54	16 South End Place, Freeport, NY	BWM High & Dry, Inc.	EN
Section 62, Block 45, Lot 144	435 Main Street, Freeport, NY	Freeport Creek Associates	EE
Section 62, Block 45, Lot 145	325 Main Street, Freeport, NY	Freeport Creek Associates	EE
Section 62, Block 45, Lot 158	Ray Street, Freeport, NY	Freeport Creek Associates	EE

ICs of this Site are:

- Compliance with the ENs/EE and the SMP by the Grantor and the Grantor’s successors and assigns;
- All ECs must be operated and maintained as specified in the SMP;
- All ECs on the Controlled Property must be inspected at a frequency and in a manner defined in the SMP;
- Groundwater and indoor air monitoring must be performed as defined in the SMP;

- Submission of a periodic certification of institutional and engineering controls to the NYSDEC by the property owner; and
- Data and information pertinent to Site management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP.

ICs identified in the ENs/EE may not be discontinued without an amendment to or extinguishment of the ENs/EE. The Site has a series of ICs in the form of Site restrictions. Adherence to these ICs is required by the ENs/EE. Site restrictions that apply to the Controlled Property are:

- The property may only be used for commercial use provided that the long-term ECs and ICs included in this SMP are employed. The property may also be used for industrial use, in conformance of local zoning;
- The property may not be used for a higher level of use, such as unrestricted use without additional remediation and amendment of the ENs/EE, as approved by the NYSDEC;
- All future activities on the property that will disrupt remaining contaminated material must be conducted in accordance with the SMP;
- The use of the groundwater underlying the property is prohibited without treatment rendering it safe for intended use;
- The potential for vapor intrusion must be evaluated for any buildings developed within the Site boundaries, and any potential impacts that are identified must be monitored or mitigated;
- Vegetable gardens and farming on the property are prohibited; and
- The Site owner or remedial party will submit to NYSDEC a written statement that certifies, under penalty of perjury, that: (1) controls employed at the Controlled Property are unchanged from the previous certification or that any changes to the controls were approved by the NYSDEC; and, (2) nothing has occurred that impairs the ability of the controls to protect public health and environment or that constitute a violation or failure to comply with the SMP. NYSDEC retains the right to access such Controlled Property at any time in order to evaluate the continued maintenance of any and all controls. This certification shall be submitted annually, or an alternate period of time that NYSDEC may allow and will be made by an expert that the NYSDEC finds acceptable.

2.2 Engineering Controls

2.2.1 Cover System

Exposure to remaining contamination in soil/fill at the Site is prevented by a demarcation layer and asphalt and porous pavement cover system placed over the Site. This cover system is comprised of a geotextile demarcation layer, topped by a minimum of 12 inches of asphalt pavement, porous pavement, or rip-rap. Cover system maintenance includes but is not limited to asphalt pavement patching, porous pavement sweeping, and replacement of rip-rap. Site drainage features, including the two slotted drains at the Site entrances, are also to be inspected to maintain proper drainage at the Site. Maintenance may include cleaning out the drain of debris or

full replacement. The Excavation Work Plan that is included in the SMP outlines the procedures required to be implemented in the event the cover system is breached, penetrated, or temporarily removed; and any underlying remaining contamination is disturbed. A figure showing the location of the different cover types is provided as **Appendix C**.

2.2.2 Sub-Slab Depressurization Systems

Exposure to indoor air impacted with VOCs within the Site buildings was mitigated by two SSDSs, which were installed in the Site buildings in March 2005. The systems serve to reduce the pressure beneath the building slabs by venting potentially impacted soil vapor outside of the buildings. Both systems remained in operation until October 2012, but became inoperable due to flooding during Superstorm Sandy. The office building was renovated following the flooding and re-occupied beginning in 2013. The SSDS at this building was repaired in April 2014 and April 2021 and is currently operational. A telemetry system was installed in May 2023 to notify of power loss to the office building SSDS. The SSDS at the maintenance building has since been decommissioned in 2014.

2.3 Criteria for Completion of Remediation/Termination of Engineering Controls

Generally, remedial processes are considered completed when effectiveness monitoring indicates that the remedy has achieved the remedial action objectives identified by the decision document. The framework for determining when remedial processes are complete is provided in NYSDEC Technical Guidance for Site Investigation and Remediation (DER-10).

2.3.1 Cover System

The composite cover system is a permanent control; the quality and integrity of this system will be inspected at defined, regular intervals in perpetuity.

2.3.2 Sub-Slab Depressurization Systems

The office building SSDS will be inspected on an annual basis to determine whether the system remains operational. The SSDS will be operated until VOC concentrations in groundwater have decreased to below applicable SCGs for a minimum of two annual sampling events. Approximately 30 days after shutdown of the SSDS, indoor air and ambient air samples will be collected while the SSDS is shut down and analyzed for VOCs via USEPA Method TO-15 to determine if operation of the SSDS can be permanently terminated.

3.0 Monitoring and Sampling Plan Compliance

The SMP was prepared to manage remaining on-Site contamination and to ensure that the remedy remains effective by restricting Site use, Site development and soil movement on the property. The table below shows the SMP-specified monitoring and sampling activities for the Site and the dates those activities were completed:

Summary of SMP Site Monitoring and Sampling Plan				
Site Management Activity	Frequency	Location	Analytical Method	Completion Date(s)
Site Inspection	Annually (includes following inclement weather)	Section 62, Block 44, Lot 24 and Section 62, Block 45, Lots 54, 144, 145, 155, 157, and 158	Not Applicable	2/3/2022, 10/26/2022, 11/11/2022 ¹ , 7/13/2023, 10/5/2023, 10/26/2023, and 12/20/2023
Groundwater Sampling	Annually ²	<ul style="list-style-type: none"> • MW-04 • MW-05R • MW-06 • MW-08SR • MW-08DR • MW-09S • MW-09D • MW-10S • MW-10D • MW-10M³ • MW-11S • MW-11D 	USEPA Method 8260C for TCL VOCs +10 TICs, USEPA Methods 6010C and 7470A for TAL Metals and Mercury, USEPA Method 1633 for PFAS, and MNA parameters ⁴	10/30/2023
SSDS Inspection and Indoor Air Sampling	Annually ⁵	Collection of indoor air samples from each building (office and maintenance buildings) and ambient air samples	USEPA Method TO-15 for VOCs	3/1/2022, 11/30/2022 (manometer repair), and 5/10/2023 (telemetry installation)
PRR	Every 3 years	Not Applicable	Not Applicable	March 2024

Notes:

¹ Inspection to gather CCVA data.

² Frequency of groundwater monitoring was reduced to every other year in July 2022 in consultation with NYSDEC.

³ Monitoring well MW-10M was removed from the monitoring well network in consultation with NYSDEC during the previous reporting period.

⁴ Analysis of groundwater samples for MNA parameters was eliminated in consultation with NYSDEC.

⁵ Indoor air sampling was eliminated from site monitoring requirements in July 2022 in consultation with NYSDEC.

3.1 Site Inspection

TRC conducted Site inspections for the period December 2021 to December 2023 in accordance with the SMP. The Site inspections were conducted to document the overall Site conditions, status of the cover and drainage system, status of the SSDS and associated components, and the condition of monitoring wells.

A summary of the Site inspections is presented below:

Summary of Site Activities and Site Monitoring and Sampling December 2021 to December 2023		
Site Management Activity	Summary of Results	Maintenance/Corrective Measure
Site and Monitoring Well Network Inspection	<p>Annual Site inspections were performed on October 26, 2022 and October 26, 2023 and post-storm inspections were conducted on February 3, 2022, July 13, 2023, October 5, 2023 and December 20, 2023. The cover system appeared in generally good condition. Minor sheens resulting from <i>de minimis</i> releases of petroleum products were observed on ponded rainwater over the asphalt cover during the post-storm inspections, however, the sheens were contained and cleaned. Multiple areas indicative of Site cover system repair were observed throughout the non-porous asphalt and porous asphalt covers and a newly installed storm drain was observed within the porous pavement south of the office building during the October 2023 Site inspection. The cover system repairs and drain installation were performed by the Site owner without advanced notice or reporting to NYSDEC. The trench drains appeared in good condition with minimal sediment and debris accumulation. The monitoring wells appeared in good condition and the Site was secure.</p> <p>On November 11, 2022, TRC collected information from the office building SSDS to support the CCVA.</p>	Cover system repairs were performed by the Site owner without advanced notice or reporting to NYSDEC.
SSDS Inspection and Indoor Air Quality (IAQ) Survey	<p>An annual IAQ survey consisting of the collection of one indoor air sample, one duplicate indoor air sample, and one ambient air sample for VOCs analyses via USEPA Method TO-15 was performed on March 1, 2022. The samples were submitted to Pace for laboratory analysis.</p> <p>The manometer connected to the office building SSDS was not operational during the October 2022 Site inspection. The office building SSDS was in good condition and operational following the manometer repair on November 30, 2022.</p> <p>EAR installed a telemetry system to notify of power loss to the office building SSDS in accordance with recommendations from the 2023 CCVA for the Site on May 10, 2023.</p>	The office building SSDS manometer was repaired on November 30, 2022.

Summary of Site Activities and Site Monitoring and Sampling December 2021 to December 2023		
Site Management Activity	Summary of Results	Maintenance/Corrective Measure
Groundwater Gauging and Sampling	Groundwater level measurements were collected, and 11 groundwater monitoring wells were sampled utilizing USEPA low-flow sampling methods between October 26, 2023 and October 30, 2023. Samples were submitted to Pace for analysis of TCL VOCs + 10 TICs via USEPA Method 8260C, TAL metals and mercury via USEPA Methods 6010C and 7470A, and PFAS via USEPA Method 1633.	None.

3.2 Groundwater Monitoring Summary

3.2.1 Groundwater Gauging

On October 26, 2023, prior to groundwater sample collection, all wells were gauged for depth to groundwater to evaluate potential groundwater flow directions. The Site monitoring wells are all screened in the overburden hydrogeologic unit. Potentiometric surface contours with an interpretation of groundwater flow direction for the overburden wells in October 2023 are shown on **Figure 3**. The groundwater gauging and elevation measurements are included in **Table 1**. A summary of the hydrogeologic information is presented below:

October 2023 Hydrogeologic Summary			
Number of Gauged Wells	Hydrogeologic Units	Hydrogeologic Strata	Monitoring Wells
11	1	Overburden	MW-04, MW-05R, MW-06, MW-08SR, MW-08DR, MW-09S, MW-09D, MW-10S, MW-10D, MW-11S and MW-11D
Overburden Groundwater Elevation Range			
Lowest groundwater elevation: -0.32 feet AMSL (MW-10D) Highest groundwater elevation: 1.80 feet AMSL (MW-10S)			
Inferred Overburden Groundwater Flow Direction			
Radially inward toward the center of Site			

Note:

AMSL – Above Mean Sea Level

3.2.2 Groundwater Sampling

TRC collected groundwater samples from 11 on and off-Site monitoring wells utilizing standard low-flow sampling techniques between October 26, 2023 and October 30, 2023. Low-flow groundwater sampling logs are included in **Appendix D**. Groundwater samples, in addition to QA/QC samples collected at the frequencies specified in TRC’s July 2020 Generic QAPP, were submitted to Pace for analysis of TCL VOCs plus 10 TICs via USEPA Method 8260C, TAL metals and mercury via USEPA Methods 6010C and 7470A, and PFAS via USEPA Method 1633.

A summary of the groundwater sampling information and pertinent well details for each well is presented below:

Summary of Groundwater Monitoring and Sampling Activities					
October 2023					
Well ID	Monitoring Well Details ¹		Groundwater Sampling Event		
	Screen Zone (ft. bgs)	Unit Screened	DTW (ft. below TOC)	Analytes	Notes
MW-04	3.00 - 13.00	Overburden	5.21	VOCs, TAL Metals, and PFAS	
MW-05R	3.50 – 13.50	Overburden	2.62	VOCs, TAL Metals, and PFAS	
MW-06	3.00 - 13.00	Overburden	3.49	VOCs, TAL Metals, and PFAS	
MW-08SR	3.50 – 13.50	Overburden	4.40	VOCs, TAL Metals, and PFAS	
MW-08DR	21.50 – 31.50	Overburden	4.96	VOCs, TAL Metals, and PFAS	
MW-09S	4.00 – 14.00	Overburden	3.92	VOCs, TAL Metals, and PFAS	
MW-09D	22.00 – 32.00	Overburden	3.96	VOCs, TAL Metals, and PFAS	
MW-10S	4.00 – 14.00	Overburden	3.29	VOCs, TAL Metals, and PFAS	
MW-10D	22.00 – 32.00	Overburden	5.62	VOCs, TAL Metals, and PFAS	
MW-11S	5.20 – 15.20	Overburden	3.05	VOCs, TAL Metals, and PFAS	
MW-11D	20.20 – 30.20	Overburden	3.18	VOCs, TAL Metals, and PFAS	

Notes:

¹ The monitoring wells have not been surveyed; therefore, Northing and Easting coordinates are not presented. Monitoring well MW-10M was removed from the monitoring well network in consultation with NYSDEC.

DTW – Depth to water.

ft. bgs – Feet below ground surface.

TOC – Top of casing.

A complete table with well construction details is included in **Appendix B**.

3.2.3 Groundwater Sample Results

3.2.3.1 Volatile Organic Compounds in Groundwater

Groundwater analytical data for VOCs are summarized in **Table 2**. The Data Usability Summary Report (DUSR) is included in **Appendix E**. PCE was detected at concentrations greater than the applicable SCG in groundwater samples collected from two monitoring wells (MW-08DR and MW-11D). Cis-1,2-dichloroethene and vinyl chloride were detected at concentrations greater than the applicable SCGs in the groundwater sample collected from monitoring well MW-08DR. Acetone was detected at concentrations greater than the applicable SCG in groundwater samples collected from two monitoring wells (MW-09D and MW-09S). Styrene was detected at a concentration greater than the applicable SCG in the groundwater sample collected from MW-09S. Detected concentrations of VOCs above SCGs are shown on **Figure 4**. PCE concentration graphs for MW-08DR, MW-09D, and MW-11D are shown on **Figure 5**. A summary of the October 2023 groundwater analytical results for VOCs is presented below:

Exceedance Summary of Laboratory Analytical Results of VOCs in Groundwater				
Constituent	SCG	Concentration Range (µg/L)	Location with Highest Detection	Frequency Exceeding SCG
October 2023 - VOCs				
Acetone	50	ND – 71	MW-09D	2/11
Cis-1,2-dichloroethene	5	ND – 10	MW-08DR	1/11
Styrene	5	ND – 5.8	MW-09S	1/11
Tetrachloroethene	5	ND – 11	MW-11D	2/11
Vinyl Chloride	2	ND – 7.6	MW-08DR	1/11

Notes:

ND – Not detected.

3.2.3.2 Metals in Groundwater

Groundwater analytical data for metals are summarized in **Table 3**. The DUSR is presented in **Appendix E**. Discussion of results of metals in groundwater in this section is limited to those included in Table 1 of the ROD: chromium, copper, nickel, and zinc. Copper was detected at concentrations greater than the applicable SCG in groundwater samples collected from two monitoring wells (MW-09S and MW-09D). Zinc was detected at a concentration greater than the applicable SCG in the groundwater sample collected from one monitoring well (MW-09S). Chromium and nickel were not detected at concentrations greater than the applicable SCG in the groundwater samples collected from the monitoring wells in October 2023. Detected concentrations of chromium, copper, nickel, and zinc above SCGs are shown on **Figure 6**. A summary of the October 2023 groundwater analytical results for metals is presented below:

Exceedance Summary of Laboratory Analytical Results of Metals in Groundwater				
Constituent	SCG	Concentration Range (µg/L)	Location with Highest Detection	Frequency Exceeding SCG
October 2023 - Metals				
Chromium	50	ND – 25	MW-09S	0/11
Copper	200	ND – 3,600	MW-09S	2/11
Nickel	100	ND – 14	MW-09S	0/11
Zinc	2,000	ND – 2,200	MW-09S	1/11

Notes:

ND – Not detected.

3.2.3.3 Per- and Polyfluoroalkyl Substances in Groundwater

Groundwater analytical data for PFAS are summarized in **Table 4**. The DUSR is presented in **Appendix E**. Perfluorooctanoic acid (PFOA) was detected at concentrations greater than the applicable SCG in groundwater samples collected from nine monitoring wells (MW-04, MW-05R, MW-06, MW-08SR, MW-08DR, MW-09S, MW-10S, MW-11S, and MW-11D). Perfluorooctanesulfonic acid (PFOS) was detected at concentrations greater than the applicable SCG¹ in groundwater samples collected from ten monitoring wells (MW-04, MW-05R, MW-06, MW-08SR, MW-08DR, MW-09S, MW-09D, MW-10S, MW-11S, and MW-11D). Detected concentrations of PFAS above SCGs are shown on **Figure 7**. A summary of the October 2023 groundwater analytical results for PFAS is presented below:

Exceedance Summary of Laboratory Analytical Results of PFAS in Groundwater				
Constituent	SCG	Concentration Range (ng/L)	Location with Highest Detection	Frequency Exceeding SCG
October 2023 - PFAS				
PFOA	6.7	2.8 – 110	MW-05R	9/11
PFOS	2.7	1.3 – 57	MW-10S	10/11

3.3 Indoor Air Monitoring Summary

3.3.1 Indoor Air Sampling

TRC conducted one annual indoor air sampling event during the reporting period on March 1, 2022 in general accordance with the applicable procedures described in the NYSDOH “Final Guidance for Evaluating Soil Vapor Intrusion in the State of New York”, dated October 2006 (NYSDOH Guidance). TRC collected one indoor air sample and a duplicate sample from the office building, and one ambient air sample from the exterior portion of the Site using 6-liter SUMMA® canisters equipped with 8-hour flow regulators. The indoor and ambient air samples were collected at a height of approximately 3 to 5 feet to simulate a typical breathing zone. Initial and final vacuum readings (inches of mercury) were recorded immediately after opening each SUMMA® canister,

and after approximately eight (8) hours, respectively. The indoor and ambient air samples were submitted to Pace for analysis of TCL VOCs via USEPA Method TO-15. The sample locations can be found on **Figure 8**.

Prior to sampling, TRC completed a chemical inventory and building inspection. In accordance with the NYSDOH Guidance, sample locations and adjacent spaces were inspected and screened with a parts per billion (ppb) range photoionization detector (PID) to determine if interfering conditions such as open containers of cleaning supplies or petroleum products were present, and mitigated these interfering conditions to the extent feasible if noted. The NYSDOH Guidance “Indoor Air Quality Questionnaire and Building Inventory” form can be found in **Appendix F**.

3.3.2 Indoor Air Sample Results

Indoor air analytical data for VOCs can be found in **Table 5**. The DUSR can be found in **Appendix E**. Twenty-five (25) VOCs were detected in the indoor air sample and 21 VOCs were detected in the ambient air sample collected by TRC on March 1, 2022. A review of the indoor and ambient air sampling results indicates that no VOCs were detected at concentrations above the corresponding NYSDOH Air Guideline Values (AGVs). PCE was not detected in the indoor or ambient air samples collected during this sampling event.

4.0 Cost Summary

The total estimated cost of TRC’s management activities for 2021 through 2023 (December 2021 through December 2023) is approximately \$71,761. Site management activities during the reporting period including six Site inspections, sampling of 11 monitoring wells and analysis of 11 groundwater samples for TCL VOCs+10, TAL metals and PFAS in October 2023, sampling of one indoor air (plus an indoor air duplicate sample) and one ambient air location in March 2022, installation of a telemetry system for the office building SSDS (performed by EAR), one SSDS manometer maintenance event (performed by EAR), one CCVA inspection, and preparation of a PRR. The total includes engineering and expenses associated with the project. It should be noted that the total does not include costs for Site management activities performed by others, laboratory analysis performed by NYSDEC’s call-out laboratory, electricity, maintenance of the office building SSDS, or project support. A summary of the 2021 through 2023 Site management costs is presented below:

Summary of Site Management Costs December 1, 2021 through December 31, 2023		
Cost Item	Amount Expended (December 1, 2021 through December 31, 2023)	Percent of Total Cost
Engineering Support		
TRC	\$68,895	96%
Expenses		
TRC	\$2,866	4%
Total Cost	\$71,761	----

The following provides a review of each cost item:

- Engineering support includes labor costs associated with project management (e.g., WA Package preparation, monthly invoicing, project scheduling and coordination, etc.), Site inspections, groundwater sampling, indoor air and ambient air sampling, and reporting (i.e., Site inspection report and DUSR).
- Expense costs include travel, equipment, and supplies in support of the Site inspections, groundwater sampling event, indoor air sampling event, and routine Site maintenance activities.

5.0 Conclusions

- The integrity of the Site cover system is acceptable.
- The SSDS servicing the office building is being operated in accordance with the SMP. The SSDS has operated continuously through the reporting period. EAR installed a telemetry system to notify of power loss to the office building SSDS in accordance with recommendations from the 2023 CCVA for the Site on May 10, 2023.
- Based on groundwater elevations measured in October 2023 and the Site’s proximity to Freeport Creek, groundwater flow in overburden hydrogeologic unit is tidally influenced. During the October 2023 groundwater sampling event, groundwater was observed to flow radially toward the center of the Site. Generally, groundwater has been observed to flow towards Freeport Creek.
- PCE, the primary Site COC, was detected at concentrations exceeding the applicable SCG in 2 of 11 groundwater samples collected in October 2023 from the Site. PCE degradation products cis-1,2-dichloroethene and vinyl chloride were detected at concentrations exceeding applicable SCGs in 1 of 11 groundwater samples collected (MW-08DR). Overall, detections of PCE were low with the highest concentration (11 µg/L) detected in the groundwater sample collected from monitoring well MW-11D. PCE concentrations continue to decrease, indicating that the groundwater plume is stable. Additionally, of the select metals defined in the ROD, copper was detected at concentrations above the applicable SCG in 2 of 11 groundwater samples collected and zinc was detected above the applicable SCG in 1 of 11 groundwater samples in October 2023. Concentrations of copper in groundwater increased this Reporting Period, however, do not currently warrant additional remedial measures. PFAS were detected at concentrations exceeding the applicable SCG in 10 of 11 groundwater samples collected in October 2023.
- VOCs were not detected at concentrations greater than AGVs in the indoor or ambient air samples collected in October 2023 from the Site. This data indicates that vapor intrusion is not occurring at the Site office building.
- Site and groundwater use are consistent with the restrictions set forth in the ROD and the SMP. One groundwater monitoring event was completed in October 2023. One indoor air monitoring event was completed in March 2022. Six Site inspections and Site inspection reports were also completed. The ICs operated as intended this reporting period.
- The remedy continued to be protective of human health and the environment this reporting period.

6.0 Green and Sustainable Remediation

Green remediation/sustainability metrics implemented during this reporting period included utilizing local staff for Site visits and sampling events and visiting multiple sites under a single mobilization to limit travel and gas consumption. Generally, staff located between approximately 5 and 30 miles from the Site were utilized. Con-Test/Pace Analytical New England (Pace), the laboratory utilized for the indoor air and groundwater sampling events, is located in East Longmeadow, Massachusetts, approximately 150 miles from the Site. Approximately 520 miles were travelled during this reporting period by Standby Engineers and Contractors and approximately 1,300 miles were travelled by the laboratory and equipment delivery services. Since full-time operation of the SSDS is necessary to protect the health of Site occupants, no energy reduction program has been implemented. Site emissions are limited to VOCs, primarily PCE, from the SSDS which is operated without vapor treatment. Emission rates are not calculated and no emission reduction program has been implemented. A summary of the green remediation metrics is included in **Appendix A**.

TRC's January 2023 Climate Change Vulnerability Assessment and Recommended Action Report (CCVA Report) assessed climate change vulnerabilities at the Site and included recommended actions to maintain protectiveness of remedies in response to climate change and implement green remediation measures, where appropriate. Sea level rise, coastal flooding, and storm surges were identified as the most significant climate change-related risks to the engineering controls at the Site. As such, it was concluded that increased frequency of Site inspections, as well as repairs to the cover and SSDS, if damage is found, will likely be required to maintain the protectiveness of the remedy. The CCVA Report recommended installation of a telemetry system, with backup power, to the SSDS to notify of power loss to the system. EAR installed the telemetry system to notify of power loss to the office building SSDS on May 10, 2023.

7.0 Certification of Engineering and Institutional Controls

For each institutional control identified for the Site, I certify that all the following statements are true:

- The institutional controls employed at this Site are unchanged from the date the control was put in place, or last approved by the Department;
- Nothing has occurred that would impair the ability of the controls to protect the public health and environment;
- Nothing has occurred that would constitute a violation or failure to comply with any Site Management Plan for these controls.
- Access to the Site will continue to be provided to the Department to evaluate the remedy, including access to evaluate the continued maintenance of this control;
- If a financial assurance mechanism is required under the oversight document for the Site, the mechanism remains valid and sufficient for the intended purpose under the document;
- Use of the Site is compliant with the ENs/EE;
- The information presented in this report is accurate and complete.

I certify that all information and statements in this certification form are true. I understand that a false statement made herein is punishable as a Class “A” misdemeanor, pursuant to Section 210.45 of the Penal Law. I, Anthony Raposo, of TRC Engineers, Inc., am certifying as NYSDEC’s Designated Site Representative for the Site.

I, Anthony Raposo, certify that I am currently a NYS registered professional engineer and that this Periodic Review Report was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10) and DER Green Remediation (DER-31) and that all activities were performed in full accordance with the DER-approved work plan and any DER-approved modifications.



Signature



105387

NYS Professional Engineer No.

5/24/2024

Date

8.0 Future Site Activities

Based on the recommendations in Section 5, the following site management activities will be completed during the next PRR reporting period (January 2024 to December 2026):

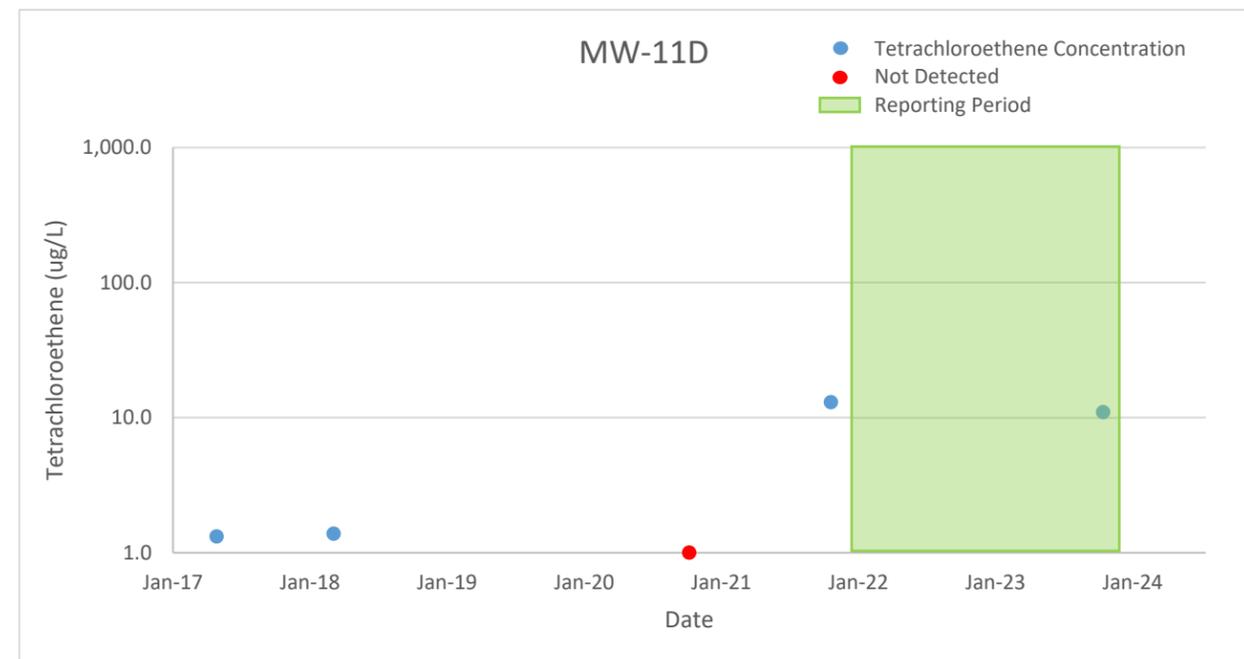
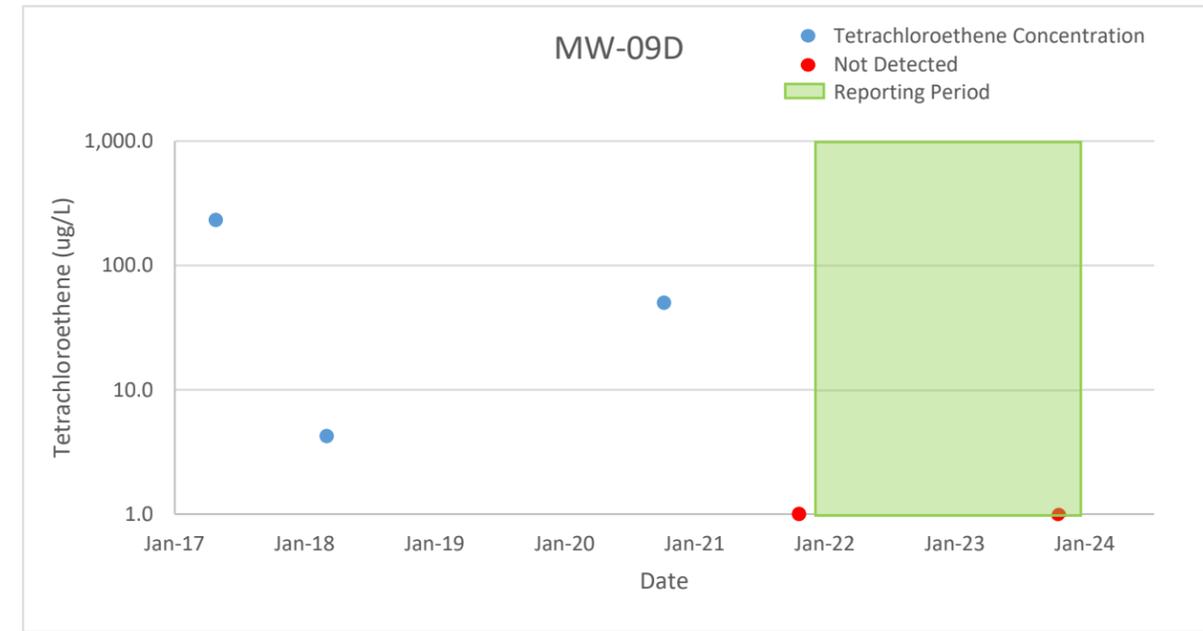
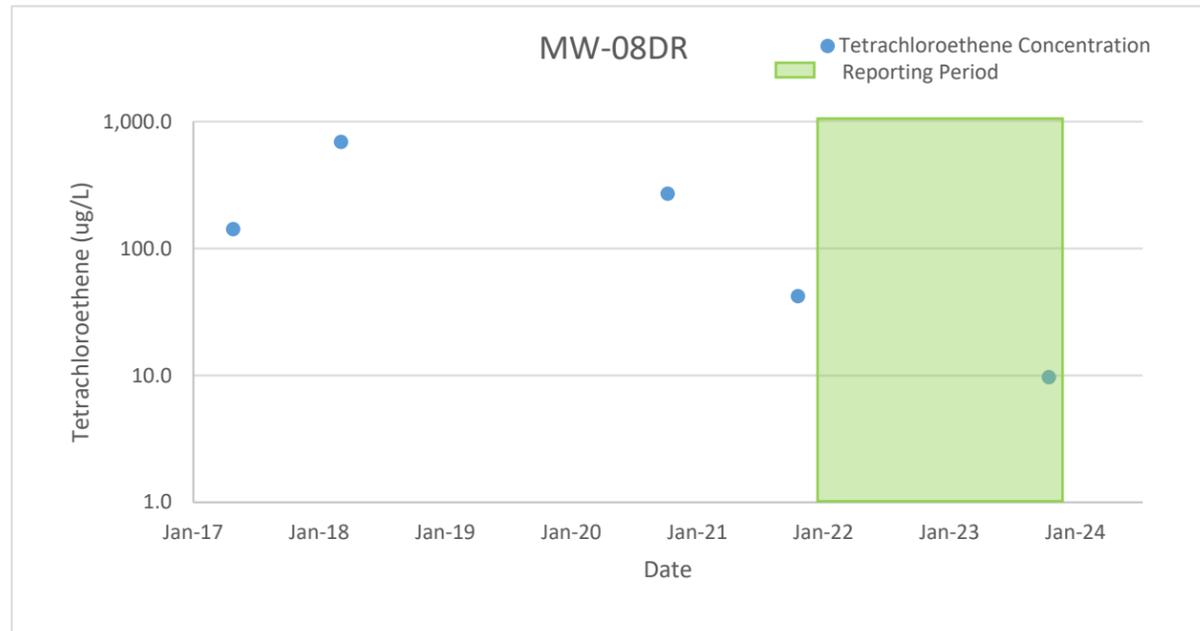
- Site Inspections – Annual (next scheduled: Q4 2024)
- Groundwater – Every three years (next scheduled: Q4 2026)
- PRR – Every three years (next scheduled: Q1 2027)



Figures

Figure 5

New York State Department of Environmental Conservation
Site Management Portfolio B
Task No. 9 – Metal Etching Co., Inc. - Site No. 130110
Freeport, Nassau County, New York
Tetrachloroethene in Groundwater Trend Charts



Notes:
µg/L – Micrograms per Liter
Tetrachloroethene concentrations are depicted using Base 10 Logarithmic Scale.



Tables



Appendix A



Appendix B



was originally completed by EA in October 2012 and provided direction for maintenance and monitoring of the remedy selected by the ROD (NYSDEC 2007) for the Site.

- October 2012 The Final Engineering Report was completed in October 2012 following the RA. The Final Engineering Report details the remedial activities conducted at the Site.
- April 2014 The Final Engineering Report was updated to include the two Environmental Notices. The SMP was revised to include the Environmental Notices as an appendix and to update the groundwater monitoring well network based on field changes. The Site was reclassified to a Class 4 site.
- November 2018 The SMP was revised to reduce the frequency of sampling, reduce the frequency of Periodic Review Report (PRR) submissions, and add per- and polyfluoroalkyl substances (PFAS) sampling.
- June 2019 The SMP was revised to incorporate the Environmental Easement for Freeport Creek Associates.



Appendix C



Appendix D

39 Spruce Street * East Longmeadow, MA 01028 * FAX 413/525-6405 * TEL. 413/525-2332

Project Location: 435 Main St., Freeport, NY

Sample Description:

Work Order: 23J3847

Date Received: 10/28/2023

Field Sample #: TRIP BLANK

Sampled: 10/27/2023 00:00

Sample ID: 23J3847-08

Sample Matrix: Trip Blank Water

Tentatively Identified Compounds - Volatile Compounds (ESTIMATED VALUES REPORTED)

Analyte	Results	Units	Response	RT	DF	CAS #	Q#	Method	Date Prepared	Date/Time Analyzed	Analyst
No TICs Found	0.0	µg/L			1			SW-846 8260D	10/31/23	11/1/23 16:01	MF

39 Spruce Street * East Longmeadow, MA 01028 * FAX 413/525-6405 * TEL. 413/525-2332

Project Location: 435 South Main Street, Freeport, N

Sample Description:

Work Order: 23J3978

Date Received: 10/31/2023

Field Sample #: MEC-MW-10S-WG-20231030

Sampled: 10/30/2023 11:45

Sample ID: 23J3978-01

Sample Matrix: Ground Water

Tentatively Identified Compounds - Volatile Compounds (ESTIMATED VALUES REPORTED)

Analyte	Results	Units	Response	RT	DF	CAS #	Q#	Method	Date Prepared	Date/Time Analyzed	Analyst
No TICs Found	0.0	µg/L			1			SW-846 8260D	11/2/23	11/3/23 2:22	EEH

39 Spruce Street * East Longmeadow, MA 01028 * FAX 413/525-6405 * TEL. 413/525-2332

Project Location: 435 South Main Street, Freeport, N

Sample Description:

Work Order: 23J3978

Date Received: 10/31/2023

Field Sample #: MEC-MW-10D-WG-20231030

Sampled: 10/30/2023 10:50

Sample ID: 23J3978-02

Sample Matrix: Ground Water

Tentatively Identified Compounds - Volatile Compounds (ESTIMATED VALUES REPORTED)

Analyte	Results	Units	Response	RT	DF	CAS #	Q#	Method	Date Prepared	Date/Time Analyzed	Analyst
No TICs Found	0.0	µg/L			1			SW-846 8260D	11/2/23	11/3/23 2:50	EEH

39 Spruce Street * East Longmeadow, MA 01028 * FAX 413/525-6405 * TEL. 413/525-2332

Project Location: 435 South Main Street, Freeport, N

Sample Description:

Work Order: 23J3978

Date Received: 10/31/2023

Field Sample #: MEC-MW-05R-WG-20231030

Sampled: 10/30/2023 10:15

Sample ID: 23J3978-03

Sample Matrix: Ground Water

Tentatively Identified Compounds - Volatile Compounds (ESTIMATED VALUES REPORTED)

Analyte	Results	Units	Response	RT	DF	CAS #	Q#	Method	Date Prepared	Date/Time Analyzed	Analyst
Indan, 1-methyl-	5.1	µg/L	95277	10.937	2	000767-58-8	90	SW-846 8260D	11/2/23	11/3/23 3:17	EEH

39 Spruce Street * East Longmeadow, MA 01028 * FAX 413/525-6405 * TEL. 413/525-2332

Project Location: 435 South Main Street, Freeport, N

Sample Description:

Work Order: 23J3978

Date Received: 10/31/2023

Field Sample #: MEC-MW-09D-WG-20231030

Sampled: 10/30/2023 11:35

Sample ID: 23J3978-04

Sample Matrix: Ground Water

Tentatively Identified Compounds - Volatile Compounds (ESTIMATED VALUES REPORTED)

Analyte	Results	Units	Response	RT	DF	CAS #	Q#	Method	Date Prepared	Date/Time Analyzed	Analyst
No TICs Found	0.0	µg/L			1			SW-846 8260D	11/2/23	11/3/23 3:44	EEH

39 Spruce Street * East Longmeadow, MA 01028 * FAX 413/525-6405 * TEL. 413/525-2332

Project Location: 435 South Main Street, Freeport, N

Sample Description:

Work Order: 23J3978

Date Received: 10/31/2023

Field Sample #: MEC-MW-09S-WG-20231030

Sampled: 10/30/2023 10:55

Sample ID: 23J3978-05

Sample Matrix: Ground Water

Tentatively Identified Compounds - Volatile Compounds (ESTIMATED VALUES REPORTED)

Analyte	Results	Units	Response	RT	DF	CAS #	Q#	Method	Date Prepared	Date/Time Analyzed	Analyst
No TICs Found	0.0	µg/L			2			SW-846 8260D	11/2/23	11/3/23 4:11	EEH

QC NONCONFORMANCE DOCUMENTATION

Overall Evaluation of Data and Potential Usability Issues

All results are usable for project objectives. Qualifications applied to the data as a result of sampling error were not required. Qualifications applied to the data as a result of analytical error are discussed below.

- Potential uncertainty exists for select metals results that were detected between the method detection limit (MDL) and QL. These results were qualified as estimated (J) in the associated samples. These results can be used for project objectives as estimated values, which may have a minor impact on the data usability.
- The positive result for zinc in sample MEC-MW-04-WG-20231027 was qualified as estimated (J+) with a potential high bias due to method blank contamination. This result can be used for project objectives as an estimated value, which may have a minor impact on the data usability.

Data Completeness

The data package was a complete Level IV data deliverable package with the following exception.

- The laboratory performed the metals analyses using SW-846 Method 6010D rather than SW-846 Method 6010C, as requested on the chain-of-custody (COC) for SDG 23J3847; the COC for SDG 23J3978 did not indicate the specific method version requested. No validation action was required on this basis.

Holding Times and Sample Preservation

All holding time (HT) and sample preservation method criteria were met for the metals analyses. Note that the laboratory qualified select mercury results to indicate these samples were “extracted past the recommended holding time” (as stated in the laboratory qualifier definition). The extractions for mercury analysis in all samples were performed within the recommended 28-day HT. Although samples were analyzed 2 to 4 days outside the 28-days, professional judgment was used, and results were not qualified, as mercury is essentially fixed in the digestate, and there is no potential for loss due to this exceedance. No validation action was taken on this basis.

Initial and Continuing Calibrations

The associated initial calibration verification and continuing calibration verification percent recoveries (%Rs) met the method acceptance limits for the metals analyses. All initial calibration coefficients were >0.995 . Low-level standards were not reported for mercury; no validation actions were required on this basis since the sample QLs were at or above the lowest calibration standard for mercury. The low-level standards for the remaining target metals were within the acceptance limits of 80-120%.

ICS Results

All spiked analytes recovered within the 80-120% acceptance limits in the ICSAB/ICSA analyses (referred to as IFB/IFA by the laboratory).

Initial review of the ICSA (IFA) results indicated that multiple non-spiked metals were detected at concentrations above the MDL but below the QL; however, interferents (aluminum, calcium, iron,

39 Spruce Street * East Longmeadow, MA 01028 * FAX 413/525-6405 * TEL. 413/525-2332

Project Location: 435 South Main Street, Freeport, N

Sample Description:

Work Order: 23J3979

Date Received: 10/31/2023

Field Sample #: MEC-MW-09S-WG-20231030

Sampled: 10/30/2023 10:55

Sample ID: 23J3979-05

Sample Matrix: Ground Water

Conventional Chemistry Parameters by EPA/PHA/SW-846 Methods (Total)

Analyte	Results	RL	Units	Dilution	Flag/Qual	Method	Date Prepared	Date/Time Analyzed	Analyst
Total Suspended Solids	400	10	mg/L	1		Draft Method 1633	11/1/23	11/1/23 12:59	LL

QC NONCONFORMANCE DOCUMENTATION

39 Spruce Street * East Longmeadow, MA 01028 * FAX 413/525-6405 * TEL. 413/525-2332

Sample Extraction Data

Draft Method 1633

Lab Number [Field ID]	Batch	Initial [mL]	Date
23J3979-01 [MEC-MW-10S-WG-20231030]	B356860	50.0	11/01/23
23J3979-02 [MEC-MW-10D-WG-20231030]	B356860	50.0	11/01/23
23J3979-03 [MEC-MW-05R-WG-20231030]	B356860	50.0	11/01/23
23J3979-04 [MEC-MW-09D-WG-20231030]	B356860	50.0	11/01/23
23J3979-05 [MEC-MW-09S-WG-20231030]	B356860	50.0	11/01/23

Prep Method:Draft Method 1633 Analytical Method:Draft Method 1633 Leachates were extracted on 11/1/2023 per NO PREP in Batch B356860

Lab Number [Field ID]	Batch	Initial [mL]	Final [mL]	Date
23J3979-01 [MEC-MW-10S-WG-20231030]	B357285	530	5.00	11/30/23
23J3979-02 [MEC-MW-10D-WG-20231030]	B357285	523	5.00	11/30/23
23J3979-03 [MEC-MW-05R-WG-20231030]	B357285	537	5.00	11/30/23
23J3979-04 [MEC-MW-09D-WG-20231030]	B357285	524	5.00	11/30/23
23J3979-05 [MEC-MW-09S-WG-20231030]	B357285	97.1	5.00	11/30/23

QUALIFIED FORM 1s

QC NONCONFORMANCE DOCUMENTATION



Appendix F

NEW YORK STATE DEPARTMENT OF HEALTH
INDOOR AIR QUALITY QUESTIONNAIRE AND BUILDING INVENTORY
CENTER FOR ENVIRONMENTAL HEALTH

This form must be completed for each residence involved in indoor air testing.

Preparer's Name Jordan Bochner Date/Time Prepared 3/01/22 - 0900

Preparer's Affiliation TRC Engineers Inc. Phone No. (516)-523-3289

Purpose of Investigation Indoor Air Sampling - OFFICE

1. OCCUPANT:

Interviewed: Y N

Last Name: _____ First Name: Monica - Daughter of property owner (Dante) and employee of Marina.

Address: _____

County: _____

Home Phone: _____ Office Phone: (516)-567-2747

Number of Occupants/persons at this location ~3-4 Age of Occupants _____

2. OWNER OR LANDLORD: (Check if same as occupant ___)

Interviewed: Y N

Last Name: _____ First Name: Dante

Address: _____

County: _____

Home Phone: _____ Office Phone: (516)-225-6801

3. BUILDING CHARACTERISTICS

Type of Building: (Circle appropriate response)

- Residential
- Industrial
- School
- Church
- Commercial
- Multi-use
- Other: _____

5. BASEMENT
a. Ab...

If the property is residential, type? (Circle appropriate response)

N/A

- Ranch
- Raised Ranch
- Cape Cod
- Duplex
- Modular

- 2-Family
- Split Level
- Contemporary
- Apartment House
- Log Home

- 3-Family
- Colonial
- Mobile Home
- Townhouses/Condos
- Other: _____

If multiple units, how many? _____

If the property is commercial, type?

Business Type(s) Boat Dealer/Ship Yard

Does it include residences (i.e., multi-use)? Y/N (N) If yes, how many? _____

Other characteristics:

Number of floors 1 Building age _____

Is the building insulated? Y/N (Y) How air tight? Tight (Average) / Not Tight

4. AIRFLOW

Use air current tubes or tracer smoke to evaluate airflow patterns and qualitatively describe:

N/A

Airflow between floors

Airflow near source

Outdoor air infiltration

Infiltration into air ducts

5. BASEMENT AND CONSTRUCTION CHARACTERISTICS (Circle all that apply)

- a. Above grade construction: wood frame concrete stone brick
- b. Basement type: N/A full crawlspace slab other _____
- c. Basement floor: N/A concrete dirt stone other _____
- d. Basement floor: N/A uncovered covered covered with _____
- e. Concrete floor: Covered by carpet unsealed sealed sealed with _____
- f. Foundation walls: N/A; Slab poured block stone other _____
- g. Foundation walls: N/A; Slab unsealed sealed sealed with _____
- h. The basement is: N/A wet damp dry moldy
- i. The basement is: N/A finished unfinished partially finished
- j. Sump present? Y/N
- k. Water in sump? Y/N not applicable

Basement/Lowest level depth below grade: _____ (feet) N/A

Identify potential soil vapor entry points and approximate size (e.g., cracks, utility ports, drains)

None

6. HEATING, VENTING and AIR CONDITIONING (Circle all that apply)

Type of heating system(s) used in this building: (circle all that apply – note primary)

- Hot air circulation Heat pump Hot water baseboard
- Space Heaters Stream radiation Radiant floor
- Electric baseboard Wood stove Outdoor wood boiler Other _____

The primary type of fuel used is:

- Natural Gas Fuel Oil Kerosene
- Electric Propane Solar
- Wood Coal

Domestic hot water tank fueled by: _____

Boiler/furnace located in: Basement Outdoors Main Floor Other _____

Air conditioning: Central Air Window units Open Windows None

Are there air distribution ducts present? Y N

Describe the supply and cold air return ductwork, and its condition where visible, including whether there is a cold air return and the tightness of duct joints. Indicate the locations on the floor plan diagram.

Ductwork looks to be in good condition. No obvious areas for air to escape.

7. OCCUPANCY

Is basement/lowest level occupied? Full-time Occasionally Seldom Almost Never N/A

Level General Use of Each Floor (e.g., familyroom, bedroom, laundry, workshop, storage)

Basement	N/A
1 st Floor	Office Use
2 nd Floor	N/A
3 rd Floor	N/A
4 th Floor	N/A

8. FACTORS THAT MAY INFLUENCE INDOOR AIR QUALITY

- a. Is there an attached garage? Y / N
- b. Does the garage have a separate heating unit? Y / N / NA
- c. Are petroleum-powered machines or vehicles stored in the garage (e.g., lawnmower, atv, car) Y / N / NA
Please specify _____
- d. Has the building ever had a fire? Y / N When? _____
- e. Is a kerosene or unvented gas space heater present? Y / N Where? _____
- f. Is there a workshop or hobby/craft area? Y / N Where & Type? _____
- g. Is there smoking in the building? Y / N How frequently? _____
- h. Have cleaning products been used recently? Y / N When & Type? _____
- i. Have cosmetic products been used recently? Y / N When & Type? _____

j. Has painting
k. Is there

- j. Has painting/staining been done in the last 6 months? Y / N Where & When? _____
 - k. Is there new carpet, drapes or other textiles? Y / N Where & When? _____
 - l. Have air fresheners been used recently? Y / N When & Type? _____
 - m. Is there a kitchen exhaust fan? Y / N If yes, where vented? _____
 - n. Is there a bathroom exhaust fan? Y / N If yes, where vented? _____
 - o. Is there a clothes dryer? Y / N If yes, is it vented outside? Y / N
 - p. Has there been a pesticide application? Y / N When & Type? _____
- Are there odors in the building? Y / N
If yes, please describe: _____

Do any of the building occupants use solvents at work? Y / N
(e.g., chemical manufacturing or laboratory, auto mechanic or auto body shop, painting, fuel oil delivery, boiler mechanic, pesticide application, cosmetologist)

If yes, what types of solvents are used? _____

If yes, are their clothes washed at work? Y / N

Do any of the building occupants regularly use or work at a dry-cleaning service? (Circle appropriate response)

- Yes, use dry-cleaning regularly (weekly) No
- Yes, use dry-cleaning infrequently (monthly or less) Unknown
- Yes, work at a dry-cleaning service

Is there a radon mitigation system for the building/structure? Y / N Date of Installation: _____

Is the system active or passive? Active/Passive N/A

9. WATER AND SEWAGE

- Water Supply: Public Water Drilled Well Driven Well Dug Well Other: _____
- Sewage Disposal: Public Sewer Septic Tank Leach Field Dry Well Other: _____

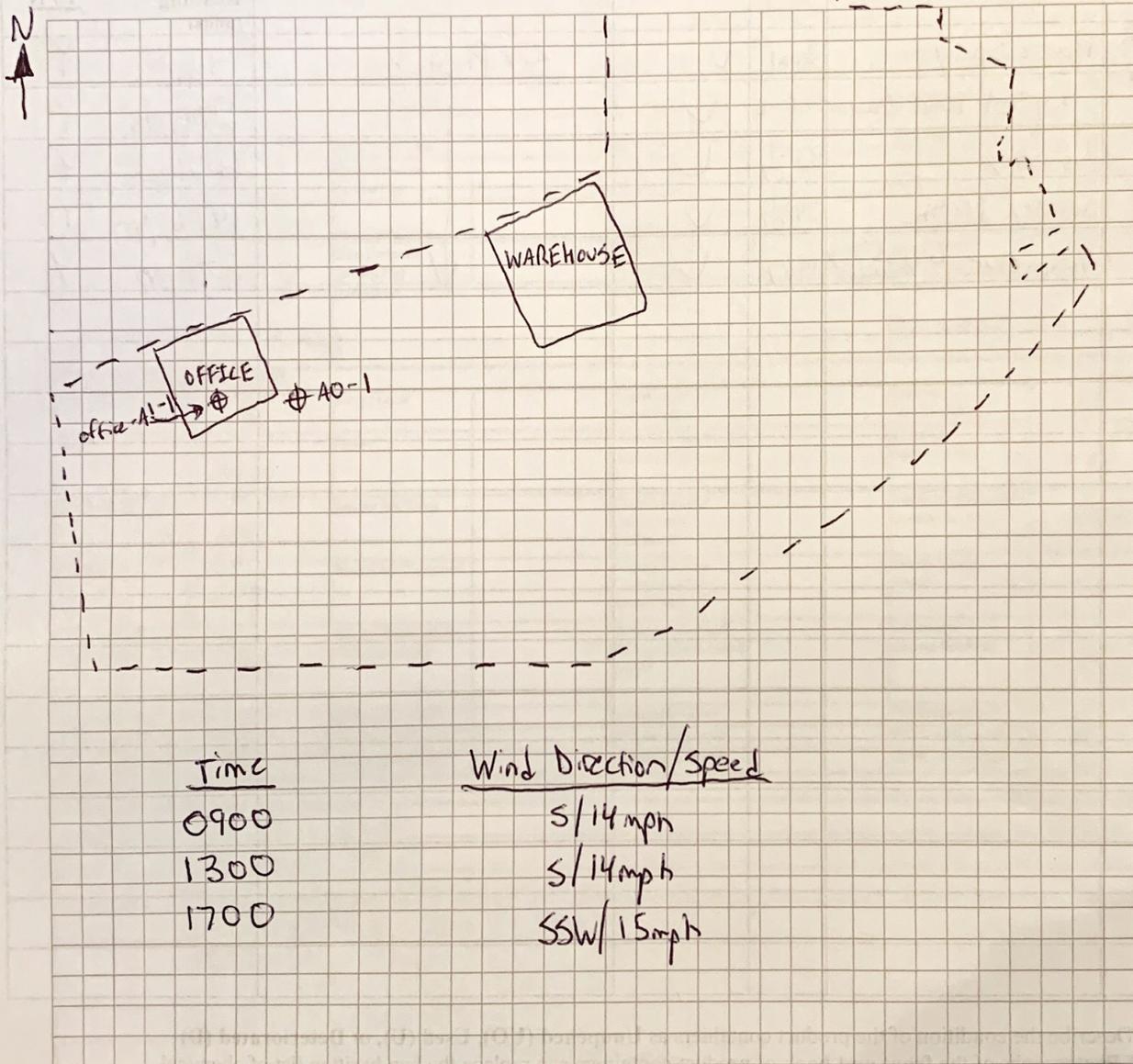
10. RELOCATION INFORMATION (for oil spill residential emergency)

- a. Provide reasons why relocation is recommended: _____
- b. Residents choose to: remain in home relocate to friends/family relocate to hotel/motel
- c. Responsibility for costs associated with reimbursement explained? Y / N
- d. Relocation package provided and explained to residents? Y / N

12. OUTDOOR PLOT

Draw a sketch of the area surrounding the building being sampled. If applicable, provide information on spill locations, potential air contamination sources (industries, gas stations, repair shops, landfills, etc.), outdoor air sampling location(s) and PID meter readings.

Also indicate compass direction, wind direction and speed during sampling, the locations of the well and septic system, if applicable, and a qualifying statement to help locate the site on a topographic map.



Consultant
Address

13. PRODUCT INVENTORY FORM

Make & Model of field instrument used: ppb RAE 3000

List specific products found in the residence that have the potential to affect indoor air quality.

Location	Product Description	Size (units)	Condition*	Chemical Ingredients	Field Instrument Reading (units)	Photo** Y/N
Bathroom Vanity	Febreze Spray	300ml	U	See Photos	47ppb	Y
	Lysol Toilet Cleaner	710ml	U		286ppb	Y
	Windex	32 Fl Oz	U		6071ppb	Y
	Windex Fresh	24 Fl Oz	U		147.6ppm	Y
↓	Vision Clear Glass Spray Cleaner	19oz	U	↓	3086ppb	Y

* Describe the condition of the product containers as **Unopened (UO)**, **Used (U)**, or **Deteriorated (D)**
** Photographs of the **front and back** of product containers can replace the handwritten list of chemical ingredients. However, the photographs must be of good quality and ingredient labels must be legible.

