

May 22, 2025

Jolene Lozewski, P.G.
Project Manager
New York State Department of Environmental Conservation
625 Broadway, 12th Floor
Albany, New York 12233-7015

Re: Work Plan for Off-Site Sampling and Well Decommissioning
Former United Stellar Industries Site (Site ID No. 130115)
131 Sunnyside Boulevard, Plainview, New York

Dear Ms. Lozewski:

On behalf of the 131 Sunnyside LLC (Owner), Roux Environmental Engineering and Geology, D.P.C. (Roux), is submitting this to notify the New York State Department of Environmental Conservation (NYSDEC) of the need to decommission four monitoring wells on the adjoining property (151 Sunnyside Boulevard) to the north of Former United Stellar Industries Site (Site ID No. 130115), located at 131 Sunnyside Boulevard, Plainview, New York (Site). These wells are associated with the ongoing investigation of the Site. The four wells need to be decommissioned due to the construction of new buildings on the adjoining property that Roux was notified of by the attorney for the owner. The proposed buildings are being constructed in the same location as existing monitoring wells PW-7S, PW-7D, PW-11S and PW-11D which are located just north of the Site. Construction is expected to begin within a month. Details regarding planned activities prior to decommissioning and the proposed monitoring well decommissioning procedures are provided below. Monitoring wells PW-12S and PW-12D are not located in the construction zone and we do not expect them to be impacted. A figure showing the well locations is provided as Figure 1.

Activities Planned Prior to Monitoring Well Decommissioning

Since the wells will be permanently decommissioned, several activities are planned prior to decommissioning them that were included in the scope of work described in the Remedial Investigation Work Plan for Operable Unit 1 (OU-1 RIWP) dated March 17, 2025:

- Sampling of PW-7D for volatile organic compounds (VOCs), polychlorinated biphenyls (PCBs), pesticides, herbicides, perfluoroalkyl and polyfluoroalkyl Substances (PFAS), and 1,4 dioxane;
- Sampling of PW-7S for PFAS and 1,4-dioxane; and
- Surveying the monitoring wells (including the four to be decommissioned and PW-12S and PW-12D) and soil vapor points.

In addition, since Roux and our driller will be on the property prior to construction commencing we plan to also address an additional scope item to avoid potential issues in the future. Roux plans to install the two proposed soil vapor points just north of the boundary of the Site and sample soil vapor (see Figure 1). Community Air Monitoring Procedures (CAMP) will be completed during soil vapor install in accordance with the OU-1 RIWP.

At the request of NYSDEC on May 15, 2025 the following additional work will be completed prior to well decommissioning:

- Sampling wells PW-7S, PW-11S and PW-11D for VOCs since they will not be available in the future.

Monitoring Well Decommissioning


The four monitoring wells will be decommissioned in accordance with NYSDEC Policy CP-43: Groundwater Monitoring Well Decommissioning Policy. Roux will subcontract a licensed well driller to tremie grout each well from the bottom of the well to approximately five feet below grade. The top five feet of the casing will be removed, and the hole will be backfilled with existing soil. Since construction is anticipated to occur shortly after the well decommissioning takes place, the asphalt surface will not be restored. Roux will provide oversight and recordkeeping of the field activities.

As described in the OU-1 RIWP, daily progress reports will be provided to NYSDEC and New York State Department of Health NYSDOH during completion of the work and all work will be described in the OU-1 RIR.

If you have any questions, please feel free to contact the undersigned at 631-232-2600.

Sincerely,

ROUX ENVIRONMENTAL ENGINEERING AND GEOLOGY, D.P.C.



Jessica Lam
Project Geologist



Noelle Clarke, P.E.
Principal Engineer

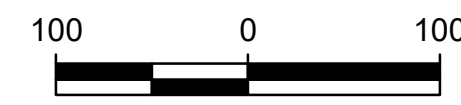


LEGEND

- ▲ PROPOSED SOIL VAPOR LOCATION AND DESIGNATION
- SHALLOW PERCHED AQUIFER MONITORING WELLS
- DEEP PERCHED AQUIFER MONITORING WELLS
- REGIONAL AQUIFER MONITORING WELLS
- OU-1 BOUNDARY

NOTES

1. THE LOCATION OF THE WELLS SURVEYED BY DONALD G. DEKENIPP L.S., P.C. PROFESSIONAL LAND SURVEYOR, 222 GREENE AVENUE, SAYVILLE, NEW YORK 11782.
2. AERIAL SOURCE: NYS OFFICE OF INFORMATION TECHNOLOGY SERVICES GIS PROGRAM OFFICE (GPO) WITH AN IMAGERY DATE OF SPRING 2020



Title:

SITE PLAN

UNITED STELLAR INDUSTRIES SITE,
131 SUNNYSIDE BOULEVARD, PLAINVIEW, NEW YORK

Prepared for:

131 SUNNYSIDE LLC

Compiled by: J.L.	Date: 05/15/25	FIGURE 1
Prepared by: M.S.R.	Scale: AS SHOWN	
Project Mgr: J.L.	Project: 4243.0001Y000	
File: 4243.0001Y103.4.mxd		

V:\GIS\PROJECTS\42430001Y103\EXPIRED\4243.0001Y103.4.MXD