

September 5, 2023

Ms. Jolene Lozewski, P.G.  
Geologist, Remedial Section A, Bureau A  
Division of Environmental Remediation  
New York State Department of Environmental Conservation  
625 Broadway  
Albany, New York 12233-7015

Re: Groundwater Monitoring and Sampling Work Plan – Revision 1  
United Stellar Industries  
131 Sunnyside Boulevard, Plainview, New York  
NYSDEC Site No. 130115

Dear Ms. Lozewski:

Roux Environmental Engineering and Geology, D.P.C. (Roux), on behalf of 131 Sunnyside LLC (Owner), has revised this Groundwater Monitoring and Sampling Work Plan (Work Plan) for the United Stellar Industries Site located at 131 Sunnyside Boulevard, Plainview, New York (Site). The Site is identified as New York State Department of Environmental Conservation (NYSDEC) Site No. 130115. This Work Plan contains revisions in response to the NYSDEC comment letter dated August 24, 2023.

Groundwater monitoring and sampling activities will be conducted pursuant to the Operable Unit 2 Remedial Investigation (RI) Work Plan prepared by Arcadis of New York, Inc. (Arcadis) dated November 27, 2019, which was conditionally approved by the NYSDEC via email on January 9, 2020 with the inclusion of the entire email thread associated with the approval.

Roux is proposing to conduct a comprehensive round of groundwater sampling for a total of 31 monitoring wells, comprised of 9 on-Site wells and 22 off-Site wells. The proposed sampling is anticipated to occur in September 2023, pending access to the off-Site wells and NYSDEC approval of this revised work plan. The comprehensive round of groundwater sampling was discussed in a conference call on May 11, 2023 with representatives from Roux, NYSDEC, and Certilman Balin Adler & Hyman, LLP as the Owner's Attorney.

Potential additional groundwater monitoring and sampling may be required by the NYSDEC in the future, which will be determined based on the results of the initial sampling.

### **Scope of Work**

The existing monitoring well network is presented as Figure 1. During the comprehensive round of sampling proposed for September 2023, groundwater samples will be collected from 31 monitoring wells which are detailed below.

- Four (4) On-Site Shallow Perched Aquifer Monitoring Wells: PW-1S, PW-2S, PW-3S, and PW-6S
- Three (3) Off-Site Shallow Perched Aquifer Monitoring Wells: PW-7S, PW-11S, and PW-12S
- Five (5) On-Site Deep Perched Aquifer Monitoring Wells: PW-1D, PW-2D, PW-3D, PW-5D, and PW-6D

- Fourteen (14) Off-Site Deep Perched Aquifer Monitoring Wells: PW-7D, PW-8D, PW-9D, PW-10D, PW-11D, PW-12D, PW-13D, PW-14D, PW-15D, PW-17D, PW-19D, PW-20D, PW-21D, and PW-23D
- Five (5) Off-Site Regional Aquifer Monitoring Wells: MW-18, MW-19, MW-22, MW-24, and MW-25

A complete list of existing monitoring wells and wells proposed to be sampled for specific laboratory parameters are presented in Table 1.

The wells will be purged and sampled in accordance with United States Environmental Protection Agency (USEPA) standard operating procedures for low flow purging and sampling (USEPA, 1996 revised 2017). Prior to groundwater sampling, all monitoring wells (including those that are not scheduled to be sampled) will be gauged using an electronic interface probe to measure depth to water from top of well casing, which will be used to prepare groundwater flow maps for the shallow perched, deep perched, and regional aquifers. The monitoring wells will then be purged to ensure collection of a representative sample of ambient conditions in the aquifer. During purging, water quality parameters will be measured and recorded at approximately five-minute intervals using a Horiba U52 water quality meter. Purge water will be containerized in a 55-gallon drum and staged at the Site pending off-Site disposal. Groundwater sampling will be performed once the water quality parameters stabilized. The samples will be collected in labeled, laboratory-provided bottles that contain the appropriate preservatives and transported to a New York State Department of Health Environmental Laboratory Approval Program (NYSDOH ELAP) certified laboratory under a chain-of-custody.

All 31 groundwater samples will be analyzed for the following laboratory parameter:

- Target compound list (TCL) Volatile Organic Compounds (VOCs) via USEPA Method 8260.

In addition, two groundwater samples from monitoring wells PW-3S and PW-3D will also be analyzed for the following laboratory parameters:

- Polychlorinated Biphenyls (PCBs) via USEPA Method 8082A;
- TCL Pesticides via USEPA Method 8081B; and
- Standard Herbicide List via USEPA Method 8151A.

As discussed during the conference call on May 11, 2023, select wells will be sampled for Emerging Contaminants (ECs)<sup>1</sup> during the September 2023 round only. Based on the reported flow direction in the deep perched aquifer, one pair of upgradient wells and one pair of downgradient wells will be sampled for ECs. Each well pair will include one well screened in the shallow perched aquifer and one well screened in the deep perched aquifer. The well pairs proposed for EC sampling are PW-6S/PW-6D and PW-12S/PW-12D. In addition to the well pairs, groundwater from PW-17D will also be sampled for ECs.

The five groundwater samples from monitoring wells PW-6S, PW-6D, PW-12S, PW-12D, and PW-17D will be analyzed for the following parameters:

- 1,4-Dioxane via USEPA Method 8270D SIM; and

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<sup>1</sup> Emerging Contaminants (ECs) list includes 1,4-Dioxane and Per- and Polyfluoroalkyl Substances (PFAS), which include the 40 PFAS compounds listed in the NYSDEC April 2023 "Sampling, Analysis, and Assessment of Per- and Polyfluoroalkyl Substances (PFAS) Under NYSDEC's Part 375 Remedial Programs" guidance document. PFAS in groundwater will be analyzed by United States Environmental Protection Agency (USEPA) Method 1633, 1,4-Dioxane in groundwater will be analyzed by USEPA Method 8270D SIM.

- 40 Per- and Polyfluoroalkyl Substances (PFAS) Compounds listed in the NYSDEC Part 375 Analyte List via USEPA Method 1633.

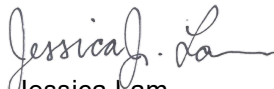
QA/QC (quality assurance/quality control) samples will also be collected. Field duplicates, field blanks, and matrix spike and matrix spike duplicates (MS/MSD) will be collected at a frequency of 1 per 20 samples. Field blanks will be collected at a frequency of 1 per day of sampling for PFAS. Trip blanks will be analyzed at a frequency of one per cooler for sample sets collected for VOC analysis. The groundwater analytical data will be reported as NYSDEC ASP Category B deliverables and a Data Usability Summary Report (DUSR) will be prepared by a third-party data validator. A letter report discussing the findings of the comprehensive groundwater sampling event will be prepared and submitted to the NYSDEC. The letter report will also contain validated data tables, DUSR, and laboratory data. The validated laboratory electronic data deliverables (EDDs) will be uploaded to the NYSDEC database. The report will be submitted to NYSDEC within 45 days of receipt of the DUSR.


Should you have any questions or require further information regarding this Work Plan, do not hesitate to contact the undersigned by telephone at (631) 232-2600 or by email at [nclarke@rouxinc.com](mailto:nclarke@rouxinc.com).


Should you have any comments or questions, please do not hesitate to contact us directly.

Sincerely,

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

  
Jessica Lam  
Project Geologist

  
Noelle Clarke, P.E.  
Principal Engineer

  
Joseph Duminuco, P.G.  
Executive Vice President

Attachments





**Table 1. Existing Monitoring Wells and Wells proposed to be Sampled for Specific Laboratory Parameters**  
**United Stellar Industries, 131 Sunnyside Boulevard, Plainview, New York**

Well Zone		Well ID	Location	Sampling Round				
				July 2021 (Arcadis)	October 2021 (Arcadis)	January 2022 (Arcadis)	April 2022 (Arcadis)	September 2023 (Roux)
				Laboratory Parameters				
Perched Water Well Pairs (16)	Shallow Perched Water Wells (8)	PW-1S	On-Site					VOC
		PW-2S	On-Site	VOC				VOC
		PW-3S	On-Site	VOC				VOC, PCB, PEST/HERB
		PW-5S	On-Site					
		PW-6S	On-Site					VOC, EC
		PW-7S	151 Sunnyside			VOC	VOC	VOC
		PW-11S	151 Sunnyside	VOC		VOC		VOC
		PW-12S	151 Sunnyside	VOC				VOC, EC
	Deep Perched Water Wells (8)	PW-1D	On-Site	VOC				VOC
		PW-2D	On-Site	VOC				VOC
		PW-3D	On-Site	VOC				VOC, PCB, PEST/HERB
		PW-5D	On-Site	VOC		VOC		VOC
		PW-6D	On-Site	VOC, EC	VOC			VOC, EC
		PW-7D	151 Sunnyside			VOC	VOC	VOC
		PW-11D	151 Sunnyside	VOC		VOC		VOC
		PW-12D	151 Sunnyside	VOC, EC		VOC		VOC, EC
Shallow Perched Water Well (1)		PW-4S	On-Site					
Deep Perched Water Wells (12)	PW-8D	180 Terminal	VOC	VOC			VOC	
	PW-9D	180 Terminal	VOC	VOC			VOC	
	PW-10D	180 Terminal	VOC				VOC	
	PW-13D	200 Terminal	VOC	VOC	VOC	VOC	VOC	
	PW-14D	200 Terminal	VOC				VOC	
	PW-15D	Residential Beaumont	VOC	VOC	VOC	VOC	VOC	
	PW-16D	Residential Pal						
	PW-17D	Residential Oakwood	VOC, EC	VOC	VOC	VOC	VOC, EC	
	PW-19D	Residential Robin	VOC	VOC	VOC	VOC	VOC	
	PW-20D	Residential Sagamore	VOC	VOC	VOC	VOC	VOC	
	PW-21D	Residential Beth	VOC	VOC	VOC	VOC	VOC	
	PW-23D	Residential Beaumont	VOC	VOC	VOC		VOC	
Regional Aquifer Monitoring Wells (5)	MW-18	Residential Wilben	VOC	VOC	VOC	VOC	VOC	
	MW-19	Residential Robin	VOC	VOC	VOC	VOC	VOC	
	MW-22	Residential Montclair	VOC	VOC	VOC		VOC	
	MW-24	Residential Rita	VOC	VOC	VOC		VOC	
	MW-25	Residential Country	VOC	VOC	VOC		VOC	

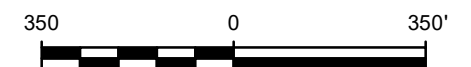
Notes:  
VOC - Volatile Organic Compound  
EC - Emerging Contaminant (PFAS [41 parameters] and 1,4-dioxane)  
PCB - Polychlorinated Biphenyl  
PEST - Pesticides  
HERB - Herbicides





-  SHALLOW PERCHED AQUIFER  
MONITORING WELLS
-  DEEP PERCHED AQUIFER MONITORING  
WELLS
-  REGIONAL AQUIFER MONITORING
-  OU-1 BOUNDARY

- ## NOTES
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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



## EXISTING MONITORING WELL NETWORK

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

Prepared for:

131 SUNNYSIDE LLC



Compiled by: J.L.	Date: 08/31/23
Prepared by: M.S.R.	Scale: AS SHOWN
Project Mgr: N.C.	Project: 4243.0001Y000
File: 4243.0001Y100.1.mxd	