IZZY'S DRY CLEANERS SITE

926 WOODBURY ROAD, WOODBURY, NEW YORK

SITE MANAGEMENT PERIODIC REVIEW REPORT

SEPTEMBER 26, 2019 THROUGH SEPTEMBER 26, 2020

NYSDEC SITE Number: 130200

Prepared for:

BSL NY Development, LLC

Prepared by:

FPM group

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OCTOBER 2020

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B	Environmental Easement
C	Inspection Form and Photolog
D	NYSDEC Institutional and Engineering Controls Certification Form
E	Resumes of Environmental Professionals

LIST OF ACRONYMS

Acronym	Definition
bg	below grade
ECs/ICs	Engineering and Institutional Controls
EP	Environmental Professional
EWP	Excavation Work Plan
FPM	FPM Group, Ltd.
IRM	Interim Remedial Measure
NCDOH	Nassau County Department of Health
NYSDEC	New York State Department of Environmental Conservation
NYSDOH	New York State Department of Health
O&M	Operation and Maintenance
PCE	tetrachloroethene
PE	Professional Engineer
PRR	Periodic Review Report
SIWP	Soil Investigation Work Plan
SMP	Site Management Plan
SSDS	Sub-slab depressurization system
SVI	Soil vapor intrusion
ug/l	micrograms per liter
ug/m^3	Micrograms per cubic meter
UST	Underground storage tank
VOCs	volatile organic compounds

SECTION 1.0
INTRODUCTION AND SITE OVERVIEW

1.1 INTRODUCTION

This Site Management Periodic Review Report (PRR) was prepared by FPM Group (FPM) to document site management activities at the former location of Izzy's Dry Cleaners at 926 Woodbury Road, Woodbury, New York (Site) conducted between September 26, 2019 and September 26, 2020 (reporting period). FPM has conducted these site management activities on behalf of the current Site owner, BSL NY Development, LLC. Site management activities are conducted under a Site Management Plan (SMP) approved by the New York State Department of Environmental Conservation (NYSDEC) on July 15, 2016 with modifications approved by the NYSDEC on January 8, 2020.

The Site was previously investigated and remediated under an Order on Consent (#130200, Index #W1-0001-07-05) that was entered into by a prior owner of the Site on February 23, 2011. The investigation and remedial activities were documented in the SMP and prior reports and are briefly summarized herein. Site management activities conducted most recently prior to the current reporting period are documented in the October 2019 Site Management Periodic Review Report (FPM, October 2019), which was approved by the NYSDEC on November 14, 2019 (copy of approval in Appendix A).

Site management activities conducted during this reporting period are summarized herein in accordance with guidelines provided by the NYSDEC in an August 14, 2020 correspondence (reminder notice). Copies of the reminder notice and other NYSDEC correspondence received during the reporting period are included in Appendix A.

1.2 PRR EXECUTIVE SUMMARY

The findings in this PRR are summarized as follows:

- The Site was previously used for commercial retail and residential purposes. The retail building included Izzy's Dry Cleaners, which provided full dry cleaning services. Dry cleaning resulted in the release of the chlorinated solvent tetrachloroethene (PCE) in the area of the retail building at the Site. Soil and soil vapor impacted with PCE were present onsite and limited groundwater impacts were also present.
- An Interim Remedial Measure (IRM) was implemented in 2009, including removal and disposal of idle dry cleaning equipment and associated materials, excavation and offsite disposal of PCE-impacted soil, installation of a vapor barrier and a passive sub-slab venting system, and remediation of impacted leaching structures. Following remediation, soil vapor beneath and in proximity to the onsite retail building and indoor air in parts of the retail building contained elevated levels of PCE, suggesting that residual PCE-impacted soil might remain present. Since impacted soil might remain present and impacted groundwater and soil vapor were confirmed to remain present beneath the Site, engineering controls and institutional controls (ECs and ICs) were required to protect human health and the environment. Adherence to the ECs/ICs is required under the Environmental Easement for the Site, which remained in full force and effect during the reporting period. Long-term management of the EC/ICs and

residual contamination is performed under the NYSDEC-approved SMP, which was implemented during the reporting period.

- The ECs include an Excavation Work Plan (EWP) with procedures to screen for and manage residual soil that may be present in certain areas of the Site. The EWP was implemented during a prior reporting period in conjunction with demolition of the former onsite buildings and preparation for redevelopment with an assisted living facility. Based on the results, it was concluded that no residual soil remains present in the former area of the retail building or the southern wooded area of the Site and it was recommended that no further soil investigation be required. The NYSDEC agreed with these recommendations and concluded that no further action is required regarding Site soils.
- The ECs also include installation of a vapor barrier and, if needed for soil vapor intrusion (SVI) mitigation, a sub-slab depressurization system (SSDS) for any new building constructed onsite. Construction of a new assisted living building was completed during the prior reporting period. The sub-grade portions of the building were fitted with a vapor barrier and seal system for mitigation of potential SVI and through-slab SVI monitoring points were installed in full conformance with the SMP. As a precautionary measure, the sub-slab and through-slab elements of an SSDS, including slotted piping and piping risers, were also installed during building construction so that they would be in place in the event that future testing showed that SVI mitigation was required. The construction of these elements was documented in a prior PRR.
- SVI testing was performed during the prior reporting period in accordance with the SMP and NYSDEC recommendations. The results demonstrated that no further action is needed to address the potential for SVI at the Site and that active mitigation for potential SVI is not needed. Indoor air quality in the assisted living facility is comparable to typical background conditions in homes and businesses. The NYSDEC has approved discontinuing the portions of the SMP related to SVI testing and active SVI mitigation. SMP Revision #1 addressed these changes and was approved by the NYSDEC during this reporting period. The existing measures for potential SVI mitigation (vapor barrier, sub-slab piping, and monitoring points) remain in place.
- Groundwater monitoring was completed during a prior reporting period in accordance with a NYSDEC-approved work plan and the SMP. The results demonstrated that Site-related impacts in groundwater declined over time and remained present only at a very low level at one location in proximity to the former source area. The groundwater monitoring program was terminated with NYSDEC approval, and the monitoring well network was properly abandoned in accordance with the SMP and NYSDEC approvals, as documented in a prior PRR.
- Vegetable gardens and/or farming on the Site are prohibited, although community vegetable gardens may be considered with NYSDEC approval. During the prior reporting period the Site owner proposed installing raised garden beds to be used as community gardens by the assisted living facility residents. Details concerning the construction of the raised garden beds were provided to the NYSDEC and the NYSDEC approved the construction of the raised garden beds. The raised garden beds were constructed during this reporting period and were observed during the site-wide inspection. The construction of the raised garden beds appears to be in full conformance with the NYSEC-approved plans.

➢ Effectiveness of Remedial Program

- The remedial program is effective, as evidenced by the previous groundwater monitoring data, which demonstrate that the remedy was effective at improving and protecting groundwater quality.
- The EWP was effective as the required monitoring, soil screening, and soil sampling were conducted and demonstrated that residual soil is no longer present in the formerly-impacted area or the portion of the Site that was not previously investigated.
- The vapor barrier, vapor monitoring points, and sub-slab components for a potential SSDS have been implemented and inspected for the assisted living building in compliance with the SMP. The vapor barrier (and SSDS, if needed) will be effective and protect the public from exposure to residual materials at the Site.
- SVI testing was completed prior to building occupancy and demonstrated that the remedial program has been effective in that SVI no longer presents a concern at the Site.

➢ Compliance

- All aspects of the Site are in compliance with the applicable elements of the SMP and the Environmental Easement. The Site is used for a restricted residential use (assisted living), which is an approved use under the Environmental Easement, and all of the applicable Site conditions were in compliance with the Environmental Easement.

1.3 SITE OVERVIEW

The Site boundaries and layout prior to redevelopment are shown in Figure 1.3.1; an updated site plan that reflects the current development of the Site is shown in Figure 1.3.2. After completion of the remedial work, some contamination may have been left at this Site, which is hereafter referred to as "residual contamination". ICs and ECs have been incorporated into the Site remedy to control exposure to any residual contamination to ensure protection of public health and the environment. An Environmental Easement has been granted to the NYSDEC and recorded with the Nassau County Clerk; this Easement requires compliance with the SMP and all ECs and ICs placed on the Site.

The Site was previously used for commercial and residential purposes. A residence was constructed in 1938, two garages were moved to the property in 1957, and a retail building was constructed in 1956, as shown in Figure 1.3.1. The retail building was occupied by several tenants, most notably by Izzy's Dry Cleaners, which provided full dry cleaning services.

A Phase II investigation was conducted at the Site in 2008 to confirm the findings of a previous investigation that had identified elevated levels of PCE in sub-slab soil and soil vapor and in indoor air within the former dry cleaning operation. The results of the Phase II investigation confirmed the release of chlorinated solvents at the Site. A supplemental subsurface investigation was performed and an IRM was implemented in 2009. The IRM included removal and disposal of idle dry cleaning equipment and associated supplies and wastes from within Izzy's Dry Cleaners, excavation and offsite disposal of all accessible PCE-impacted soil from beneath the building slab within Izzy's Dry Cleaners, installation of a vapor barrier and a passive sub-slab venting system within the remedial excavation, and removal of a 550-gallon fuel oil underground storage tank (UST). Subsequent investigations and remediation included sampling of stormwater leaching structures, septic system structures, and exposed soil surfaces, remediation of impacted leaching

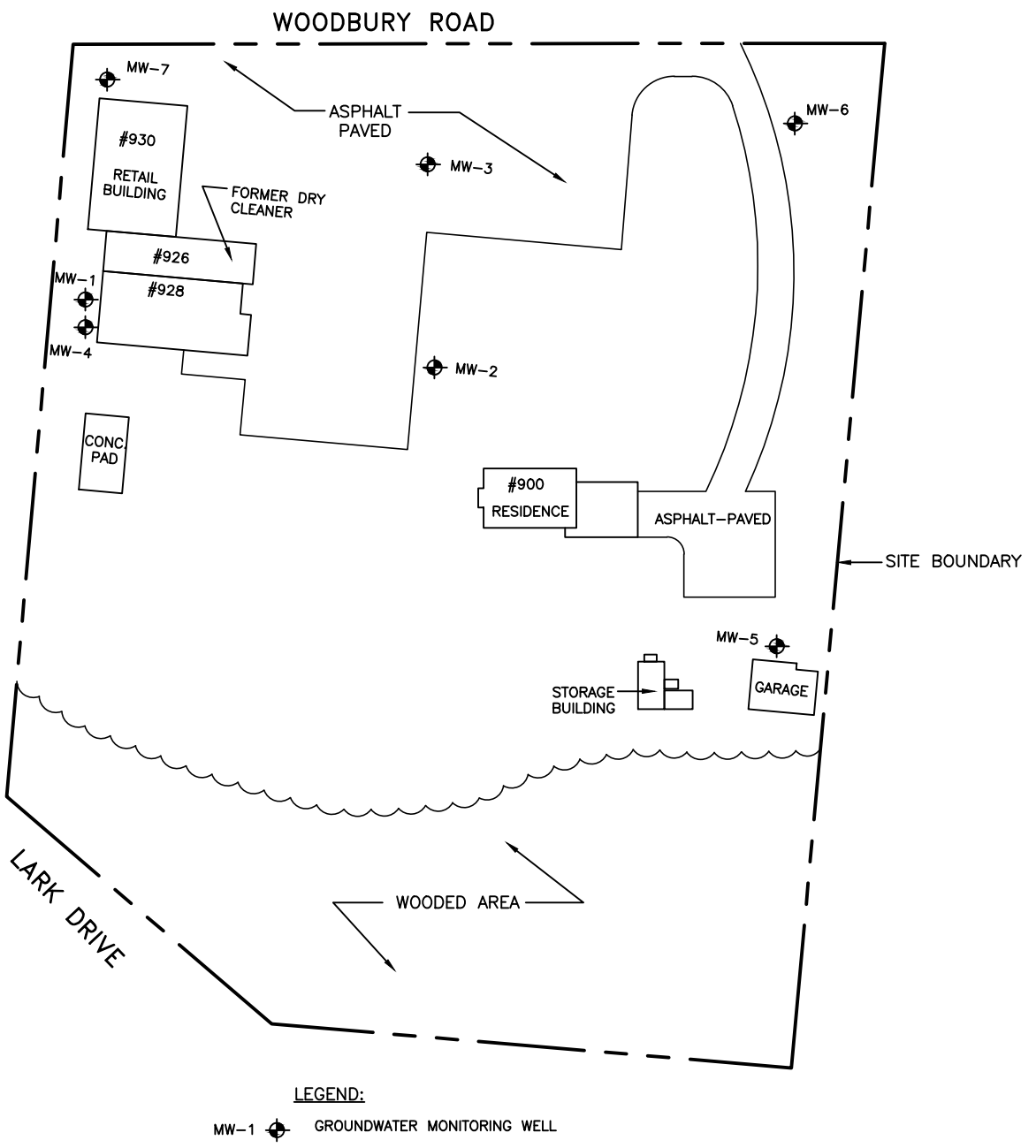

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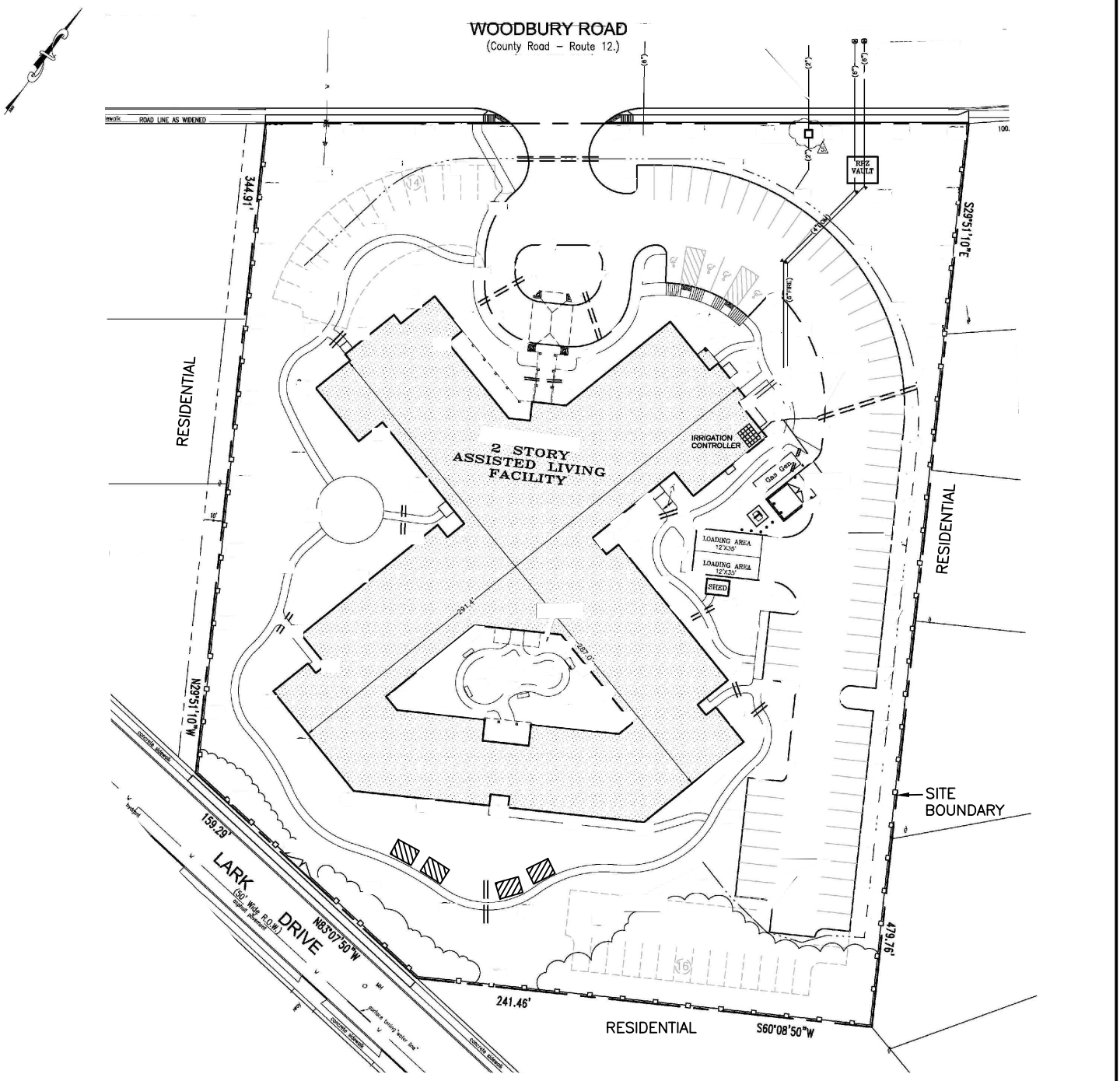
FIGURE 1.3.1
FORMER SITE PLAN
926 WOODBURY ROAD
WOODBURY, NEW YORK

Drawn By: H.C.	Checked By: S.D.	Date: 10/14/20



LEGEND:

RAISED GARDEN BED

APPROXIMATE SCALE

0' 40' 80' 160'

FPM GROUP

FIGURE 1.3.2
SITE PLAN

926 WOODBURY ROAD
WOODBURY, N.Y.

Drawn By: H.C.	Checked By: S.D.	Date: 10/14/20

H:\BENCHMARK WOODBURY PRR\FIGURE 1.3.2.dwg, 10/14/2020 4:00:02 PM, DWG To PDF.pc3

structures, exploration and investigation of USTs, assessment of groundwater quality beneath the Site, and post-remedial assessment of sub-slab soil vapor and indoor quality within the former dry cleaning operation. Each area where PCE and related impacts were identified was addressed during the remedial action.

Although the confirmation samples collected from the remedial excavation beneath the former Izzy's Dry Cleaners indicated non-detectable concentrations of VOCs, SVI testing suggested that residual PCE-impacted soil might be present beneath the retail building. Soil vapor beneath the onsite retail building contained elevated levels of PCE and indoor air exceedances of the Air Guideline Value for PCE were noted in the former deli (57.0 micrograms per cubic meter, or ug/m^3) and former dry cleaner (41.0 ug/m^3) in 2014. Soil vapor beneath the parking area to the southwest of this building was also impacted by PCE. Offsite residences were not impacted by PCE vapors.

The Site is immediately underlain by Upper Pleistocene glacial deposits consisting of sand with gravel. A discontinuous clay layer was identified at several locations; the top of this clay was found between approximately 83 and 94 feet below grade (bg) and the clay appears to extend to approximately 108 to 146 feet bg at the locations where it was fully penetrated.

Groundwater beneath the Site was sampled during the investigation and remedial activities. Perched groundwater is present on top of the clay layer at a depth of about 85 to 87 feet bg. The regional water table aquifer is present in the sandy deposits beneath the clay. The site-specific groundwater flow direction for the water table aquifer has been determined on several occasions and is generally to the south. Some variation in flow directions has been observed and is consistent with the property's location near the regional groundwater divide. Flow direction for the perched groundwater above the discontinuous clay layer may be variable. Perched groundwater (wells MW-1, MW-2, and MW-3) and the regional water table aquifer (wells MW-4, MW-5, and MW-6) were found to be marginally impacted by PCE at levels slightly above the applicable regulatory criteria (5 micrograms per liter, or ug/l).

Since impacted soil might remain present, and impacted groundwater and soil vapor were confirmed to remain present beneath the Site, ECs and ICs were required to protect human health and the environment. These ECs and ICs are described in the following sections. Long-term management of these EC/ICs and residual contamination is performed under the NYSDEC-approved SMP. Adherence to these ICs is required under the Environmental Easement, a copy of which is included in Appendix B. The ICs are discussed in detail in Section 2 of this PRR.

1.4 EVALUATION OF REMEDY PERFORMANCE, EFFECTIVENESS AND PROTECTIVENESS

The remedy continues to be managed in compliance with the SMP and continues to perform effectively and protect the public from the remaining residual materials at the Site. Throughout the reporting period, the required activities were conducted in compliance with the SMP. The vapor barrier, vapor monitoring points, and sub-slab components for a potential SSDS have been implemented and inspected for the assisted living building that has been constructed onsite in compliance with the SMP. SVI testing has been completed and has demonstrated that an active SSDS is not required. The SMP was amended during the reporting period to reflect this condition. The vapor barrier (and SSDS, if needed in the future) will be effective and protect the public from exposure to residual materials at the Site.

The approved Site uses are industrial, commercial and restricted residential. The current Site building was completed during the prior reporting period and is presently used for restricted residential purposes (assisted living) in compliance with the Environmental Easement and SMP. These use restrictions are effective at protecting the public from residual materials that remain onsite.

The EWP provided measures to evaluate and address residual soil that may have been present onsite. The EWP was implemented prior to new building construction (a prior reporting period) and the results documented that residual soil was not identified on the Site. No further action is required regarding Site soils. The implementation of the EWP demonstrated that the remedy has been effective at improving soil quality and protecting the public from exposure to residual soil.

Groundwater monitoring was previously conducted and the NYSDEC approved the termination of the groundwater monitoring program in May 2018. The SMP was amended during the reporting period to reflect this condition. The groundwater monitoring data demonstrate that the remedy has been effective at improving and protecting groundwater quality.

SECTION 2.0
ENGINEERING AND INSTITUTIONAL CONTROLS COMPLIANCE

Remedial activities were previously conducted at the Site and included excavation and removal of PCE-impacted soil, installation of a vapor barrier and SSDS beneath the former dry cleaner area, and removal of dry cleaner equipment and wastes. ECs and ICs were then implemented to control human exposure to residual materials such that the Site would be suitable for industrial, commercial, and restricted residential use. A summary of the EC/ICs implemented at the Site are as follows:

- Recording of an Environmental Easement, including ICs, to prevent future exposure to any contamination remaining at the Site;
- Installation of a vapor barrier and, if needed for SVI mitigation, an SSDS for any new building constructed onsite; and
- An Excavation Work Plan (EWP) with procedures to screen for and manage (if necessary) residual soil that may be present in certain areas of the Site.

Monitoring of the ECs and ICs was performed during the reporting period (September 26, 2019 through September 26, 2020) and the results are documented below. Certification of the ICs and ECs is discussed at the end of this section. Copies of correspondence from this reporting period that are referenced in this section are included in Appendix A.

2.1 ENGINEERING CONTROL COMPONENTS

2.1.1 Excavation Work Plan

Exposure to residual contaminated soil was prevented by implementation of an EWP for soil-disturbing activities in the area of the former retail building and the formerly undeveloped southern portion of the Site (wooded area). The EWP was implemented during a prior reporting period in association with building demolition and site preparation activities for redevelopment. Implementation of the EWP included obtaining NYSDEC approval of a Soil Investigation Work Plan (SIWP) for the retail building area and the wooded area in accordance with the SMP and completing soil investigation activities in conformance with the SIWP. The SWIP activities were fully documented in an April 10, 2018 Soil Investigation Report, which was submitted to and approved by the NYSDEC. This report included the following recommendations:

- As no residual soil was identified, it was recommended that no further soil investigation work be required and that further redevelopment work be allowed to proceed in the investigated areas; and
- It was also recommended that the groundwater monitoring program be terminated and that the Site's groundwater monitoring wells be properly abandoned.

The NYSDEC, in May 2, 2018 correspondence agreed with these recommendations and concluded that no further action is required regarding Site soils. Based on this finding, soil management has been completed for this Site and the EWP EC is no longer needed.

2.1.2 Vapor Barrier and Sub-Slab SSDS Elements

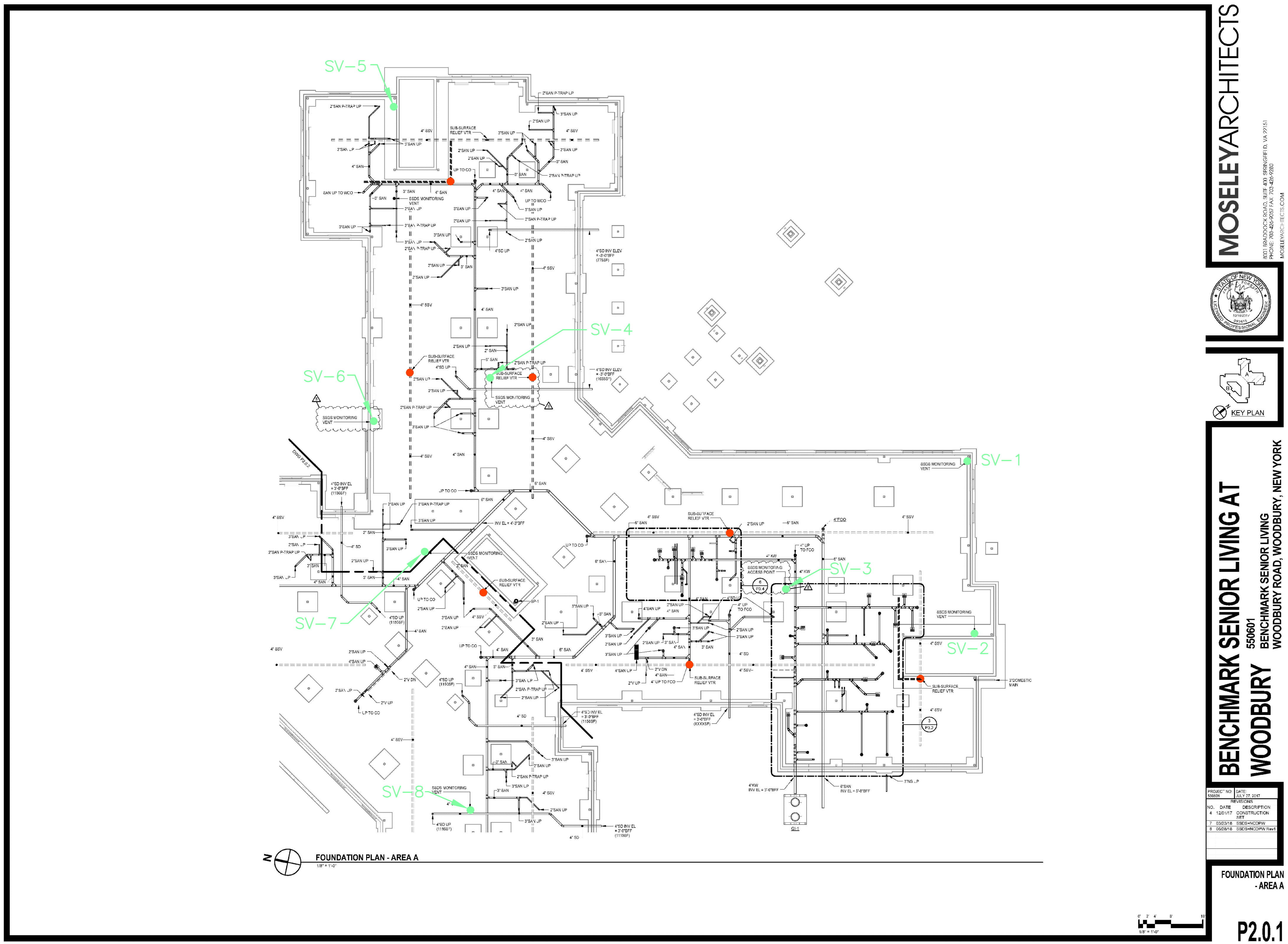
The sub-grade portions of the current building at the Site (slab and slab penetrations) were fitted with a vapor barrier and seal system for mitigation of potential SVI. Through-slab SVI monitoring points were also installed. As a precautionary measure, the sub-slab and through-slab elements of an SSDS, including slotted piping and piping risers, were also installed in conjunction with building construction. The vapor barrier, and sub-slab and through-slab SSDS elements were completed prior to this reporting period and were documented in a prior (October 2018) PRR for this Site. Construction of the through-slab SVI monitoring points was completed during the prior reporting period and was documented in the October 2019 PRR.

Foundation plans for the current building are presented on Figures 2.1.2.1 and 2.1.2.2 and show the layout of the SSDS elements and the locations of the SVI monitoring points. Please note that Figure 2.1.2.1 shows the eastern part (Area A) of the building and Figure 2.1.2.2 shows the western part (Area B) of the building.

SVI monitoring points were installed during slab construction to facilitate SVI testing; this work was documented in prior PRRs. SVI testing has been completed to determine whether SVI mitigation would be necessary; this work was also documented in prior PRRs. As discussed in Section 3.3, the SVI testing demonstrated that the indoor air quality is comparable to typical background conditions in homes and businesses and the NYSDEC issued a No Further Action letter concerning SVI testing on August 7, 2019.

On November 25, 2019 a request was made to the NYSDEC for approval to discontinue certain portions of the SMP, including SVI testing and the SVI mitigation measures. The NYSDEC responded on December 27, 2019, concurring that certain portions of the SMP could be modified, including the need to test for SVI in the existing building. On January 6, 2020 proposed SMP Revision #1 was submitted to the NYSDEC; this revision included discontinuing portions of the SMP related to SVI testing and active SVI mitigation. The existing measures for potential SVI mitigation (vapor barrier, sub-slab piping, and monitoring points) would remain in place. The NYSDEC approved Revision #1 to the SMP in January 8, 2020 correspondence. It was noted that if Site conditions change or information is provided to the NYSDEC that indicates that SVI testing is required, then the need for SVI-related requirements will be determined and, if deemed necessary, the SMP will be revised to include those requirements.

Representative SVI monitoring points were inspected during the September 15, 2020 site inspection and the conditions of the vapor barrier and sub-slab piping were assessed by observing the condition of the floors in accessible portions of the ground floor of the building. Certain areas could not be accessed for inspection as they are located in parts of the facility that are subject to visitor restrictions due to COVID-19. Each of the inspected monitoring points was found to undamaged and functional and none of the observations suggested that any damage has occurred to the vapor barrier or sub-slab piping. The conditions of the monitoring points, vapor barrier, and sub-slab piping in the inaccessible areas were further assessed by obtaining information from Site representatives. The Site representatives who accompanied the FPM inspector reported that there have been no changes to the monitoring points that could not be accessed and no work has been conducted that involved breaching the slab, excavations, or other activities that could have damaged the vapor barrier or sub-slab piping. No concerns were identified for the sub-slab and through-slab measures for potential SVI mitigation (vapor barrier, sub-slab piping, and monitoring points) and FPM has no recommendations for changes to this EC.



LEGEND

- - - - - - SUB–SLAB SLOTTED LATERAL PIPING

● VERTICAL RISER PIPE

SV–1 ● SVI MONITORING POINT

FPM GROUP

FIGURE 2.1.2.1
SSDS ELEMENTS & SVI
MONITORING POINTS IN AREA A
926 WOODBURY ROAD WOODBURY, NY

Drawn By: HC	Checked By: SD	Date: 9/11/19

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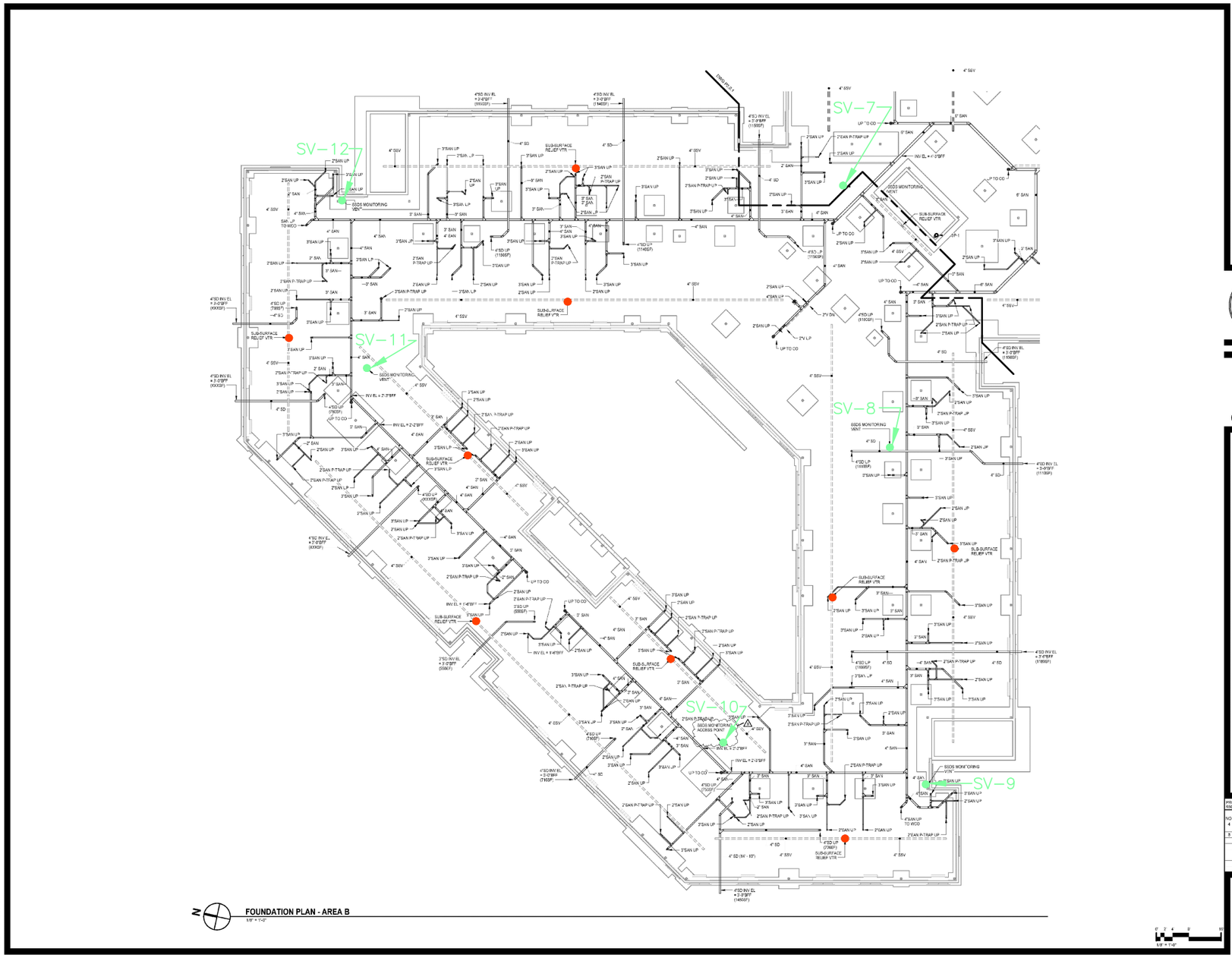

LEGEND

SUB-SLAB SLOTTED LATERAL PIPING

VERTICAL RISER PIPE

SV-7 SVI MONITORING POINT

MOSELEY ARCHITECTS

3031 BRADDOCK ROAD, SUITE 300 SPRINGFIELD, VA 22151
PHONE: 703-425-9537 FAX: 703-425-9280
MOSELEYARCHITECTS.COM

KEY PLAN

BENCHMARK SENIOR LIVING AT WOODBURY

550601 BENCHMARK SENIOR LIVING
WOODBURY ROAD, WOODBURY, NEW YORK

PROJECT NO	DATE
550601	JULY 27, 2017

REVISIONS		
NO.	DATE	DESCRIPTION
4	12/01/17	CONSTRUCTION SET
5	05/08/18	SSDS-WINDOW Rev1

FOUNDATION PLAN - AREA B

P2.0.2

FPM GROUP

FIGURE 2.1.2.2
SSDS ELEMENTS IN & SVI MONITORING PONTS AREA B
926 WOODBURY ROAD WOODBURY, NY

Drawn By: HC	Checked By: SD	Date: 9/11/19

2.2 INSTITUTIONAL CONTROLS COMPONENTS

ICs are required at this Site to: (1) implement, maintain and monitor ECs; (2) prevent future exposure to residual contamination; and, (3) restrict the use of the Site to industrial, commercial and restricted residential uses only. Adherence to these ICs on the Site is required under the Environmental Easement recorded with the Nassau County Clerk on June 1, 2016. A copy of the recorded Environmental Easement is included in Appendix B. Implementation, maintenance, and monitoring of the ECs were discussed in Section 2.1 above. Prevention of future exposure to residual contamination and restrictions on Site usage are discussed below.

2.2.1 Prevention of Exposure to Residual Contamination

The EWP provides measures to evaluate and address residual soil that may have been present onsite. As discussed in Section 2.1.1, the EWP was implemented during a prior reporting period and residual soil was not identified on the Site. The results were presented to the NYSDEC, which concluded that no further action is required regarding Site soils. Based on this finding, we conclude that residual soil no longer presents a concern at this Site.

To prevent potential exposure to residual groundwater that may be present beneath the Site, the Environmental Easement includes a provision that prohibits the use of groundwater underlying the Site without the necessary water quality treatment, as determined by the New York State Department of Health (NYSDOH) or Nassau County Department of Health (NCDOH), to render it safe for use as drinking water or for industrial purposes. As documented in the Site-wide Inspection (see Section 3.1), groundwater use is not occurring at this Site, nor is groundwater use contemplated. We conclude that potential exposure to residual contamination in groundwater did not occur during the reporting period.

The Site has been redeveloped and has been continuously occupied during the reporting period. Prior to occupancy, SVI testing was completed, as documented in the prior PRR and summarized in Section 3.3 herein. The testing demonstrated that there was no potential for building occupants to be exposed to residual contamination via SVI. As discussed in Section 2.1.2 above, the building was constructed with SVI mitigation elements that are intended, if necessary, to prevent potential exposure via SVI. FPM has no recommendations for changes to the installed SVI mitigation elements.

2.2.2 Restrictions on Site Usage

The Site usage is restricted to industrial, commercial and restricted residential uses. Confirmation of Site usage is provided by inspection. Notification of restrictions on Site usage is also provided by statements required in the property deed and instruments of conveyance relating to the Site.

Confirmation of Site usage is documented in the Site-wide inspection checklist, a copy of which is included in Appendix C. The Site redevelopment was completed during the prior reporting period and the new building has been occupied with a restricted residential use (assisted living) throughout this reporting period. Therefore, Site use is in conformance with approved Site usage. No deficiencies are noted and FPM has no recommendations for changes in Site usage or confirmation procedures.

Notification of restrictions on Site usage is provided in various conveyance documents. The Site owner, BSL NY Development, LLC, understands that each of the Site conveyance documents must contain the necessary language.

During the reporting period, the Site owner, BSL NY Development, LLC, executed agreements for occupancy with multiple individuals who are now residents at the assisted living facility (Orchard Estate at Woodbury). Each agreement has an associated resident handbook that contains the following language referencing the Environmental Easement for the property:

> *Please note that Orchard Estate of Woodbury is subject to an Environmental Easement that was recorded in the Office of the Nassau County Clerk on June 1, 2016 in Liber D13368 at Page 87. The Easement was granted to the New York State Department of Environmental Conservation (DEC) due to the former use of a small part of the property. The DEC oversaw the environmental work and approved protective measures that are in place for Orchard Estate of Woodbury. The DEC approved the cleanup work and agrees that the property may be safely used for residency and assisted living.*

This language is consistent with the requirement in Section 2.F of the Environmental Easement, which requires that the Environmental Easement be incorporated in full or by reference in any leases, licenses, or other instruments granting a right to control a portion of the Controlled Property. Therefore, the Site is in compliance with this provision of the Environmental Easement. No deficiencies are noted and FPM has no recommendations for changes in the agreement and resident handbook language with respect to the Environmental Easement.

In accordance with the SMP, vegetable gardens and/or farming on the Site are prohibited, although community vegetable gardens may be considered with NYSDEC approval. During the prior reporting period the Site owner proposed installing raised garden beds to be used as community flower and vegetable gardens by the Site residents. Details concerning the construction of the raised garden beds were provided to the NYSDEC in May 7, 2019 correspondence and the NYSDEC, in May 29, 2019 correspondence approved the construction of the raised garden beds.

The approved raised garden beds were constructed during this reporting period and the beds that were accessible (outside of the COVID-19 restricted area) were observed during the September 15, 2020 site inspection. Each of the raised beds is constructed of untreated Northern White Cedar lumber; construction was performed by Green City Growers of Massachusetts. The beds are filled with imported potting soil and compost. No Site soil was reported to be used in the construction of the garden beds and no soil that appeared to have originated locally was observed in the beds. The garden beds were in use to grow flowers and vegetables for use by facility residents, as shown in the photos in Appendix C. No deficiencies were noted and FPM has no recommendations for changes to the approved raised garden beds.

2.3 EC/IC CERTIFICATION

The EC/IC Certification Form provided by the NYSDEC in its August 14, 2020 correspondence has been completed in accordance with the associated certification instructions. The completed certification form is included in Appendix D.

SECTION 3.0
MONITORING PLAN COMPLIANCE

The monitoring plan for the Site includes measures for evaluating the performance and effectiveness of the remedy. The monitoring plan includes a means (Site-wide inspection) for evaluating the Site's compliance with the ICs and the condition and continued effectiveness of the ECs. The monitoring plan also includes measures for monitoring and sampling the SVI mitigation system (SSDS) if this system is required to be operated. The monitoring plan also includes provisions for post-remediation media monitoring and sampling. Each aspect of the monitoring plan is discussed below. Direct monitoring of the ECs is performed by inspection and is documented in Section 2 of this PRR.

3.1 SITE-WIDE INSPECTION

Compliance with the Environmental Easement IC is verified by performing a Site-wide inspection on at least an annual basis. A Site-wide inspection was performed on September 15, 2020 and a copy of the completed inspection form is included in Appendix C. As discussed in Section 2.2.2, the Site-wide inspection confirmed that the Site is used for a restricted residential use (assisted living) and the Site was occupied during the reporting period. No deficiencies were noted and FPM has no recommendations for changes in Site usage or confirmation procedures.

The Site-wide inspection also confirmed that the vapor barrier EC and associated sub-slab components for an SSDS that were installed during building construction remained installed during the reporting period. As discussed in Section 2.1.2, prior SVI testing results indicated that there is no need for active operation of an SSDS for SVI mitigation and the NYSDEC has approved discontinuing the SSDS monitoring plan in the SMP.

The EWP was implemented during a prior reporting period, as discussed in Section 2.1.1, and the results confirmed that no residual soil was identified in the targeted areas. The NYSDEC, concluded that no further action is required regarding Site soils. Based on this finding, the EWP EC is no longer needed for this Site.

The Site-wide inspection form includes references to an assessment of the Site's monitoring wells. However, as documented in Section 3.2 below, groundwater monitoring conducted during a prior reporting period verified that no significant Site-related groundwater contamination remains present and the NYSDEC approved the termination of groundwater monitoring and abandonment of the Site's monitoring wells. The wells have been properly abandoned and all surface expressions removed prior to the Site-wide inspection. Therefore, this section of the inspection form is no longer applicable.

3.2 GROUNDWATER MONITORING

No activities pertaining to groundwater monitoring were required or conducted during the reporting period. Groundwater monitoring activities were completed in a prior reporting period and the results demonstrated that the Site-related impacts in groundwater declined over time and remained present only at a very low level at one location in proximity to the former source area. It was recommended to terminate the groundwater monitoring program and abandon the Site's monitoring wells; this recommendation was approved by the NYSDEC and well abandonment was conducted and documented during a prior reporting period.

It was recommended in the prior PRR that as the groundwater monitoring program has been completed for this Site and the monitoring wells are no longer present, pertinent portions of the SMP should be modified to reflect these changes. On November 25, 2019 a request was made to the NYSDEC for approval to discontinue certain portions of the SMP, including the provisions related to groundwater monitoring. The NYSDEC responded on December 27, 2019, concurring that certain portions of the SMP could be modified and on January 6, 2020 proposed SMP Revision #1 was submitted to the NYSDEC. This revision included discontinuing portions of the SMP related to groundwater monitoring, but did not include discontinuing the restriction on groundwater use. The NYSDEC approved Revision #1 to the SMP in January 8, 2020 correspondence. It was noted that if Site conditions change or information is provided to the NYSDEC that indicates that groundwater monitoring is required, then the need for this requirement will be determined and, if deemed necessary, the SMP will be revised to include this requirement.

3.3 SVI MITIGATION SYSTEM MONITORING

The sub-slab and through-slab elements for an SSDS for mitigation for potential SVI were completed prior to this reporting period, as discussed in Section 2.1.2. SVI testing was also conducted during the prior reporting period to evaluate whether the SSDS may need to be operated. The SVI testing procedures and results were previously documented and demonstrated that mitigation for potential SVI is not required. As discussed in Section 2.1.2, SMP Revision #1 included discontinuing portions of the SMP related to SVI testing and active SVI mitigation. The existing measures for potential SVI mitigation (vapor barrier, sub-slab piping, and monitoring points) would remain in place. The NYSDEC approved Revision #1 to the SMP in January 8, 2020 correspondence and it was noted that if Site conditions change or information is provided to the NYSDEC that indicates that SVI testing is required, then the need for SVI-related requirements will be determined and, if deemed necessary, the SMP will be revised to include those requirements.

No SVI mitigation system monitoring was required or performed during the reporting period. If the SSDS is required to be operated in the future, then the SMP will be revised and SVI mitigation system monitoring will be performed.

3.3.1 SVI Testing Components

SVI monitoring points were installed during building slab construction to facilitate SVI testing. A protective manhole was installed at each SVI monitoring point; representative manholes were observed during the site inspection and no issues were noted. It is concluded that the SVI monitoring points remain in place in the event that SVI testing is needed in the future.

3.3.2 Summary of SVI Testing

SVI testing was conducted during the prior reporting period and demonstrated that mitigation for potential SVI is not required. The NYSDEC concurred with this conclusion. No SVI testing was conducted or required during the current reporting period.

3.3.3 SVI Testing Deficiencies

No SVI testing deficiencies occurred during the reporting period. All SVI testing was conducted and completed during the prior reporting period in accordance with the SMP and NYSDEC recommendations.

3.3.4 SVI Testing Conclusions

SVI testing was performed during the prior reporting period in accordance with the SMP and NYSDEC recommendations. The results demonstrated that no further action is needed to address the potential for SVI at the Site and that active mitigation for potential SVI is not needed. It was concluded that indoor air quality in the assisted living facility is comparable to typical background conditions in homes and businesses and the NYSDEC concurred with this conclusion. No SVI testing was conducted or required during the current reporting period.

SECTION 4.0
OPERATION AND MAINTENANCE PLAN COMPLIANCE

The Site presently has no mechanical remedial systems or other systems requiring operation and maintenance (O&M). As noted in Section 3, the remedy for the Site does not presently require a mechanical system (SSDS); however, the SMP includes provisions in the event that an SSDS is required to be operated. As discussed in Section 2.1.2, the NYSDEC has discontinued the portions of the SMP related to SVI testing and active SVI mitigation and SMP Revision #1 addressed these changes. The existing measures for potential SVI mitigation (vapor barrier, sub-slab piping, and monitoring points) would remain in place. The NYSDEC approved Revision #1 to the SMP in January 8, 2020 correspondence and it was noted that if Site conditions change or information is provided to the NYSDEC that indicates that SVI testing is required, then the need for SVI-related requirements will be determined and, if deemed necessary, the SMP will be revised to include those requirements.

4.1 SUMMARY OF O&M ACTIVITIES

No O&M activities were required or conducted during the reporting period.

4.2 EVALUATION OF O&M ACTIVITIES

No O&M activities were required or conducted during the reporting period.

4.3 O&M DEFICIENCIES

There were no O&M deficiencies noted during the reporting period.

4.4 O&M CONCLUSIONS AND RECOMMENDATIONS

The O&M activities outlined in the SMP will be implemented in the event that operation of an SSDS becomes necessary.

SECTION 5.0
CONCLUSIONS AND RECOMMENDATIONS

The overall condition of the Site and compliance with the requirements of the SMP and Environmental Easement are evaluated in this section. This section also includes conclusions and any recommendations for changes to the SMP.

5.1 COMPLIANCE WITH SMP

Assessment of the overall Site condition and compliance with the SMP during the reporting period was performed during the site-wide inspection completed on September 15, 2020. The completed site-wide inspection checklist and a photolog documenting the Site conditions are included in Appendix C. The Site's compliance with the SMP is summarized as follows:

- EC/IC Plan
  - The vapor barrier system EC, sub-slab components that may be needed for an SSDS, and the SVI monitoring points remain in place. No change is recommended for the vapor barrier system EC or the associated SVI monitoring points.
  - The Excavation Work Plan EC was implemented during a prior reporting period in conjunction with Site redevelopment. Soil screening and sampling activities documented that residual soil was not present. The results were reported to the NYSDEC, which concluded that no further action is required regarding Site soils. Based on this finding, it was concluded that the EWP EC is no longer needed for this Site. No EWP activities were conducted or required during this reporting period.
  - ICs required for the Site, as enumerated in the Environmental Easement, have been implemented, including restrictions on Site usage, inclusion of appropriate information in Site conveyance and lease documents, prohibition of groundwater use and prohibition of vegetable gardens without prior NYSDEC approval. The Site was occupied during this reporting period with an assisted living facility, which is a restricted residential use; this usage is consistent with the allowed uses. The license agreements for occupants of the assisted living facility contained appropriate information, as required by the Environmental Easement and in compliance with this IC. Groundwater use is not occurring. Approval for raised garden beds for community garden use was obtained from the NYSDEC during the prior reporting period and the approved raised garden beds were installed during this reporting period. The site inspection verified that the raised garden beds were constructed in accordance with the NYSDEC-approved plans. All of the ICs remained fully implemented throughout the reporting period. No changes are recommended for the ICs.
- Monitoring and O&M Plans
  - Groundwater monitoring was conducted during a prior reporting period and the NYSDEC subsequently approved the termination of the groundwater monitoring program. The groundwater monitoring wells were properly abandoned following NYSDEC approval of a well abandonment plan; well abandonment was completed

during a prier reporting period. The portions of the SMP related to groundwater monitoring are no longer applicable to this Site.

- SVI testing was conducted during the prior reporting period in accordance with the SMP and NYSDEC recommendations. The results demonstrated that no further action is needed to address the potential for SVI at the Site and that active mitigation for potential SVI is not needed. Indoor air quality in the assisted living facility is comparable to typical background conditions in homes and businesses. The NYSDEC has approved discontinuing the portions of the SMP related to SVI testing and active SVI mitigation. SMP Revision #1 addressed these changes and was approved by the NYSDEC during this reporting period. The existing measures for potential SVI mitigation (vapor barrier, sub-slab piping, and monitoring points) remain in place.
- The O&M Plan, which includes procedures for O&M of an SSDS, was not implemented during the reporting period as operation of the SSDS was not needed. As noted above, the NYSDEC has approved discontinuing the portions of the SMP related to active SVI mitigation and SMP Revision #1 addressed these changes and was approved by the NYSDEC during this reporting period. No changes to the O&M Plan are recommended at this time.

5.2 PERFORMANCE AND EFFECTIVENESS OF THE REMEDY

The remedy has been implemented in compliance with NYSDEC approvals and continues to be managed in compliance with the SMP, including Revision #1. This remedy continues to perform effectively and protect the public from the remaining residual materials at the Site.

The vapor barrier system remains present and in good condition. The related SVI monitoring points remain in place in compliance with the SMP and NYSDEC recommendations. SVI testing completed during the prior reporting period demonstrated that SVI no longer presents a concern at this Site. Nevertheless, the completed vapor barrier is anticipated to effectively protect Site occupants from residual materials that may remain present.

The approved Site uses are industrial, commercial and restricted residential. The Site was occupied throughout the reporting period as an assisted living facility, which is a restricted residential use. The Site use is consistent with the approved uses and is protective.

Groundwater monitoring was completed during a prior reporting period and, based on the results, the NYSDEC approved termination of the program. The groundwater monitoring wells have been properly abandoned. The implemented remedy has been effective at nearly eliminating Site-related impacts to groundwater quality and a prohibition of groundwater use effectively prevents exposure to residual groundwater.

5.3 RECOMMENDATIONS

Based on the current Site conditions, FPM has no recommendations for changes to the remedy.

APPENDIX A

CORRESPONDENCE

- Site Management PRR Response Letter – November 14, 2019
- Request for Site Management Plan Changes Letter – November 25, 2019
- SMP Modification Letter – December 27, 2019
- SMP Revision #1 Letter – January 6, 2020
- SMP Modification Approval Letter – January 8, 2020
- PRR Reminder Notice – August 14, 2020

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Region 1
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November 14, 2019

BSL NY Development, LLC
Mr. Ken Littlefield
201 Jones Road
3rd Floor West
Waltham, MA 02451

Re: Site Management (SM) Periodic Review Report (PRR) Response Letter
Izzy's Dry Cleaners, Woodbury
Nassau County, Site No.: 130200

Dear Mr. Ken Littlefield:

The Department has reviewed your Periodic Review Report (PRR) and IC/EC Certification for following period: September 26, 2018 to September 26, 2019.

The Department hereby accepts the PRR and associated Certification. The frequency of Periodic Reviews for this site is 1 year, your next PRR is due on October 28, 2020. You will receive a reminder letter and updated certification form 75-days prior to the due date. Regardless of receipt or not, of the reminder notice, the next PRR including the signed certification form, is still due on the date specified above.

If you have any questions, or need additional forms, please contact me at 631-444-0244 or e-mail: john.sheehan@dec.ny.gov.

Sincerely,

John Sheehan
Project Manager

ec: B. Corcoran, NYSDEC
W. Parish, NYSDEC
C. Bethoney, NYSDOH
R. Ockerby, NYSDOH
S. Davis, FPM Group

FPM group — Engineering and Environmental Science

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CORPORATE HEADQUARTERS
909 Marconi Avenue
Ronkonkoma, NY 11779
631-737-6200
Fax 631-737-2410

November 25, 2019

Mr. John C. Sheehan, Engineering Geologist 2
Division of Environmental Remediation
New York State Department of Environmental Conservation
50 Circle Road
Stony Brook, NY 11790-3409

Re: **Site Management Plan Changes**
Izzy's Dry Cleaner Facility, NYSDEC Order on Consent #130200
926 Woodbury Road, Woodbury, NY
FPM File No. 1125g-19-21

Dear John:

As per our discussion, FPM Group (FPM) is hereby requesting approval to discontinue certain portions of the Site Management Plan (SMP) for the above-referenced Site. These requested changes pertain to the groundwater monitoring and soil vapor intrusion (SVI) mitigation aspects of the SMP, as further described in the following sections.

Groundwater Monitoring

Groundwater monitoring has been conducted and completed in accordance with the SMP. Groundwater monitoring results demonstrated that the Site-related impacts in groundwater declined over time and, at the time of the final monitoring event (February 14, 2018), remained present only at a very low level at one location in proximity to the former source area. The final groundwater monitoring results were documented in a February 26, 2018 report submitted to the New York State Department of Environmental Conservation (NYSDEC). In this report it was recommended to terminate the groundwater monitoring program and abandon the Site's monitoring wells; these recommendations were approved by the NYSDEC in May 2, 2018 correspondence.

A Well Abandonment Work Plan was submitted to the NYSDEC on May 3, 2018 and received NYSDEC approval on May 3, 2018. Well abandonment was conducted on May 8, 2018 and was documented in a May 14, 2018 report submitted to the NYSDEC. Well abandonment was conducted in accordance with procedures in the NYSDEC's Region I Water Unit "Specifications for Abandoning Wells and Boreholes in Unconsolidated Materials", as referenced in NYSDEC's CP-43.

As the groundwater monitoring program has been completed for this Site and the monitoring wells are no longer present, we recommend that the portions of the SMP related to groundwater monitoring be discontinued as they are no longer necessary or applicable. This recommendation does not apply to the institutional control (IC) concerning the restriction on groundwater use.

SVI Mitigation

The sub-grade portions of the recently-completed assisted living building at the Site (slab and slab penetrations) were fitted with a vapor barrier and seal system for mitigation of potential SVI. Through-slab SVI monitoring points were also installed. As a precautionary measure, the sub-slab and through-slab elements of a sub-slab depressurization system (SSDS), including slotted piping and piping risers, were also installed in conjunction with building construction. Construction of the vapor barrier, and sub-slab and through-slab SSDS elements was documented in the 2018 and 2019 PRRs.

SVI testing was performed in 2019, prior to building occupancy, to evaluate whether the SSDS may need to be operated. SVI testing was conducted in accordance with the SMP and NYSDEC recommendations and was documented in July 9 and August 6, 2019 reports submitted to the NYSDEC. The SVI testing results demonstrated that indoor air quality in the recently-completed assisted living facility is comparable to typical background conditions in homes and businesses, no further action is needed to address the potential for SVI at the Site, and active mitigation for potential SVI is not needed. The NYSDEC approved this completed work on August 7, 2019.

As no further action is needed to address the potential for SVI at this Site, we recommend that the portions of the SMP related to SVI testing and active SVI mitigation be discontinued as they are no longer applicable. The sub-slab and through-slab measures for potential SVI mitigation (vapor barrier, sub-slab piping, and monitoring points) remain in place within and beneath the building slab.

Please confirm that the NYSDEC agrees with these recommendations. Should you require additional information, please do not hesitate to call me at (631) 737-6200, ext. 228. Thank you in advance for your attention to this request.

Very truly yours,

Stephanie O. Davis, PG
Senior Project Manager
Vice President

SOD:sod

cc: Kenneth Littlefield, BSL NY Development, LLC

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Site: Boundary ... 2019 FRR

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

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December 27, 2019

Stephanie O. Davis, CPG
Vice President
FPM Group, Ltd
909 Marconi Avenue
Ronkonkoma, NY 11779

Re: Izzy's Dry Cleaners Site
900, 926, 928 & 930 Woodbury Road
Woodbury, New York
Index # W1-0001-07-05 / Site # 130200
Site Management Plan

Dear Ms. Davis:

The New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH) are in receipt of FPM Group's letter dated November 25, 2019 regarding the Site Management Plan (SMP) for the Izzy's Dry Cleaners site. Specifically, the letter is recommending that the portion of the SMP related to the requirement for soil vapor intrusion (SVI) testing and groundwater monitoring be modified to indicate that they are no longer necessary.

The results of the groundwater monitoring program that was conducted at the site demonstrated that impacts detected in site groundwater has declined over time. As such, the Department approved the termination of groundwater monitoring on May 2, 2018. In addition, the SVI testing that was performed in the recently completed assisted living facility demonstrated that the indoor air quality is comparable to typical background conditions in homes and businesses. As such, the Department issued a no further action letter on August 7, 2019.

Based on the above information and the current condition of the site, the Department agrees that the SMP should be modified to indicate that the need for groundwater monitoring and the need to address the potential for SVI in the existing site building is no longer a requirement. At this time, please provide to the Department a brief document outlining the requested modifications to the SMP. Once approved by the Department, the document will be incorporated into the SMP as an addendum memorializing the changes.

It should be noted that if site conditions change or information is provided to the Department that indicates that SVI testing and/or groundwater monitoring is required, the need

for those requirements will be determined and if deemed necessary, the SMP will be revised to include those requirements. If you should have any questions, feel free to contact me at (631)-444-0244 or via e-mail at john.sheehan@dec.ny.gov

Sincerely,

John C. Sheehan
Project Manager

ec: B. Corcoran, NYSDEC
W. Parish, NYSDEC
C. Bethoney, NYSDOH
R. Ockerby, NYSDOH
K. Littlefield, BSL Development, LLC

FPM group — Engineering and Environmental Science

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January 6, 2020

Mr. John C. Sheehan, Engineering Geologist 2
Division of Environmental Remediation
New York State Department of Environmental Conservation
50 Circle Road
Stony Brook, NY 11790-3409

Re: **Site Management Plan Revision #1**
Izzy's Dry Cleaner Facility, NYSDEC Order on Consent #130200
926 Woodbury Road, Woodbury, NY
FPM File No. 1125g-19-21

Dear John:

As per your December 27, 2019 correspondence and our discussion, FPM Group (FPM) is hereby submitting Revision #1 to the Site Management Plan (SMP) for the above-referenced Site. The information in Revision #1 pertains to changes to the groundwater monitoring and soil vapor intrusion (SVI) mitigation aspects of the SMP that have been approved by the New York State Department of Environmental Conservation. We request that Revision #1 be incorporated into the approved SMP for this Site.

Should you require additional information, please do not hesitate to call me at (631) 737-6200, ext. 528. Thank you in advance for your attention to this matter.

Very truly yours,

Stephanie O. Davis, PG
Senior Project Manager
Vice President

SOD:sod
Enclosure

cc: Kenneth Littlefield, BSL NY Development, LLC

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IZZY'S DRY CLEANERS FACILITY

NASSAU COUNTY

WOODBURY, NEW YORK

SITE MANAGEMENT PLAN

NYSDEC Site: 926, 928 and 930 Woodbury Road

Woodbury, NY

Tax Map # Section 12, Block 527, Lot 24

NYSDEC Order on Consent #130200

Index #W1-0001-07-05

Prepared for:

Joe III, LLC and Joan III, LLC

Prepared by:

FPM Group, Ltd.
909 Marconi Avenue
Ronkonkoma, NY 11779
631-737-6200

Revisions to Final Approved Site Management Plan:

Revision No.	Date Submitted	Summary of Revision	NYSDEC Approval Date
1	January 6, 2020	Discontinue groundwater monitoring and SVI testing and active mitigation	

JULY 2016

SITE MANAGEMENT PLAN REVISION #1

IZZY'S DRY CLEANERS FACILITY

926, 928 and 930 Woodbury Road, Nassau County, Woodbury, NY

Tax Map # Section 12, Block 527, Lot 24

NYSDEC Order on Consent #130200

Index #W1-0001-07-05

JANUARY 2020

A request to modify the Site Management Plan (SMP) for the above-referenced Site was submitted to the New York State Department of Environmental Conservation (NYSDEC) on November 25, 2019. The NYSDEC responded on December 27, 2019 approving the proposed changes and requesting that a Revision outlining the modifications to the SMP be prepared. This Revision #1 to the SMP outlines the approved changes to the groundwater monitoring and soil vapor intrusion (SVI) mitigation aspects of the SMP, as further described in the following sections.

As noted in the NYSDEC's December 27, 2019 correspondence, if Site conditions change or information is provided to the NYSDEC that indicates that SVI testing and/or groundwater monitoring is required, the need for those requirements will be determined and if deemed necessary, the SMP will be revised to include those requirements.

Groundwater Monitoring

Groundwater monitoring has been conducted and completed for the Site in accordance with the SMP. Groundwater monitoring results demonstrated that the Site-related impacts in groundwater declined over time and, at the time of the final monitoring event (February 14, 2018), remained present only at a very low level at one location in proximity to the former source area. The final groundwater monitoring results were documented in a February 26, 2018 report submitted to the NYSDEC. In this report it was recommended to terminate the groundwater monitoring program and abandon the Site's monitoring wells; these recommendations were approved by the NYSDEC in May 2, 2018 correspondence.

A Well Abandonment Work Plan was submitted to the NYSDEC on May 3, 2018 and received NYSDEC approval on May 3, 2018. Well abandonment was conducted on May 8, 2018 and was documented in a May 14, 2018 report submitted to the NYSDEC. Well abandonment was conducted in accordance with procedures in the NYSDEC's Region I Water Unit "Specifications for Abandoning Wells and Boreholes in Unconsolidated Materials", as referenced in NYSDEC's CP-43.

As the groundwater monitoring program has been completed for this Site and the monitoring wells are no longer present, it was recommended that the portions of the SMP related to groundwater monitoring (generally including Section 4.4.1 and associated portions of the SMP) be discontinued as they are no longer necessary or applicable. This recommendation does not apply to the institutional control (IC) concerning the restriction on groundwater use. The NYSDEC approved the discontinuation of the groundwater monitoring portions of the SMP in their December 27, 2019 correspondence.

SVI Mitigation

The sub-grade portions (slab and slab penetrations) of the assisted living building constructed at the Site in 2018-2019 were fitted with a vapor barrier and seal system for mitigation of potential

SVI. Through-slab SVI monitoring points were also installed. As a precautionary measure, the sub-slab and through-slab elements of a sub-slab depressurization system (SSDS), including slotted piping and piping risers, were also installed in conjunction with building construction. Construction of the vapor barrier and sub-slab and through-slab SSDS elements was documented in the 2018 and 2019 Periodic Review Reports (PRRs).

SVI testing was performed in 2019, prior to building occupancy, to evaluate whether the SSDS may need to be operated. SVI testing was conducted in accordance with the SMP and NYSDEC recommendations and was documented in July 9 and August 6, 2019 reports submitted to the NYSDEC. The SVI testing results demonstrated that indoor air quality in the assisted living facility was comparable to typical background conditions in homes and businesses, no further action was needed to address the potential for SVI at the Site, and active mitigation for potential SVI was not needed. The NYSDEC approved this completed work on August 7, 2019.

As no further action is needed to address the potential for SVI at this Site, it was recommended that the portions of the SMP related to SVI testing and active SVI mitigation (generally including Sections 4.3, 4.4.2, 5.0 and associated portions of the SMP) be discontinued as they were no longer applicable. This recommendation does not apply to the installed engineering control (EC) for SVI and it is noted that the sub-slab and through-slab measures for potential SVI mitigation (vapor barrier, sub-slab piping, and monitoring points) remain in place within and beneath the building slab. The NYSDEC approved the discontinuation of the SVI testing and active SVI mitigation portions of the SMP in their December 27, 2019 correspondence.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

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January 8, 2020

Stephanie O. Davis, CPG
Vice President
FPM Group, Ltd
909 Marconi Avenue
Ronkonkoma, NY 11779

Re: Izzy's Dry Cleaners Site
900, 926, 928 & 930 Woodbury Road
Woodbury, New York
Index # W1-0001-07-05 / Site # 130200
Site Management Plan

Dear Ms. Davis:

The New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH) are in receipt of FPM Group's letter dated January 6, 2020 regarding the Site Management Plan (SMP) for the Izzy's Dry Cleaners site. Specifically, the letter describes the requested modifications to the SMP and includes an addendum which details the modifications to the SMP and will serve to memorialize the changes.

Based on our review of the FPM's proposed addendum to the SMP, the Department, in concurrence with the NYSDOH, agrees that the SMP should be modified to indicate that the need for groundwater monitoring and the need to address the potential for SVI in the existing site building is no longer a requirement and thus the addendum to the SMP is approved. It should be noted that if site conditions change or information is provided to the Department that indicates that SVI testing and/or groundwater monitoring is required, the need for those requirements will be determined and if deemed necessary, the SMP will be revised to include those requirements. If you should have any questions, feel free to contact me at (631)-444-0244 or via e-mail at john.sheehan@dec.ny.gov

Sincerely,

John C. Sheehan
Project Manager

ec: J. Swartwout, NYSDEC
W. Parish, NYSDEC
C. Bethoney, NYSDOH
R. Ockerby, NYSDOH
K. Littlefield, BSL Development, LLC

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8/14/2020

Mr. Ken Littlefield
Senior Director Of Development
BSL NY Development, LLC
201 Jones Road
3rd Floor West
Waltham, MA 02451

Re: Reminder Notice: Site Management Periodic Review Report and IC/EC Certification Submittal
Site Name: Izzy's Dry Cleaners
Site No.: 130200
Site Address: 926 Woodbury Road
Woodbury, NY 11797

Dear Mr. Ken Littlefield:

This letter serves as a reminder that sites in active Site Management (SM) require the submittal of a periodic progress report. This report, referred to as the Periodic Review Report (PRR), must document the implementation of, and compliance with, site-specific SM requirements. Section 6.3(b) of DER-10 *Technical Guidance for Site Investigation and Remediation* (available online at http://www.dec.ny.gov/regulations/67386.html) provides guidance regarding the information that must be included in the PRR. Further, if the site is comprised of multiple parcels, then you as the Certifying Party must arrange to submit one PRR for all parcels that comprise the site. The PRR must be received by the Department no later than **October 26, 2020**. Guidance on the content of a PRR is enclosed.

Site Management is defined in regulation (6 NYCRR 375-1.2(at)) and in Chapter 6 of DER-10. Depending on when the remedial program for your site was completed, SM may be governed by multiple documents (e.g., Operation, Maintenance, and Monitoring Plan; Soil Management Plan) or one comprehensive Site Management Plan.

A Site Management Plan (SMP) may contain one or all of the following elements, as applicable to the site: a plan to maintain institutional controls and/or engineering controls ("IC/EC Plan"); a plan for monitoring the performance and effectiveness of the selected remedy ("Monitoring Plan"); and/or a plan for the operation and maintenance of the selected remedy ("O&M Plan"). Additionally, the technical requirements for SM are stated in the decision document (e.g., Record of Decision) and, in some cases, the legal agreement directing the remediation of the site (e.g., order on consent, voluntary agreement, etc.).

When you submit the PRR (by the due date above), include the enclosed forms documenting that all SM requirements are being met. The Institutional Controls (ICs) portion of the form (Box 6) must be signed by you or your designated representative. If you cannot certify that all SM requirements are being met, you must submit a Corrective Measures Work Plan that identifies the actions to be taken to restore compliance. The work plan must include a schedule to be approved by the Department. The Periodic Review process will not be considered complete until all necessary corrective measures are completed and all required controls are certified. Instructions for completing the certifications are enclosed.

All site-related documents and data, including the PRR, must be submitted in electronic format to the Department of Environmental Conservation. The required format for documents is an Adobe PDF file with optical character recognition and no password protection. Data must be submitted as an electronic data deliverable (EDD) according to the instructions on the following webpage:

https://www.dec.ny.gov/chemical/62440.html

Documents may be submitted to the project manager either through electronic mail or by using the Department's file transfer service at the following webpage:

https://fts.dec.state.ny.us/fts/

The Department will not approve the PRR unless all documents and data generated in support of the PRR have been submitted using the required formats and protocols.

You may contact John Sheehan, the Project Manager, at 631-444-0244 or john.sheehan@dec.ny.gov with any questions or concerns about the site. Please notify the project manager before conducting inspections or field work. You may also write to the project manager at the following address:

New York State Department of Environmental Conservation
SUNY at Stony Brook
50 Circle Road
Stony Brook, NY 11790-3409

Enclosures

PRR General Guidance
Certification Form Instructions
Certification Forms

ec: w/ enclosures

ec: w/ enclosures
John Sheehan, Project Manager
Chris Engelhardt, Hazardous Waste Remediation Supervisor, Region 1

The following parcel owner did not receive an ec:
Bsl Ny Development, Llc - Parcel Owner

Enclosure 1

Certification Instructions

I. Verification of Site Details (Box 1 and Box 2):

Answer the three questions in the Verification of Site Details Section. The Owner and/or Qualified Environmental Professional (QEP) may include handwritten changes and/or other supporting documentation, as necessary.

II. Certification of Institutional Controls/ Engineering Controls (IC/ECs)(Boxes 3, 4, and 5)

1.1.1. Review the listed IC/ECs, confirming that all existing controls are listed, and that all existing controls are still applicable. If there is a control that is no longer applicable the Owner / Remedial Party should petition the Department separately to request approval to remove the control.

2. In Box 5, complete certifications for all Plan components, as applicable, by checking the corresponding checkbox.

3. If you cannot certify "YES" for each Control listed in Box 3 & Box 4, sign and date the form in Box 5. Attach supporting documentation that explains why the **Certification** cannot be rendered, as well as a plan of proposed corrective measures, and an associated schedule for completing the corrective measures. Note that this **Certification** form must be submitted even if an IC or EC cannot be certified; however, the certification process will not be considered complete until corrective action is completed.

If the Department concurs with the explanation, the proposed corrective measures, and the proposed schedule, a letter authorizing the implementation of those corrective measures will be issued by the Department's Project Manager. Once the corrective measures are complete, a new Periodic Review Report (with IC/EC Certification) must be submitted within 45 days to the Department. If the Department has any questions or concerns regarding the PRR and/or completion of the IC/EC Certification, the Project Manager will contact you.

III. IC/EC Certification by Signature (Box 6 and Box 7**):**

If you certified "YES" for each Control, please complete and sign the IC/EC Certifications page as follows:

- For the Institutional Controls on the use of the property, the certification statement in Box 6 shall be completed and may be made by the property owner or designated representative.

- For the Engineering Controls, the certification statement in Box 7 must be completed by a Professional Engineer or Qualified Environmental Professional, as noted on the form.

Enclosure 2
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form

Site Details **Box 1**

Site No. 130200

Site Name Izzy's Dry Cleaners

Site Address: 926 Woodbury Road Zip Code: 11797
City/Town: Woodbury
County: Nassau
Site Acreage: 3.640

Reporting Period: September 26, 2019 to September 26, 2020

	YES	NO
1. Is the information above correct?	☐	☐
If NO, include handwritten above or on a separate sheet.		
2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?	☐	☐
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?	☐	☐
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	☐	☐
If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.		
5. Is the site currently undergoing development?	☐	☐

Box 2

	YES	NO
6. Is the current site use consistent with the use(s) listed below?	☐	☐
7. Are all ICs in place and functioning as designed?	☐	☐

IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative Date

SITE NO. 130200 **Box 3**

Description of Institutional Controls

Parcel	Owner	Institutional Control
12-527-24	BSL NY Development, LLC	Ground Water Use Restriction Soil Management Plan Landuse Restriction Monitoring Plan Site Management Plan

• The property may be used for restricted residential, commercial, or industrial purposes provided that the long-term Institutional Controls included in the Site Management Plan (SMP) are employed;

• The property may be used for restricted residential; Commercial, or industrial use. The property may not be used for a higher level of use, such as unrestricted use, without the necessary additional investigation and possible remediation;

• The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Nassau County Department of Health to render it safe for use as drinking water or for process purposes, and the user must first notify and obtain written approval to do so from the Department.

• All future activities that will disturb remaining contaminated material beneath the retail building or soil in the southern wooded area must be conducted in accordance with this SMP;

• Activities within the IC boundary must be in compliance with the NYSDEC-approved SMP;

• 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 in the controls were approved by the NYSDEC; and, (2) nothing has occurred that impairs the ability of the controls to protect public health and the environment or that constitutes a violation or failure to comply with the SMP. This certification shall be submitted annually, or an alternate period of time that the NYSDEC may allow and will be made by an expert that the NYSDEC finds acceptable;

• Access to the site must be provided to agents, employees or other representatives of the NYSDEC with reasonable prior notice to the property owner to assure compliance with the restrictions identified by the Environmental Easement;

• Any future new buildings constructed onsite will be fitted with vapor barriers and evaluated for soil vapor intrusion prior to occupancy;

• The existing retail building onsite is scheduled for demolition. Once it is removed, the subsurface soils in the footprint and immediate surrounding area will be investigated to determine the extent of soil contamination. If found, contaminated soils must be delineated and addressed by necessary means to meet restricted residential SCOs;

• Vegetable gardens and/or farming on the site are prohibited, although community vegetable gardens may be considered with NYSDEC approval;

• All ECs must be inspected at a frequency and in a manner defined in the SMP; and

• The NYSDEC will be notified if the Site has a change of use, is sold, or is subdivided.

Box 4

Description of Engineering Controls

Parcel	Engineering Control
12-527-24	Vapor Mitigation

• Excavation Work Plan for soil

• Vapor barrier

• SSDS for soil vapor if needed for SVI mitigation

Box 5

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

   a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the Engineering Control certification;

   b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and compete.

YES	NO
☐	☐

2. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

   (a) The Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

   (b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

   (c) 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;

   (d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

   (e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES	NO
☐	☐

IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

_____ _____

Signature of Owner, Remedial Party or Designated Representative Date

IC CERTIFICATIONS
SITE NO. 130200

Box 6

SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1,2, and 3 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 _____ at _____,
print name print business address

am certifying as _____(Owner or Remedial Party)

for the Site named in the Site Details Section of this form.

_____ _____
Signature of Owner, Remedial Party, or Designated Representative Date
Rendering Certification

EC CERTIFICATIONS

Box 7

Signature

I certify that all information in Boxes 4 and 5 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 _____ at _____,
print name print business address

am certifying as a for the _____
(Owner or Remedial Party)

_____ _____ _____
Signature of , for the Owner or Remedial Party, Rendering Certification | Stamp (Required for PE) | Date

Enclosure 3
Periodic Review Report (PRR) General Guidance

I. Executive Summary: (1/2-page or less)
   A. Provide a brief summary of site, nature and extent of contamination, and remedial history.
   B. Effectiveness of the Remedial Program - Provide overall conclusions regarding;
      1. progress made during the reporting period toward meeting the remedial objectives for the site
      2. the ultimate ability of the remedial program to achieve the remedial objectives for the site.
   C. Compliance
      1. Identify any areas of non-compliance regarding the major elements of the Site Management Plan (SMP, i.e., the Institutional/Engineering Control (IC/EC) Plan, the Monitoring Plan, and the Operation & Maintenance (O&M) Plan).
      2. Propose steps to be taken and a schedule to correct any areas of non-compliance.
   D. Recommendations
      1. recommend whether any changes to the SMP are needed
      2. recommend any changes to the frequency for submittal of PRRs (increase, decrease)
      3. recommend whether the requirements for discontinuing site management have been met.

II. Site Overview (one page or less)
   A. Describe the site location, boundaries (figure), significant features, surrounding area, and the nature and extent of contamination prior to site remediation.
   B. Describe the chronology of the main features of the remedial program for the site, the components of the selected remedy, cleanup goals, site closure criteria, and any significant changes to the selected remedy that have been made since remedy selection.

III. Evaluate Remedy Performance, Effectiveness, and Protectiveness
   Using tables, graphs, charts and bulleted text to the extent practicable, describe the effectiveness of the remedy in achieving the remedial goals for the site. Base findings, recommendations, and conclusions on objective data. Evaluations and should be presented simply and concisely.

IV. IC/EC Plan Compliance Report (if applicable)
   A. IC/EC Requirements and Compliance
      1. Describe each control, its objective, and how performance of the control is evaluated.
      2. Summarize the status of each goal (whether it is fully in place and its effectiveness).
      3. Corrective Measures: describe steps proposed to address any deficiencies in ICECs.
      4. Conclusions and recommendations for changes.
   B. IC/EC Certification
      1. The certification must be complete (even if there are IC/EC deficiencies), and certified by the appropriate party as set forth in a Department-approved certification form(s).

V. Monitoring Plan Compliance Report (if applicable)
   A. Components of the Monitoring Plan (tabular presentations preferred) - Describe the requirements of the monitoring plan by media (i.e., soil, groundwater, sediment, etc.) and by any remedial technologies being used at the site.
   B. Summary of Monitoring Completed During Reporting Period - Describe the monitoring tasks actually completed during this PRR reporting period. Tables and/or figures should be used to show all data.
   C. Comparisons with Remedial Objectives - Compare the results of all monitoring with the remedial objectives for the site. Include trend analyses where possible.
   D. Monitoring Deficiencies - Describe any ways in which monitoring did not fully comply with the monitoring plan.
   E. Conclusions and Recommendations for Changes - Provide overall conclusions regarding the monitoring completed and the resulting evaluations regarding remedial effectiveness.

VI. Operation & Maintenance (O&M) Plan Compliance Report (if applicable)
   A. Components of O&M Plan - Describe the requirements of the O&M plan including required activities, frequencies, recordkeeping, etc.
   B. Summary of O&M Completed During Reporting Period - Describe the O&M tasks actually completed during this PRR reporting period.
   C. Evaluation of Remedial Systems - Based upon the results of the O&M activities completed, evaluated

the ability of each component of the remedy subject to O&M requirements to perform as designed/expected.

D. O&M Deficiencies - Identify any deficiencies in complying with the O&M plan during this PRR reporting period.

E. Conclusions and Recommendations for Improvements - Provide an overall conclusion regarding O&M for the site and identify any suggested improvements requiring changes in the O&M Plan.

VII. Overall PRR Conclusions and Recommendations

A. Compliance with SMP - For each component of the SMP (i.e., IC/EC, monitoring, O&M), summarize;
   1. whether all requirements of each plan were met during the reporting period
   2. any requirements not met
   3. proposed plans and a schedule for coming into full compliance.

B. Performance and Effectiveness of the Remedy - Based upon your evaluation of the components of the SMP, form conclusions about the performance of each component and the ability of the remedy to achieve the remedial objectives for the site.

C. Future PRR Submittals
   1. Recommend, with supporting justification, whether the frequency of the submittal of PRRs should be changed (either increased or decreased).
   2. If the requirements for site closure have been achieved, contact the Departments Project Manager for the site to determine what, if any, additional documentation is needed to support a decision to discontinue site management.

VIII. Additional Guidance

Additional guidance regarding the preparation and submittal of an acceptable PRR can be obtained from the Departments Project Manager for the site.

APPENDIX B

ENVIRONMENTAL EASEMENT

**** Electronically Filed Document ****

Instrument Number: 2016-53655

Recorded As: EX-D06 - DEED AGREEM

Recorded On: June 01, 2016

Recorded At: 11:42:05 am Receipt Number: 279462

Number of Pages: 11 Processed By: 001 CI

Book-VI/Pg: Bk-D VI-13368 Pg-87

Total Rec Fee(s): $400.00

** Examined and Charged as Follows **

06 - DEED AGREEMENT	$ 95.00	EX-Blocks - Deeds - $300	$ 300.00	EX-TP-584 Affidavit Fee	$ 5.00

	Tax Amount	Consid Amt	RS#/CS#		
Tax-Transfer OYSTER BAY	$ 0	$ 0	RE 21244	Basic	$ 0.00
				Local NY CITY	$ 0.00
				Additional MTA	$ 0.00
				Spec ASST	$ 0.00
				Spec ADDL SONYMA	$ 0.00
				Transfer	$ 0.00
Tax Charge:	$ 0				

Property Information:

Section	Block	Lot	Unit	Town Name
12	527	24		OYSTER BAY

**********THIS PAGE IS PART OF THE INSTRUMENT **********

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

NASSAU COUNTY STATE OF NEW YORK

Maureen O'Connell

County Clerk Maureen O'Connell

County: Nassau Site No: 130200 Order on Consent Index : A1-0658-01-11 ST1627286

SEC: 12 Block: 527 Lot: 24

ENVIRONMENTAL EASEMENT GRANTED PURSUANT TO ARTICLE 71, TITLE 36 OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW

THIS INDENTURE made this 13th day of May, 2016, between Owner(s) Joan III, LLC and Joe III, LLC, having an office at 30 Rolling Drive, Brookville, County of Nassau, State of New York (the "Grantor"), and The People of the State of New York (the "Grantee."), acting through their Commissioner of the Department of Environmental Conservation (the "Commissioner", or "NYSDEC" or "Department" as the context requires) with its headquarters located at 625 Broadway, Albany, New York 12233,

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to encourage the remediation of abandoned and likely contaminated properties ("sites") that threaten the health and vitality of the communities they burden while at the same time ensuring the protection of public health and the environment; and

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to establish within the Department a statutory environmental remediation program that includes the use of Environmental Easements as an enforceable means of ensuring the performance of operation, maintenance, and/or monitoring requirements and the restriction of future uses of the land, when an environmental remediation project leaves residual contamination at levels that have been determined to be safe for a specific use, but not all uses, or which includes engineered structures that must be maintained or protected against damage to perform properly and be effective, or which requires groundwater use or soil management restrictions; and

WHEREAS, the Legislature of the State of New York has declared that Environmental Easement shall mean an interest in real property, created under and subject to the provisions of Article 71, Title 36 of the New York State Environmental Conservation Law ("ECL") which contains a use restriction and/or a prohibition on the use of land in a manner inconsistent with engineering controls which are intended to ensure the long term effectiveness of a site remedial program or eliminate potential exposure pathways to hazardous waste or petroleum; and

WHEREAS, Grantor, is the owner of real property located at the address of 926 Woodbury Road in the Town of Oyster Bay, County of Nassau and State of New York, known and designated on the tax map of the County Clerk of Nassau as tax map parcel numbers: Section 12 Block 527 Lot 24, being the same as that property conveyed to Grantor by deed dated January 3, 2006 and recorded in the Nassau County Clerk's Office in Liber and Page 12060/976. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 3.79 +/- acres, and is hereinafter more fully described in the Land Title Survey dated May 20, 2013 prepared by John Minto, L.S., which will be attached to the Site Management Plan. The Controlled Property description is set forth in and attached hereto as Schedule A; and

WHEREAS, the Department accepts this Environmental Easement in order to ensure the protection of public health and the environment and to achieve the requirements for remediation established for the Controlled Property until such time as this Environmental Easement is extinguished pursuant to ECL Article 71, Title 36; and

NOW THEREFORE, in consideration of the mutual covenants contained herein and the terms and conditions of Order on Consent Index Number: A1-0658-01-11, Grantor conveys to Grantee a permanent Environmental Easement pursuant to ECL Article 71, Title 36 in, on, over, under, and upon the Controlled Property as more fully described herein ("Environmental Easement")

1. Purposes. Grantor and Grantee acknowledge that the Purposes of this Environmental Easement are: to convey to Grantee real property rights and interests that will run with the land in perpetuity in order to provide an effective and enforceable means of encouraging the reuse and redevelopment of this Controlled Property at a level that has been determined to be safe for a specific use while ensuring the performance of operation, maintenance, and/or monitoring requirements; and to ensure the restriction of future uses of the land that are inconsistent with the above-stated purpose.

2. Institutional and Engineering Controls. The controls and requirements listed in the Department approved Site Management Plan ("SMP") including any and all Department approved amendments to the SMP are incorporated into and made part of this Environmental Easement. These controls and requirements apply to the use of the Controlled Property, run with the land, are binding on the Grantor and the Grantor's successors and assigns, and are enforceable in law or equity against any owner of the Controlled Property, any lessees and any person using the Controlled Property.

A. (1) The Controlled Property may be used for:

Restricted Residential as described in 6 NYCRR Part 375-1.8(g)(2)(ii), Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial as described in 6 NYCRR Part 375-1.8(g)(2)(iv)

(2) All Engineering Controls must be operated and maintained as specified in the Site Management Plan (SMP);

(3) All Engineering Controls must be inspected at a frequency and in a manner defined in the SMP;

(4) The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Nassau County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;

(5) Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;

(6) 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;

(7) All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP;

(8) Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;

(9) Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy shall be performed as defined in the SMP;

(10) Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by this Environmental Easement.

B. The Controlled Property shall not be used for Residential purposes as defined in 6NYCRR 375-1.8(g)(2)(i), and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

C. The SMP describes obligations that the Grantor assumes on behalf of Grantor, its successors and assigns. The Grantor's assumption of the obligations contained in the SMP which may include sampling, monitoring, and/or operating a treatment system, and providing certified reports to the NYSDEC, is and remains a fundamental element of the Department's determination that the Controlled Property is safe for a specific use, but not all uses. The SMP may be modified in accordance with the Department's statutory and regulatory authority. The Grantor and all successors and assigns, assume the burden of complying with the SMP and obtaining an up-to-date version of the SMP from:

Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, New York 12233
Phone: (518) 402-9553

D. Grantor must provide all persons who acquire any interest in the Controlled Property a true and complete copy of the SMP that the Department approves for the Controlled Property and all Department-approved amendments to that SMP.

E. Grantor covenants and agrees that until such time as the Environmental Easement is extinguished in accordance with the requirements of ECL Article 71, Title 36 of the ECL, the property deed and all subsequent instruments of conveyance relating to the Controlled Property shall state in at least fifteen-point bold-faced type:

This property is subject to an Environmental Easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the Environmental Conservation

Law.

F. Grantor covenants and agrees that this Environmental Easement shall be incorporated in full or by reference in any leases, licenses, or other instruments granting a right to control a portion of the Controlled Property.

G. Grantor covenants and agrees that it shall, at such time as NYSDEC may require, submit to NYSDEC a written statement by an expert the NYSDEC may find acceptable certifying under penalty of perjury, in such form and manner as the Department may require, that:

(1) the inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under the direction of the individual set forth at 6 NYCRR Part 375-1.8(h)(3).

(2) the institutional controls and/or engineering controls employed at such site:

(i) are in-place;

(ii) are unchanged from the previous certification, or that any identified changes to the controls employed were approved b the NYSDEC and that all controls are in the Department-approved format; and

(iii) that nothing has occurred that would impair the ability of such control to protect the public health and environment;

(3) the owner will continue to allow access to such real property to evaluate the continued maintenance of such controls;

(4) nothing has occurred that would constitute a violation or failure to comply with any site management plan for such controls;

(5 the report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

(6) to the best of his/her knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and

(7) the information presented is accurate and complete.

3. Right to Enter and Inspect. Grantee, its agents, employees, or other representatives of the State may enter and inspect the Controlled Property in a reasonable manner and at reasonable times to assure compliance with the above-stated restrictions.

4. Reserved Grantor's Rights. Grantor reserves for itself, its assigns, representatives, and successors in interest with respect to the Property, all rights as fee owner of the Property, including:

A. Use of the Controlled Property for all purposes not inconsistent with, or limited by the terms of this Environmental Easement;

B. The right to give, sell, assign, or otherwise transfer part or all of the underlying fee interest to the Controlled Property, subject and subordinate to this Environmental Easement;

5. Enforcement

A. This Environmental Easement is enforceable in law or equity in perpetuity by

Grantor, Grantee, or any affected local government, as defined in ECL Section 71-3603, against the owner of the Property, any lessees, and any person using the land. Enforcement shall not be defeated because of any subsequent adverse possession, laches, estoppel, or waiver. It is not a defense in any action to enforce this Environmental Easement that: it is not appurtenant to an interest in real property; it is not of a character that has been recognized traditionally at common law; it imposes a negative burden; it imposes affirmative obligations upon the owner of any interest in the burdened property; the benefit does not touch or concern real property; there is no privity of estate or of contract; or it imposes an unreasonable restraint on alienation.

B. If any person violates this Environmental Easement, the Grantee may revoke the Certificate of Completion with respect to the Controlled Property.

C. Grantee shall notify Grantor of a breach or suspected breach of any of the terms of this Environmental Easement. Such notice shall set forth how Grantor can cure such breach or suspected breach and give Grantor a reasonable amount of time from the date of receipt of notice in which to cure. At the expiration of such period of time to cure, or any extensions granted by Grantee, the Grantee shall notify Grantor of any failure to adequately cure the breach or suspected breach, and Grantee may take any other appropriate action reasonably necessary to remedy any breach of this Environmental Easement, including the commencement of any proceedings in accordance with applicable law.

D. The failure of Grantee to enforce any of the terms contained herein shall not be deemed a waiver of any such term nor bar any enforcement rights.

6. Notice. Whenever notice to the Grantee (other than the annual certification) or approval from the Grantee is required, the Party providing such notice or seeking such approval shall identify the Controlled Property by referencing the following information:

County, NYSDEC Site Number, NYSDEC Brownfield Cleanup Agreement, State Assistance Contract or Order Number, and the County tax map number or the Liber and Page or computerized system identification number.

Parties shall address correspondence to:

Site Number: 130200
Office of General Counsel
NYSDEC
625 Broadway
Albany New York 12233-5500

With a copy to:

Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, NY 12233

All notices and correspondence shall be delivered by hand, by registered mail or by Certified mail and return receipt requested. The Parties may provide for other means of receiving and communicating notices and responses to requests for approval.

7. Recordation. Grantor shall record this instrument, within thirty (30) days of execution of this instrument by the Commissioner or her/his authorized representative in the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

8. Amendment. This Environmental Easement may only be amended upon mutual consent of the parties. Any amendment to this Environmental Easement may only be executed by the Commissioner of the New York State Department of Environmental Conservation or the Commissioner's Designee, and must be filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

9. Extinguishment. This Environmental Easement may be extinguished only by a release by the Commissioner of the New York State Department of Environmental Conservation, or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

10. Joint Obligation. If there are two or more parties identified as Grantor herein, the obligations imposed by this instrument upon them shall be joint and several.

Remainder of Page Intentionally Left Blank

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name.

JOAN III, LLC:

By: Joan A. D'Auria

Print Name: JOAN A D'AURIA

Title: MEMBER Date: 4/15/16

Grantor's Acknowledgment

STATE OF FLORIDA)
) ss:
COUNTY OF SARASOTA)

On the 15th day of APRIL, in the year 2016, before me, the undersigned, personally appeared JOAN D'AURIA, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public - State of ~~New York~~ FLORIDA
RAYMOND MIRARCHI

Raymond Mirarchi
MY COMMISSION # FF221373
EXPIRES: June 01, 2019

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name.

JOE III, LLC:

By: _____

Print Name: JOE LEBKUECHER

Title: OWNER Date: 4/19/2016

Grantor's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF Suffolk)

On the 19 day of April, in the year 2016, before me, the undersigned, personally appeared JOSEPH LEBKUECHER, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

_____
Notary Public - State of New York

PATRICIA RICHERT
Notary Public, State of New York
No. 30-4741154
Qualified in Nassau / Suffolk Counties
Commission Expires 10/31/17

THIS ENVIRONMENTAL EASEMENT IS HEREBY ACCEPTED BY THE PEOPLE OF THE STATE OF NEW YORK, Acting By and Through the Department of Environmental Conservation as Designee of the Commissioner,

By: _____

Robert W. Schick, Director
Division of Environmental Remediation

Grantee's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF ALBANY)

On the 13th day of May, in the year 2016 before me, the undersigned, personally appeared Robert W. Schick, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/ executed the same in his/her/ capacity as Designee of the Commissioner of the State of New York Department of Environmental Conservation, and that by his/her/ signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public - State of New York

David J. Chiusano
Notary Public, State of New York
No. 01CH5032146
Qualified in Schenectady County
Commission Expires August 22, 2018

SCHEDULE "A" PROPERTY DESCRIPTION

ALL that certain plot, piece or parcel of land, situate, lying and being at Woodbury, Town of Oyster Bay, County of Nassau and State of New York, being more particularly bounded and described as follows:

BEGINNING at a point on the Southeasterly side of Woodbury Road (as widened), distant 100.00 feet Southwesterly from the extreme Westerly end of an arc of a curve connecting the Southwesterly side of Wren Drive and the Southeasterly side of Woodbury Road (as widened);

RUNNING THENCE South 29 degrees 51 minutes 10 seconds East, a distance of 479.76 feet;

THENCE South 60 degrees 08 minutes 50 seconds West, a distance of 241.46 feet;

THENCE North 83 degrees 07 minutes 50 seconds West, a distance of 159.29 feet;

THENCE North 29 degrees 51 minutes 10 seconds West, a distance of 344.91 feet to the Southeasterly side of Woodbury Road (as widened); and

THENCE along the Southeasterly side of Woodbury Road (as widened), North 54 degrees 01 minutes 21 seconds East, a distance of 371.26 feet to the point or place of BEGINNING.

APPENDIX C

INSPECTION FORM AND PHOTOLOG

Site-Wide Inspection List
926, 928 and 930 Woodbury Road
Woodbury, New York

Date of Inspection: 9/15/20

Site-wide inspections will be performed annually, at a minimum. A site-wide inspection shall also be performed after severe events that may affect the Engineering Controls (ECs) or monitoring wells.

The following inspection form will be completed during each site-wide inspection. Supporting documentation will be attached, as necessary. The completed site-wide inspection checklist and supporting documentation will be included in the associated Periodic Review Report.

Compliance with Institutional Controls

Institutional Controls (ICs) are required to: (1) implement, maintain and monitor EC systems; (2) prevent future exposure to residual contamination by controlling disturbances of residual materials; and, (3) restrict the use of the Site to industrial, commercial and/or restricted residential uses only. Adherence to these ICs on the Site (Controlled Property) is required under the Environmental Easement. These ICs are described in Section 2.3 of the Site Management Plan. Please complete the following checklist to confirm compliance with the Site ICs:

- The Controlled Property may be used for industrial, commercial, or restricted residential use. Confirm the use of the Site:

  The Site is currently occupied by assisted living residents in an assisted living facility. The use is in accordance with restricted residential use, in compliance with the ICs.

- All Engineering Controls (vapor barrier system) must be operated and maintained as specified in the Site Management Plan for the Controlled Property. Confirm operation and maintenance of ECs:

  The vapor barrier EC was installed for the new building. Installation of the vapor barrier was documented in a previous PRR. The vapor barrier remains present beneath the new building, no maintenance was required, and two property representatives reported no construction or other activities that might have damaged the vapor barrier.

- Annual inspections and certifications must be conducted in accordance with the Site Management Plan. Confirm compliance with annual inspections and certifications:

  The annual inspection and certification were completed during the reporting period in compliance with the SMP.

- Groundwater and other environmental or public health monitoring, and reporting of information thus obtained, must be performed in a manner specified in the Site Management Plan (SMP). Confirm that the required monitoring and reporting are in accordance with the SMP:

The groundwater monitoring program was completed during a prior reporting period and no further groundwater monitoring is required. Soil vapor intrusion (SVI) testing and reporting were performed during a prior reporting period in compliance with the SMP and NYSDEC directives and no further SVI monitoring or reporting is required.

- Onsite environmental monitoring devices, including but not limited to groundwater monitoring wells, will be protected and replaced as necessary to ensure continued functioning in the manner specified in the Site Management Plan. Confirm that monitoring devices have been protected and/or replaced:

  The groundwater monitoring wells have been abandoned as approved by the NYSDEC. Through-slab soil vapor monitoring points are currently in place and protected.

- Vegetable gardens are prohibited. Confirm the absence of vegetable gardens:

  In accordance with the SMP, community gardens may be considered with NYSDEC approval. The Site owner proposed to install six raised garden beds to be used as community flower and vegetable gardens by the residents. Information concerning the raised garden beds was provided to the NYSDEC on May 7, 2019 and the NYSDEC approved the construction of raised garden beds on May 29, 2019. Four raised garden beds were observed during the site inspection and FPM was informed by the Site representatives that these beds were installed in late 2019. The construction of the raised garden beds appears to be in accordance with the NYSDEC-approved construction plans.

- All soil disturbance activities that will impact residual contaminated material (if present), must be conducted in accordance with the NYSDEC-approved Site Management Plan and Excavation Work Plan (EWP). Confirm that these activities are in compliance with the SMP and EWP:

  Soil disturbance activities to be conducted under the EWP were completed during a prior reporting period in compliance with the SMP and EWP, and were routinely monitored by an environmental professional. Soil disturbance activities did not occur during the current reporting period, as reported by property representatives, and were not required to be conducted under the EWP.

- Use of the groundwater underlying the Controlled Property is prohibited without treatment rendering it safe for the intended purpose. Confirm that groundwater use has not occurred:

  No groundwater use occurred during the reporting period.

- As per the Environmental Easement, the Controlled Property may not be used for a higher level of use, such as unrestricted use, and the above-stated engineering controls may not be discontinued without proper notification of the NYSDEC of the change and approval of that use by the NYSDEC, and an amendment of the Site Management Plan approved by the NYSDEC. Confirm continued compliance with the Environmental Easement:

  The site use and controls are in compliance with the Environmental Easement.

- Grantor covenants and agrees that until such time as the Environmental Easement is extinguished in accordance with the requirements of Article 71, Title 36 of the ECL, the property deed and all subsequent instruments of conveyance relating to the Controlled Property shall state in at least fifteen-point bold-faced type:

This property is subject to an environmental easement held by the New York State Department of Environmental Conservation pursuant to Title 36 to Article 71 of the Environmental Conservation Law.

Confirm that property deed and all subsequent instruments of conveyance are in compliance:

FPM was informed by the Site owner that the deed and subsequent instruments of conveyance are in compliance.

- Grantor covenants and agrees that the Environmental Easement shall be incorporated in full or by reference in any leases, license, or other instruments granting a right to use the Controlled Property. Confirm that leases, licenses or other right-to-use documents incorporate or reference the Environmental Easement:

FPM was informed by the Site owner that agreements for occupancy were executed with multiple individuals who are now residents at the assisted living facility. Each agreement has an associated resident handbook that contains language referencing the Environmental Easement for the property. A copy of the specific language was provided to FPM and is included in Section 2.2 of the PRR.

- Grantor covenants and agrees that it shall annually, or such time as NYSDEC may allow, submit to NYSDEC a written statement by an expert the NYSDEC may find acceptable certifying under penalty of perjury that the controls employed at the Controlled Property are unchanged from the previous certification or that any changes to the controls employed at the Controlled Property were approved by the NYSDEC, and that nothing has occurred that would impair the ability of such control to protect the public health and environment or constitute a violation or failure to comply with any Site Management Plan for such controls and giving access to such Controlled Property to evaluate continued maintenance of such controls. Confirm the submittal of the Annual Certification Statement:

The Certification Statement is included in the PRR.

Compliance with Engineering Controls

Provide a written evaluation of the condition and continued effectiveness of the ECs:

- <u>The EWP EC:</u>

The EWP was implemented during a prior reporting period in compliance with the SMP and demonstrated that residual soil is no longer present. This EC was effective in preventing exposure to potential residual soil and is no longer needed for this Site.

- The vapor barrier system EC:

  The vapor barrier system EC was installed during a prior reporting period in accordance with the SMP and was documented in a previous PRR. The vapor barrier system EC remains in place and in good condition and is effective in preventing potential SVI.

General Site Conditions

Provide a written description of the Site conditions at the time of the site-wide inspection. Attach digital photographs or other supporting information as needed:

Construction of the current onsite assisted living building was completed during the prior reporting period and the building is now occupied by assisted living residents. The building and grounds are in excellent condition, with all ECs in place. A photolog showing the Site conditions near the end of the reporting period is attached.

Site Management Activities

Provide a discussion and assessment of ongoing site management activities including, but not limited to, soil/residual materials management, groundwater monitoring, community air monitoring, nuisance control, well replacement/repair, health and safety monitoring, and other applicable and pertinent activities. Attach supporting documentation as necessary:

The potential presence of residual soil was evaluated during a previous reporting period and it was confirmed that residual soil is no longer present. Groundwater monitoring was conducted during a previous reporting period and the NYSDEC confirmed that groundwater monitoring was no longer required; the monitoring wells have been properly abandoned.

The vapor barrier and sub-slab vapor monitoring points were also installed during prior reporting periods. SVI testing was performed during the prior reporting period in accordance with the SMP and NYSDEC directives and confirmed that SVI does not present a concern. All of the work was conducted or overseen by an environmental professional or NYS-licensed PE, as appropriate.

Compliance with Permits and Schedules

The Operation and Maintenance Plan included in Section 4 of the Site Management Plan does not include any permit requirements but does include a schedule for groundwater monitoring well maintenance. Discuss compliance with the groundwater monitoring well maintenance schedule:

Abandonment of the groundwater wells as per NYSDEC approval was completed before this reporting period and was documented in a prior PRR. There are no continuing requirements for groundwater monitoring well maintenance.

Site Records

The Site records include, but are not limited to, groundwater monitoring reports, EC inspections, site-wide inspection checklists, soil management documents, community air monitoring documents, regulatory agency correspondence, reports, and the PRR. Confirm that each type of Site record is up to date and provide comments:

All documents required during this monitoring period, including the EC inspection, site-wide inspection, regulatory agency correspondence, are up to date.

Inspector Information

Name and Affiliation of Inspector(s): ***Stephanie O. Davis, PG, FPM Group***

Date of Inspection: **9*/15/2020***

Reason for Inspection: ***Annual site-wide inspection***

List additional inspections or activities conducted in association with this inspection:

Routine vapor barrier and SVI monitoring point inspection

Site Representatives Present during the Inspection:

Douglas Cormack, Executive Director, Richard Westcott, Plant Operations Director

Attachments: ***Photolog***

S:\Benchmark\Woodbury\PRR2020\SiteWideInspection_9-15-2020.docx

Photolog
926 Woodbury Road, Woodbury, NY

Photo 1: View of the subject property's assisted living facility looking southwest.

Photo 2: Example of metal plate covering on SVI monitoring point (center of photo).

Photo 3: View of two of the raised garden beds installed by Green City Growers.

Photo 4: Four raised garden beds located along the walkway around the assisted living building.

APPENDIX D

NYSDEC INSTITUTIONAL AND ENGINEERING CONTROLS CERTIFICATION FORM

Enclosure 2

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form

Site Details **Box 1**

Site No. 130200

Site Name Izzy's Dry Cleaners

Site Address: 926 Woodbury Road Zip Code: 11797
City/Town: Woodbury
County: Nassau
Site Acreage: 3.640

Reporting Period: September 26, 2019 to September 26, 2020

	YES	NO
1. Is the information above correct?	☑	☐
If NO, include handwritten above or on a separate sheet.		
2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?	☐	☑
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?	☐	☑
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	☐	☑
If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.		
5. Is the site currently undergoing development?	☐	☑

Box 2

	YES	NO
6. Is the current site use consistent with the use(s) listed below?	☑	☐
7. Are all ICs in place and functioning as designed?	☑	☐

IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative Date

SITE NO. 130200 Box 3

Description of Institutional Controls

Parcel	Owner	Institutional Control
12-527-24	BSL NY Development, LLC	Ground Water Use Restriction Soil Management Plan Landuse Restriction Monitoring Plan Site Management Plan

• The property may be used for restricted residential, commercial, or industrial purposes provided that the long-term Institutional Controls included in the Site Management Plan (SMP) are employed;

• The property may be used for restricted residential; Commercial, or industrial use. The property may not be used for a higher level of use, such as unrestricted use, without the necessary additional investigation and possible remediation;

• The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Nassau County Department of Health to render it safe for use as drinking water or for process purposes, and the user must first notify and obtain written approval to do so from the Department.

• All future activities that will disturb remaining contaminated material beneath the retail building or soil in the southern wooded area must be conducted in accordance with this SMP;

• Activities within the IC boundary must be in compliance with the NYSDEC-approved SMP;

• 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 in the controls were approved by the NYSDEC; and, (2) nothing has occurred that impairs the ability of the controls to protect public health and the environment or that constitutes a violation or failure to comply with the SMP. This certification shall be submitted annually, or an alternate period of time that the NYSDEC may allow and will be made by an expert that the NYSDEC finds acceptable;

• Access to the site must be provided to agents, employees or other representatives of the NYSDEC with reasonable prior notice to the property owner to assure compliance with the restrictions identified by the Environmental Easement;

• Any future new buildings constructed onsite will be fitted with vapor barriers and evaluated for soil vapor intrusion prior to occupancy;

• The existing retail building onsite is scheduled for demolition. Once it is removed, the subsurface soils in the footprint and immediate surrounding area will be investigated to determine the extent of soil contamination. If found, contaminated soils must be delineated and addressed by necessary means to meet restricted residential SCOs;

• Vegetable gardens and/or farming on the site are prohibited, although community vegetable gardens may be considered with NYSDEC approval;

• All ECs must be inspected at a frequency and in a manner defined in the SMP; and

• The NYSDEC will be notified if the Site has a change of use, is sold, or is subdivided.

Box 4

Description of Engineering Controls

Parcel	Engineering Control
12-527-24	Vapor Mitigation

- Excavation Work Plan for soil
- Vapor barrier
- SSDS for soil vapor if needed for SVI mitigation

Box 5

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

   a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the Engineering Control certification;

   b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and compete.

YES	NO
☑	☐

2. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

   (a) The Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

   (b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

   (c) 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;

   (d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

   (e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES	NO
☑	☐

IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

Date

IC CERTIFICATIONS
SITE NO. 130200

Box 6

SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1,2, and 3 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 Ken Littlefield (print name) at 201 Jones Rd, 3rd Floor West, Waltham, MA 02451 (print business address)

am certifying as Owner's designated representative (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.

Ken Littlefield — 10/13/20

Signature of Owner, Remedial Party, or Designated Representative Rendering Certification — Date

EC CERTIFICATIONS

Box 7

Signature

I certify that all information in Boxes 4 and 5 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 Ritu Mody at FPM Group, 640 Johnson Ave, Suite 101, Bohemia, NY 11716.
print name print business address

am certifying ~~as a~~ for ~~the~~ BSL NY Development LLC
(Owner) ~~or Remedial Party~~)

STATE OF NEW YORK
RITU A. MODY, P.E.
087609
LICENSED PROFESSIONAL ENGINEER

RMody

Signature of , for the Owner or Remedial Party, Rendering Certification

Stamp (Required for PE)

10/20/2020
Date

APENDIX E

RESUMES OF ENVIRONMENTAL PROFESSIONALS

FPM group

An Olgoonik Company

Stephanie O. Davis, PG, RG, CPG

Engineering and Environmental Science

Ms. Davis has diversified experience in geology and hydrogeology. Her professional technical experience includes groundwater, soil, and soil vapor investigations, design and management of soil and groundwater remediation projects, design and installation of groundwater containment systems, design and evaluation of soil vapor intrusion mitigation systems, groundwater flow modeling, aquifer testing and interpretation, evaluation of site compliance with environmental regulations, and personnel training. Ms. Davis presently manages several large-scale investigation and remedial programs, including program scopes, budgets, staffing, and schedules.

Functional Role	Title	Years of Experience
Senior Project Manager	**Corporate Vice President**	**30+**

Personal Data

Education

M.S./1984/Geology/University of Southern California
B.S./1981/Geology/Bucknell University

Registration and Certifications

New York Professional Geologist #000247, 2017
Certified Professional Geologist #9487, (AIPG) 1995
California Registered Geologist #5192, 1991
Pennsylvania Professional Geologist #PG-000529-G,1994
OSHA-approved 40-hour Health and Safety Training Course (1990)
OSHA-approved 8-hour Health and Safety Training Refresher Courses (1991-Present)
OSHA-approved 8-hour Site Safety Supervisor Training Course (2008)
National Ground Water Association
Long Island Association of Professional Geologists
USEPA Triad Training for Practitioners
NYC OER Gold Certified Professional

Employment History

1993-Present	FPM Group
1992-1993	Chevron Research and Technology Co.
1990-1992	Chevron Manufacturing Co.
1984-1990	Chevron Exploration, Land, and Production Company

Continuing Education

- Treatment of Contaminated Soil and Rock
- Groundwater Pollution and Hydrology
- Environmental Law and Regulation
- Remedial Engineering
- Soil and Foundation Engineering
- Environmental Geochemistry
- Project Management Professional (PMP) training

Detailed Experience

Site Investigations

- **Program Manager** for ongoing investigation and remedial projects at several New York State Inactive Hazardous Waste Disposal sites, Voluntary Cleanup Program (VCP) sites, and Brownfield Cleanup Program (BCP) sites, and NYCOER e-designated sites. Investigations have included site characterization, Remedial Investigation/Feasibility Studies (RI/FS), and Resource Conservation and Recovery Act (RCRA) facility investigations and closures. Remedial services have included contaminated soil removal, in-situ chemical treatment, design, installation, and operation of air sparge/soil vapor extraction (AS/SVE) systems and sub-slab depressurization systems (SSDSs), capping, and other remedial measures.
- **Program Manager, NYS Inactive Hazardous Waste Disposal Site, Greenpoint, NY.** Responsible for project scoping, cost estimation, subcontracting, field services, report preparation, and agency negotiations for a former manufacturing facility. Services included an RI, an FS, implementation of an Interim Remedial Measure (IRM), and an underground utility survey. A Remedial Action Work Plan (RAWP) was also prepared for an associated petroleum spill.
- **Program Manager, NYS BCP Site, Far Rockaway, NY.** Managed all aspects of pre-application investigation, BCP application, RI Work Plan development and implementation, and Citizen Participation Plan (CPP) for a chlorinated solvent site. Responsible for scope development, NYSDEC and NYSDOH coordination, budget, schedule, staffing, and report management.
- **Program Manager, Site Characterization (SC) for NYS Inactive Hazardous Waste Disposal Site, Flushing, NY.** Responsible for SC scope development, budget, schedule, SC Work Plan and report review, staffing, and agency negotiations for a chlorinated solvent site undergoing residential redevelopment.
- **Program Manager, Investigation and Remedial Services, NYS BCP Sites, Far Rockaway, NY.** Managed scope, budget, schedule, staffing and quality assurance for pre-application investigations of several associated BCP sites. Prepared the BCP applications and supporting documentation for the environmental issues, including chlorinated

solvents, a petroleum spill, petroleum tanks, and historic fill.

- **Program Manager, Environmental Services for Senior Living Developer, Long Island, NY.** Performs environmental analyses and directs investigation and remedial activities for property acquisition and redevelopment for senior residential facilities. Services included Phase I ESAs, investigation and remediation cost estimation, Phase II investigations, Site Management Plans, and transaction and regulatory agency negotiations.
- **Program Manager, Environmental Services for Commercial Real Estate Developer, Long Island, NY.** Managed all Phase I ESA, Phase II investigations, and remediation projects for a major commercial real estate developer. Projects included environmental services associated with purchase and redevelopment of office buildings, aerospace facilities, former research and development facilities, and large manufacturing plants. Remedial services have included RCRA closures, UIC closures, tank removals, and large excavations.
- **Program Manager, RI/FS, RAWP, and Remedial Services, Levittown, NY.** Managed all aspects of RI/FS for a Class 2 Inactive Hazardous Waste Disposal (Superfund) site involving chlorinated solvents. Responsibilities included RI/FS scope, budget and schedule development, RI/FS work plan, HASP, CAMP, and QAPP, coordination with client, tenants, and regulatory agencies, report review, remedial approach development, conceptual design, and cost estimation. Developed RAWP and negotiated the remedial scope with the NYSDEC. Remedial services included implementation of AS/SVE, SSDS, and site management.
- **Program Manager, Environmental Investigation and Remediation, Communication Facility, Long Island, NY.** Responsible for all aspects of investigation and remediation of a former communications facility during property acquisition and redevelopment for a medical facility use. Services included Phase I ESA, facility investigation scope, budget, staffing, and reporting, and remediation cost estimation. Environmental issues included obsolete communications and facility equipment, USTs, underground injection control systems, asbestos and other hazardous materials, and transaction and regulatory agency negotiations.
- **Project Manager, RCRA Facilities Investigation (RFI), Barksdale AFB, LA**. Responsible for all aspects of field program planning, solicitation and selection of subcontractors, mobilization and establishment of a field office, supervising multiple field crews, installation and sampling of monitoring wells, collection and soil samples, data tracking and management and preparation of an RFI report. The scope of work included characterization of the nature and extent of groundwater and soil contamination at thirteen Solid Waste Management Units (SWMUs), performing a Base-wide evaluation of background contaminant concentrations, and developing a long-term monitoring (LTM) program for the Base.
- **Field Services Manager, UST Investigation, Plattsburgh AFB, NY, AFCEE**. Responsible for field crew training, coordination of sampling crews at multiple sites, sample labeling, handling, tracking, and shipping, field data management and remote field office management. The scope of work included collection of over 450 groundwater samples to characterize groundwater conditions in the vicinity of 150 USTs using a Geoprobe sampling rig, well points, and rapid turnaround-time analysis.
- **Program Manager Environmental Investigation for Supermarket Developer, Long Island, NY**. Conducted site investigations, including soil vapor sampling, soil sampling and analysis, groundwater sampling and analysis, and geotechnical evaluation for numerous sites in Suffolk County, New York. The resulting data were utilized by a major supermarket company in the negotiations for the purchase of the properties and in the property remediation prior to development.
- **Project Manager, Site Investigation, Bronx, NY.** Managed field sampling and data analysis activities, including soil vapor analysis, soil sample analysis, and groundwater sampling and analysis at an active commercial bus terminal. Made recommendations for site remediation, including UST removal, soil excavation and disposal, and free-phase product extraction.
- **Project Manager, RCRA Facilities Investigation, City of Richmond, CA**. Prepared RFI work plan, incorporating existing geologic, chemical, and historical data, evaluating newly-acquired site data, and developing recommendations for further investigation and remedial action at a former municipal landfill.
- **Project Manager, Site Investigation, Bay Shore, NY**, **Manufacturing facility.** Managed onsite and offsite soil and groundwater sampling program. Compiled and evaluated data and prepared a comprehensive report of the investigation results for approval by the SCDHS and NYSDEC. Proposed remediation technologies for onsite soil

contamination and onsite and offsite groundwater contamination.

- **Project Manager, Site Investigation for FAA, Newark Airport, NJ.** Managed and conducted a soil and groundwater sampling program adjacent to Runway 29. Analyzed chemical analytical data and developed recommendations.
- **Project Manager, Remedial Investigation, Richmond Refinery, CA.** Supervised and conducted drilling, soil sampling, cone penetrometer testing, and well installation at a refinery process water effluent treatment system and former municipal landfill.
- **Program Manager, major New York Metro area automobile dealer.** Managed all investigation and remedial activities for a major automobile retailer with multiple facilities. Sites included tanks, petroleum spills, underground injection control (UIC) systems, soil vapor intrusion issues, and hazardous waste management. Responsible for work scope and budget preparation, staffing and oversight, client and regulatory agency interactions, addressing insurance issues, reporting and certification, and project closeouts.
- **Program Manager, SWTP groundwater monitoring program, Town of East Hampton.** Managed groundwater monitoring and reporting for the Scavenger Waste Treatment Plant (SWTP). Responsibilities included oversight of well installation, purging and sampling the SWTP groundwater monitoring wells, and providing data to the Town for reporting purposes.
- **Program Manager, Site Assessments for Transportation Hub development, Suffolk County, NY.** Manages Phase I ESAs, Phase II investigations, and remediation required for client acquisition of multiple parcels for redevelopment. Coordinates and oversees each project, interfaces with counsel and regulatory agency representatives, and develops comprehensive cost estimates.
- **Expert Environmental Review Services, Nationwide Sites for Real Estate Developers.** Reviews environmental investigation and remediation reports for several major real estate developers, advises clients regarding environmental concerns for property acquisition and redevelopment, develops comprehensive cost estimates, coordinates with construction contractors, architects, regulators and attorneys regarding environmental concerns.
- **Expert Environmental Consulting Services, Multiple Sites, Town of Brookhaven, NY.** Performed site inspections, investigations, and remedial cost estimation in response to Town Attorney requests. Assisted with Town Code revision and litigation. Coordinated with Town personnel, outside counsel, regulatory agency representatives, and law enforcement officers regarding environmental concerns.
- **Program Manager, Large Agricultural Property, Jamesport, NY.** Responsible for investigation scoping, budget and schedule, remedial cost estimates, staffing, and client interactions for evaluation of a large agricultural property for a property transaction.

Remediation

- **Program Manager, NYSDEC BCP site, NY City, major real estate developer.** In responsible charge of all investigation and remedial activities at a NYSDEC BCP site in New York City. Prepared the RI and Remedial Work Plan; coordinated with the owner, contractors, and NYSDEC; prepared for and conducted citizen participation activities; supervised all waste characterization, profile preparation, and waste management; developed the Final Engineering Report (FER) and Site Management Plan (SMP) for NYSDEC approval; and ensured that all remedial requirements were met such that the Certificate of Completion (COC) was issued. Continuing activities include coordination of the ongoing site management, communications with the NYSDEC and NYSDOH, and preparation of the Periodic Review Reports (PRRs).
- **Program Manager, Major Oil Storage Facility (MOSF) closure, Glen Harbor, NY.** Responsibilities included coordination of the work scope with the NYSDEC and NCDOH, development of work plans for tanks, UIC, and petroleum spill closure, budget and schedule development, staffing and oversight, reporting and certification, and closeout of all environmental issues such that residential redevelopment could proceed.
- **Program Manager, Delineation and Remedial Services, NYS Spill Site, Amityville, NY.** Successfully managed all aspects of investigation remediation, and closure of a #6 fuel oil spill at a hospital site. Work included spill delineation, waste characterization, removal and proper disposal of about 4,000 tons of impacted soil and 6,000 gallons of petroleum, oversight, reporting, and regulatory agency negotiations.
- **Program Manager, Delineation and Remedial Services, NYS Spill Site, St. James, NY.** Responsible for client and agency coordination, budget, schedule, staffing, remedial design and

reporting for a petroleum release at a service station property with offsite impacts.

- **Program Manager, RCRA Closure Site, Freeport, NY.** Successfully managed all aspects of RCRA Closure of a former printing facility, including scope, budget and schedule development, Closure Plan, NYSDEC interactions, QAPP, specifications for contractor services, remediation, and Closure Report.
- **Program Manager, Sub-slab depressurization system (SSDS), Brooklyn, NY.** Managed all aspects of SSDS implementation, including delineation sampling, remedial design, budget and schedule, construction services testing, reporting, and O&M manual development for a former dry cleaner site in an active shopping center.
- **Program Manager, SSDS, Bronx, NY.** Responsible for all aspects of SSDS implementation for a former dry cleaner site in a mixed-use building, including delineation sampling, SSDS design, construction contractor services, testing, reporting, and O&M manual development.
- **Program Manager, Investigation and Remediation for Nassau County, NY Subdivision Approval.** Coordinated investigation and remediation of a former school facility for redevelopment with multi-family housing. Services included Phase I ESA, Phase II investigation, NCDOH Remedial Work Plan development and implementation, and Remedial Action Reports. Issues addressed included soil, USTs, UICs, transformer areas, and water supply well closure.
- **Project Manager, Soil Remediation of metal plating facility, Hauppauge, NY.** Planned remedial project and managed contractor support for soil remediation. Project was completed and approved by SCDHS.
- **Program Manager, Investigation and Remediation of Former Agricultural Properties.** Responsible for all aspects of investigation and remedial plans required for redevelopment of former agricultural properties in Suffolk County, NY. Prepared Soil Management Plans (SMPs) and received regulatory agency approvals.
- **Remedial Design, AS/SVE projects**. Developed pilot test plans, evaluated pilot test results, and prepared conceptual designs for several air sparge/soil vapor extraction (AS/SVE) systems to treat petroleum and/or chlorinated solvent VOCs. These systems were subsequently installed and operated. Provides ongoing review of system operations and remedial monitoring results.
- **Program Manager, Waste soil management, Brooklyn, NY.** In responsible charge of several task orders for waste characterization of a 90,000-cy construction soil stockpile at a municipal sewer facility. Responsibilities included development and implementation of Sampling and Analysis Plan (SAP), coordination of staffing, review of lab data, preparation of Field Sampling Summary Reports, coordination with disposal facilities, and preparation of waste profiles.
- **Program Manager, NYS Inactive Hazardous Waste Disposal (Superfund) site, Hicksville, NY.** Responsibilities included developing and implementing pre-demolition investigations, developing and implementing remedial actions (source removal) in conjunction with retail redevelopment, conceptual design and installation of sub-slab depressurization systems (SSDSs), and maintaining the ongoing OM&M program.
- **Project Manager, Remedial project, Patchogue, NY**. Designed and performed indoor underground storage tank abandonment program and leaching pool remediation plan, and managed contractor support for closure activities at a metal tape manufacturing facility. SCDHS provided oversight and approval.
- **Senior Hydrogeologist, Groundwater Containment System, Richmond, CA**. Contributed to the design of a groundwater containment and remediation system for a former municipal landfill, including subsurface groundwater barrier walls and extraction wells. Coordinated technical aspects of groundwater barrier wall construction, including routing, permitting, material selection, and field activities.
- **Project Manager, Soil remediation, Carle Place, NY**. Designed remedial plan and supervised soil remediation activities at an active construction site involving excavation and disposal of 5,000 tons of PCB-, metal-, and petroleum-contaminated soil. NYSDEC oversaw and approved the completed remediation.
- **Project Manager, Multiple UIC investigations and closures, Suffolk and Nassau Counties, NY** Responsible for investigation and remediation of contaminated cesspool and stormwater drain pool systems. Fully conversant with SCDHS SOP 9-95 and USEPA UIC regulations for investigation and cleanup of leaching pool systems, including Action Levels and Cleanup Standards, groundwater monitoring criteria, and remedial requirements.
- **Project Coordinator, UIC Closure, Hempstead, NY.** Coordinated and supervised all aspects of waste management for a UIC closure, including disposal facility review, waste sampling and classification, manifesting, project closeout, and taxation issues.

Hydrogeologic Evaluations

- **Project Manager, Well Permitting, East Hampton, NY.** Prepared Engineer's Report for Long Island Well Permit for a 230-gpm irrigation supply well. Responsible for evaluation of well interference, salt water upconing, impacts from contaminants, and other factors affecting the proposed well. Performed well design (gravel pack size, screen size, etc.). Familiar with sieve analyses, well construction and development methods.
- **Senior Hydrogeologist, groundwater modeling, East Hampton,** NY. Utilized Visual Modflow to evaluate impact from a contaminant plume on a proposed SCWA wellfield. Model development included evaluation of recharge, aquifer properties, subsurface stratigraphy, boundary conditions, plume source and concentration, and wellfield locations and pumping rates.
- **Hydrogeologist, aquifer testing, Manhattan, NY. NYCT.** Participated in a multi-day, multi-well aquifer pumping test for NYCT subway extension. Responsible for operating and maintaining data logging equipment, coordinating manual water level measurements, and analyzing resulting drawdown data.
- **Hydrogeologist, aquifer evaluation, Brooklyn, NY.** Evaluated subsurface geologic conditions for subway site utilizing existing boring logs, topographic, and historic map data.
- **Hydrogeologist, aquifer testing, Queens, NY.** Performed slug tests on monitoring wells at an East Side Access site, and evaluated hydrologic properties using the HYDROLOGIC ISOAQX computer program.
- **Hydrogeologist, Remedial well installation, USEPA Superfund site, Deer Park, NY**. Supervised drilling, installation and development of groundwater extraction, injection, and monitoring wells at a USEPA Superfund site. Interpreted aquifer and well performance from development data and recommended modification of drilling and development procedures.
- **Hydrogeologist, Aquifer testing, Manhattan, NY**. Performed aquifer pumping and slug tests and evaluated hydrologic properties using the AQTESOLV computer program. Results were used to address dewatering and construction concerns for subway tunnels.
- **Hydrogeologist, Aquifer evaluation, Mattituck Airport, Mattituck, NY**. Performed water level and water quality monitoring at a NYSDEC Superfund site. Constructed groundwater elevation contour maps and utilized chemical analytical data to predict contaminant plume migration.
- **Senior Hydrogeologist, DEIS services, Lazy Point, NY.** Prepared detailed evaluations of groundwater conditions and potential impacts for a water main extension to Lazy Point for a draft Environmental Impact Statement (DEIS). Evaluated current and historic groundwater data and analytical models to determine potential impacts for both Lazy Point and the drinking water source area and prepared associated portions of the DEIS.

Landfills

- **Program Manager, Greenhouse gas monitoring program, Town of Islip, NY**. Responsibilities include scope and budget management, staffing, client and USEPA coordination, reporting review, and troubleshooting.
- **Project Manager, Landfill Closure Investigations, Town of East Hampton, NY**. Prepared Closure Investigation work plans, including Hydrogeologic investigations, methane investigations, surface leachate investigations, and vector investigations. Prepared final Closure Investigation Reports, approved by the NYSDEC.
- **Project Manager, Landfill monitoring networks, Town of East Hampton, NY.** Supervised installation of groundwater and methane monitoring wells at the landfills, including hollow-stem auger and mud-rotary well installations, split-spoon soil sampling and boring log preparation, oversight and interpretation of wireline electric logging, and completion of initial baseline monitoring events.
- **Hydrogeologist, Landfill groundwater monitoring, NJ.** Performed groundwater sampling at a radio tower facility constructed on a landfill. Analyzed results and made recommendations.
- **Program Manager, Landfill monitoring programs, Town of East Hampton, NY.** Supervises ongoing groundwater and methane monitoring programs, including field team coordination, communications with the Town, report scheduling, data review, and report review prior to distribution to the client and NYSDEC. Negotiated with NYSDEC for reduced monitoring frequencies based on historic monitoring results.
- **Senior Hydrogeologist, Landfill plume modeling, Town of East Hampton, NY.** Conducted groundwater flow modeling to evaluate the nature and extent of a landfill plume and its fate. Findings were presented at public meetings and were used to determine the configuration of the landfill's groundwater monitoring network.

- **Hydrogeologist, Septage lagoon Superfund site, Town of East Hampton, NY.** Conducted sampling of former septage lagoons at a landfill. Evaluated the resulting data and prepared a delisting petition for this NYSDEC Superfund site.
- **Hydrogeologist, containment system modeling, Richmond, CA.** Used FLOWPATH modeling program to predict groundwater flow directions and evaluate extraction well locations and pumping rates for a groundwater containment and remediation system at a former municipal landfill.
- **Program Manager, Landfill gas monitoring program, Town of Islip, NY**. Manages monthly methane monitoring for all landfills, including onsite and offsite monitoring wells, methane collection systems, and flare systems. Data is recorded electronically and downloaded to computer for formatting prior to expedited delivery to Town.
- **Program Manager, Landfill monitoring reporting program, Town of Smithtown, NY**. Supervised and reviewed quarterly and annual monitoring reports for all monitoring programs at the landfills for Town compliance with NYSDEC requirements, including tabulation and reporting of groundwater and methane monitoring data, solid waste and recycling collection data, yard waste composting operations, and landfill leachate collection and disposal data.
- **Program Manager, Landfill remediation, Town of Huntington, NY.** An historic landfill was removed from parkland under the NYSDEC's ERP. Responsibilities included work scope development, schedule and budget management, staffing, client and regulatory agency coordination and reporting, and report review and certification.
- **Program Manager, Landfill Financial Assurance Reporting, Town of Smithtown, NY.** Prepares annual Financial Assurance Reports as per Town landfill closure requirements. Services include summarizing landfill closure and monitoring costs, calculating total costs over a 30-year period, evaluating available Town funds using Comptroller's financial reports, assessing available funds using NYSDEC-required procedures, and preparing annual reports.

Environmental Data Analysis

Ms. Davis has participated in multiple sessions of environmental geochemistry training provided by environmental geochemists, including physical chemistry, thermodynamics, ionic interactions, complexation, biologic effects, and other basic principles. Training also included field sampling procedures and effects on chemical data, chemical analytical methods and equipment, and QA/QC procedures and interpretation. Attended periodic environmental chemistry training sessions hosted by environmental laboratories and participated in hands-on training in data and QA/QC evaluation.

- **Data Evaluation, multiple projects**. Reviewed and evaluated numerous soil, groundwater, product, indoor/ambient air, and soil vapor chemical analytical datasets, including evaluation of batch and site-specific QA/QC samples, laboratory narratives, comparison to regulatory agency criteria, historic data, and background data.
- **Quality Assurance Project Plans (QAPPs), multiple projects**. Developed and implemented numerous QAPPs, including QAPP design, sample delivery group (SDG) evaluations, sampling procedures and sequences, and QA/QC sample preparation/collection.
- **Data Usability Summary Reports (DUSRs), multiple projects**. Prepared DUSRs for numerous chemical analytical datasets for projects overseen by USEPA, NYSDEC and other regulatory agencies, including soil, groundwater, soil vapor, indoor air, and ambient air datasets.
- **DUSR Preparation for Major RCRA Closure, Great Neck, NY.** Prepared DUSRs for over 90 sites during RCRA closure of a major manufacturing facility. Coordinated with sampling personnel, laboratories and regulatory agency chemists to resolve QA/QC issues. Completed work under tight schedules to meet client deadlines.
- **Electronic Data Deliverables (EDDs), multiple projects**. Implemented protocols and procedures for all FPM sites for which NYSDEC EDDs are required. Responsibilities included staff training, data package QA/QC, client interactions, budget and schedule impact assessments, and dissemination of EDD training information.
- **Data Evaluation, multiple sites**. Performed forensic assessments of historic environmental chemical analytical data to resolve apparent discrepancies with modern data and other inconsistencies.
- **Leachate test assessments**. Assessed leachate test protocols and results to determine the most applicable methods to evaluate and develop soil cleanup objectives for non-regulated compounds.
- **Organic parameter breakdown assessments.** Interpreted numerous organic parameter datasets to evaluate breakdown sequences, likely original parameters, and rates of degradation.
- **Insitu remediation assessments, multiple sites**. Formulated chemical treatment plans for insitu remediation, including assessment of contaminant

concentrations and distribution, chemical processes and indicators, natural attenuation indicators, additional stociometric demands, and hydrogeologic factors.

Community Impacts

- **Community Monitoring Plans, multiple hazardous waste sites**. Developed Community Air Monitoring Plans (CAMPs) for investigation and remediation projects, including monitoring procedures, action levels, and mitigation measures for odors, traffic, noise, dust, and/or vapors with the potential to affect surrounding communities. Each CAMP was approved by the NYSDEC and NYSDOH and was implemented under agency oversight. Presented CAMP findings at numerous community meetings. Addressed community and agency questions and issues.
- **Odor Abatement, NYSDEC BCP site, NYC, NY.** Developed and implemented an odor abatement plan for highly-odorous soil discovered during a remedial project. The site was surrounded by three public schools; complaints following discovery of odorous soil resulted in a job shutdown until the nuisance was abated. The odor abatement plan was prepared and implemented within 24 hours and involved immediate covering of the odorous soil followed by spot excavation and removal during non-school hours (night work) and the use of odor-controlling foam. The removal was completed within one week without further incident. The NYSDEC and NYSDOH approved the completed work, allowing the job to recommence.
- **Vector Assessment, transfer station, Town of East Hampton, NY**. Conducted inspections of intense fly infestations at a Town transfer station building to identify the locations and migration pathways of flies inside the building and to develop an abatement plan. This plan was successfully implemented and abated the nuisance flies.
- **Soil Vapor Intrusion Assessments, multiple sites**. Developed and implemented air and soil vapor investigations of residential and commercial properties, as approved by the NYSDEC/NYSDOH, to evaluate potential air quality impacts and determine if mitigation or monitoring was necessary. Monitoring/mitigation designs were developed for NYSDEC/NYSDOH approval.
- **CAMP Monitoring, multiple sites**. Conducted odor, dust, noise, and organic vapor monitoring in communities surrounding environmental sites. Data were collected and interpreted in accordance with NYSDEC and/or NYSDOH guidance and the results were submitted to these agencies together with recommendations for mitigation, if appropriate.
- **Project Manager, Environmental data assessment, Windmill Village, Town of East Hampton, NY.** Evaluated environmental data obtained during due diligence testing for a proposed housing development. Recommended additional sampling and confirmed the absence of impacts.

Expert Witness/Technical Services

- **Expert Witness/Technical Services, residential project, Glen Harbor, NY.** Provided expert witness and technical services regarding environmental conditions and remedial procedures for residential redevelopment of a former oil terminal, including preparing and obtaining NYSDEC and NCDOH approval of remedial work plans, preparing remedial cost estimates and schedules, and providing testimony at a public hearing before the Town Board from which a change of zone was requested. The proposed change of zone, although subject to considerable public opposition, was approved, allowing redevelopment and associated remediation of the property to move forward.
- **Expert Witness/Technical Services, petroleum spill site, Westbury, NY.** Provided expert witness and technical services to a petroleum company defending NYSDEC cost recovery claims for a petroleum spill. The spill site involved two very large petroleum releases at gasoline stations adjoining the defendant's property. Services provided included evaluating tank tests, groundwater, soil and soil vapor chemical analytical data, petroleum fingerprint data, remediation activities and costs. Prepared numerous detailed timelines of activities, large displays of site information and subsurface conditions, and cost allocation calculations. Conducted a detailed subsurface investigation to evaluate stratigraphic conditions.
- **Expert Witness/Technical Services, petroleum spill site, Brooklyn, NY.** Provided expert witness and technical services to a petroleum company for investigation and remediation cost allocation for a petroleum spill. The spill site included two releases: an historic release related to the client's operations and a recent release related to a contractor's faulty spill bucket installation. Services provided included evaluating groundwater and soil chemical analytical data, assessment of free-phase product migration and removal, and a review of remediation activities. Prepared detailed timelines of plume growth and migration, displays of site information and subsurface conditions, and assessments of future remedial scopes and costs.

Provided technical support and presentations during mediation.

- **Expert Technical Services, chlorinated solvent site, Far Rockaway, NY.** Provided expert witness services for federal court litigation, including Expert Reports, Affidavits, depositions, and counsel support. Oversaw supporting technical services, including conducting an RI and additional investigations and developing remedial approaches and cost estimates.
- **Expert Technical Services, solvent plume site, Nassau County, NY.** Provided technical support to a property owner subject to a USEPA investigation as the potential source of a large chlorinated solvent plume, including evaluation of a plume-wide RI/FS, detailed review of property historic information, multiple meetings with the USEPA, client and counsel, and identification of additional potential source areas.
- **Expert Technical Services, solvent plume site, Nassau County, NY.** Provided technical support to a property owner subject to litigation as a potential source of chlorinated solvent impacts to a public supply well, including evaluation of a plume-wide RI/FS and related investigation reports, detailed review of property historic information, meetings with the plaintiff, client and counsel, and identification of more likely chlorinated solvent sources.
- **Expert Technical Services, contaminated fill sites, Town of Brookhaven, NY.** Provided expert technical and witness services for several Town sites where illegal disposal of contaminated fill was suspected. Services provided included site inspections, preparation of investigation scopes and budgets, preparation of technical reports, Expert Reports, and Affidavits, participating in depositions and negotiations, and counsel support. Oversaw supporting technical services, including conducting investigations and developing remedial approaches and cost estimates.
- **Expert Technical Services, development site, Village of Larchmont, NY**. Assisted the Village in successfully opposing the construction of a very large superstore in the adjoining community, including evaluating previous environmental investigations, developing cost estimates and scopes of work for a full environmental site assessment, preparing scoping cost estimates for likely remediation scenarios, preparing technical documents in support of the Village's position, and making a presentation at a public hearing. The proposed project was subsequently withdrawn.
- **Expert Hydrogeologist Services, development site, Town of Carmel, NY**. Provided technical evaluation of a proposed water district. The proposed water district would impact existing residents due to limited available water supplies and likely impact on existing wells. The work included evaluation of aquifer pumping tests, determining impacts on nearby wells, assessment of likely increased water demand, preparation of supporting documents, and presentations at project hearings. The proposed project was subsequently conditionally approved by the NYSDEC with significant modifications to protect the water rights of existing residents.
- **Expert Technical Services, development site, Village of Laurel Hollow, NY**. Provided technical evaluations of potential impacts from a proposed development site, including soil and drainage conditions, loss of protected vegetation, and slope issues.
- **Expert Technical Services, development site, Village of North Haven, NY**. Provided technical evaluations of a proposed development site, including soil and drainage conditions, geomorphic features, and slope issues.
- **Expert Technical Services, road construction projects, Westchester County, NY.** Provided technical services to assess impacts from proposed road construction projects on the Kensico Reservoir and other New York City water supply system facilities. This work included evaluating stormwater pollutant loading calculations, assessing impacts to wetlands, promoting application of more accurate stormwater runoff calculation methods, assessing proposed stormwater management techniques, presenting at public meetings, preparing technical statements for submittal to regulatory agencies, and participating in the NYSDOT SWPPP Guidance committee.
- **Expert Witness Affidavits, multiple projects**. Prepared affidavits regarding environmental conditions at client properties in support of pending legal actions, including landfill issues, wetlands and navigatable waterway issues, and petroleum spills.

Health and Safety

- **Health and safety monitoring, multiple sites**. Implemented HASP monitoring at investigation and remediation sites during intrusive activities, including calibration and operation of photoionization detector (PID) and flame ionization detector (FID) for organic vapors, combustible gas indicator (CGI) for methane, dust meter for particulates, and noise monitor. Compared results to applicable action levels and implemented protective measures as necessary.

- **CAMP monitoring, multiple sites**. Performed community monitoring, including monitoring for noise, particulates (dust), and organic vapors. Recorded observations and compared to applicable action levels. Calibrated and operated noise meters, particulate monitors, and PID/FID. Prepared CAMP monitoring reports and presented results to regulatory agencies and the public.
- **Radiation screening, multiple sites**. Performed screening for radiation at select sites, including operating Geiger counter in different radiation modes and obtaining background readings.

Miscellaneous Projects

- **Phase I Environmental Site Assessments (ESAs)**. Performed numerous Phase I ESAs for industrial, commercial, and residential sites in the metropolitan New York area. Presently supervises the Phase I ESA program, including budgets, staffing, quality control and report preparation.
- **Environmental Trainer.** Conducted aquifer pumping and soil vapor extraction test training. Instructed classes for site investigation methods, aquifer pumping test analysis, soil classifications, and risk assessment.
- **Project Management**. Performs a wide range of project management functions, including development and management of project budgets and schedules, coordination of field and office staffing, document preparation, review, editing, and interaction with clients, regulatory, legal, real estate, consultant, and compliance personnel.
- **Field Mapping Studies**. Organized, supervised, and conducted field mapping studies in Alaska.
- **Downhole Logging**. Directed petroleum well site geophysical logging operations and interpreted geophysical well logs.
- **Geophysical Data Interpretation**. Processed and interpreted seismic reflection data and constructed seismic velocity models.
- **Regulatory Evaluations**. Assisted and reviewed regulator's revision of proposed risk assessment-based UST cleanup guidelines. Reviewed proposed USEPA NPDES permits for remediation system effluent.
- **Geologic Mapping**. Constructed and interpreted structural and stratigraphic cross sections, and structure contour, fault surface, isochore, and isopach maps.

Regulatory Compliance

- **RCRA compliance audits.** Conducted inspections and reporting regarding underground and aboveground storage tanks (USTs and ASTs), hazardous waste storage facilities, waste management and reporting requirements, and hazardous waste storage area closures in compliance with RCRA.
- **CERCLA Compliance**. Oversees and coordinates Phase I ESAs for compliance with CERCLA requirements for a wide variety of facilities, including operating and historic industrial sites, manufacturing plants, abandoned facilities, and multi-property Brownfield sites.
- **Superfund Sites**. Managed multiple investigation and remedial projects at state and federal Superfund sites. Is very familiar with all phases of CERCLA projects, including PA/SI, RI, FS, RD and RA. Has supervised and directed activities at many Superfund sites from investigation through closure.
- **Clean Water Act Projects.** Conducted investigation and remediation of Class V underground injection control (UIC) systems, investigation and acquisition of UIC discharge permits, and discharges into surface water bodies.
- **Clean Air Act Compliance Projects**. Conducted facility investigations for emissions sources, including paint booths, fume hoods, process discharges and other point sources. Sampled and evaluated remediation system discharges for CAA compliance, and recommended emissions treatment when required.

Representative DOD Projects

- **Barksdale RFI, Barksdale AFB, LA, $520K-**Lead Geologist for RFI for multiple Base-wide sites at Barksdale AFB, including landfills, petroleum spills, fire training areas, sewage treatment plans, and chemical spills. Managed field crews and sampling of soil, groundwater, and waste, performed sample and waste management, and coordinated with Base representatives. Prepared RFI Report, including analytical data reports, CS, and recommendations.
- **Barksdale LTM Program, Barksdale AFB, LA, $1.7M-**Lead Geologist for LTM Program for Base-wide Barksdale groundwater, including landfills, petroleum spills, fire training areas, sewage treatment plants, and chemical spills. Supervised field crews, managed samples and waste, prepared LTM Reports and made recommendations for LTM optimization.

- **Site Characterization, Plattsburgh AFB, NY, $720K-**Field Team Leader for SC investigation of fuel oil USTs and petroleum spills at Base housing, officers' quarters, and support building prior to transition of these areas to other uses. Working for AFCEE, developed and conducted an SC for over 200 USTs, including soil and groundwater sampling to identify petroleum contamination. Supervised several field crews in an accelerated sampling program to complete the SC prior to winter conditions. Prepared SC Report submitted to and approved by the NYSDEC.

MGP Site Experience

- **Field Sampling Services. Soil Investigation, Brooklyn Union Greenpoint MGP site**. Conducted soil sampling and screening activities during tank removal activities at this former MGP facility. Tasks included visual observations, screening with a calibrated PID, soil sampling, interfacing with the client, subcontractors and NYSDEC personnel, and report preparation.
- **Program Manager. Soil Vapor Intrusion Investigation and Mitigation, Brooklyn MGP site**. Developed and implemented a soil vapor intrusion (SVI) investigation following the discovery of chlorinated solvents in soil vapor beneath a shopping center constructed on an MGP site. Managed all scheduling, budget and contract issues. Reviewed results and developed an SVI mitigation plan to address the chlorinated solvent vapors. Oversaw design and installation of a sub-slab depressurization system (SSDS) to address SVI. This work was completed on time and within budget.
- **Field Team Supervisor. Soil Remediation, Brooklyn Union Coney Island MGP site**. Responsible for coordinating all field activities associated with segregation and removal of lead-paint impacted soil from MGP waste at this NYSDEC-listed MGP site. Conducted pre-excavation waste characterization, implemented HASP, oversaw subcontractor and FPM staff, coordinated with client and NYSDEC, managed waste manifesting, conducted community air monitoring, and prepared remediation report.

FPM group

An Olgoonik Company

Ritu A. Mody, P.E.

Engineering and Environmental Science

Ms. Mody has environmental engineering experience in several areas including environmental impacts/assessments, evaluation of site compliance with environmental regulations and environmental permitting; soil, air and groundwater investigations at various hazardous waste sites and air dispersion modeling.

Functional Role	Title	Years of Experience
Environmental Engineer	Environmental Engineer	18

Personal Data

Education
M.S./Environmental Sciences/2000/Rutgers State University, NJ
B.S./Chemical Engineering/1998/ University of Mumbai, India

Registration and Certifications
Professional Engineer/New York State
LEED® Green Associate/2011
NYSDEC Stormwater Qualified Inspector Training
OSHA-approved 40-hr Health & Safety Training
OSHA-approved 8-hr Refresher Training
OSHA-approved 8-hr HAZWOPER Supervisor Training

Employment History
2001-present FPM Group
2000-2001 Langan Engineering and Environmental Services, Inc.

Detailed Experience

Site Investigation/Remediation

- Provided engineering and environmental services during remediation of a former landfill situated in the Town of Huntington, NY as part of NYS Brownfield Cleanup Program. The project included an historic landfill and restoration of the site to park use. Work included preparing bidding and contract documents, meeting the Town, NYSDEC and other agencies for permitting, as well as providing oversight and monitoring during remediation. Responsibilities included daily reporting to the owner, waste manifesting as well as coordination among multiple on-site contractors.
- Performed Phase I Environmental Site Assessment (ESA) for an industrial site in Brooklyn, NY. Phase I ESA tasks included site inspections, evaluation of state and federal databases, records review at local and state agencies and report preparation. Phase I led to Phase II investigation which included a geophysical survey, soil & groundwater monitoring and remediation activities including soil excavation, and free product recovery. Provided oversight and monitoring during remediation.
- Worked with NYSOGS and NYSDEC to remediate prioritized waste tire dump sites across NY State. Developed plans and specifications for processing the waste tire material into shred material to be used by NYSDOT. Also assisted NYSOGS with bidding phase services including contractor award and construction/ remediation/restoration/oversight.
- Performed landfill gas monitoring at various landfill locations in Long Island to determine levels of methane, oxygen, and carbon dioxide in the subsurface and uploaded data to database for analysis and reporting.
- Collected groundwater samples as a part of long-term monitoring projects at several landfills in Suffolk County, NY.
- Performed site investigation to address the petroleum spill issue for a New York State Correctional facility located at Fishkill, New York. The entire contaminated area was excavated and replaced with un-contaminated soil. Collected end-point samples at various locations in the contaminated area to confirm the completion of remediation and prepared a Closure Report for submittal to the NYSDEC.
- Performed soil and groundwater sampling for several spills associated with storage of diesel fuel for a corrugated box manufactures in Maspeth, NY. Remediation activities included excavation, ORC and Regenox injection and routine groundwater monitoring to evaluate the impact of the spill.
- Performed site investigation to identify potential sources of volatile organic compounds in the basement and the subsurface outside the basement for a corrugated box manufacturer in Maspeth, NY. Performed groundwater and soil sampling for

various contaminants (chlorinated VOCs, Metals, SVOCs) to evaluate site contamination.
- As part of a property transaction, performed a Phase II Investigation in New Hyde Park, NY. A geophysical survey as well as numerous soil borings were performed to confirm the presence/locations of known of suspected USTs as well as to evaluate potential petroleum releases on the facility.
- Performed site investigation for a housing development to address a petroleum spill issue at their Stream Generation Plant in Manhattan, NY. Prepared and executed the NYSDEC approved work plan to delineate the extent of the petroleum contamination for the open spill.
- Supervised numerous boring and drilling activities at Englewood Cliffs, NJ. Performed soil and/or water sampling at various hazardous waste/hazardous substance sites.
- Worked on NJDEP projects that focused on the integration of multiple chemicals emitted from multiple facilities and studied the health effects of the chemicals on the community.

Design
- Designed a sub-slab depressurization system (SSDS) for a 4,000 sf vacant office building on a 1-acre parcel that was utilized as a municipal landfill by the City of Peekskill. The designed involved horizontal wells and blower system to prevent potential methane gas intrusion inside the building which was being converted to an outpatient treatment facility by DASNY and NYS Office of Alcoholism and Substance Abuse Services (OASAS).
- As a Village of Lake Success environmental consultant, involved in a groundwater pump and treat system design review as well as review of the quarterly OU-1 and OU-2 remedial system operation, maintenance and monitoring reports.
- Reviewed drawings and provided oversight for construction of an SSDS system for a 1.4 million sf facility of a 94-acre parcel in the Village of Lake Success and Town of North Hempstead.
- Designed repairs to failing on-site sewage disposal systems at U.S. Coast Guard facilities in Long Island, NY. This included evaluating alternative design options to traditional gravity systems (e.g. septic tanks and leaching pools) including pump stations and shallow plastic infiltration/trench systems.
- Designed and prepared application package for conventional sewage disposal systems for several private and government agencies including evaluating transfer of credit option and variance application.
- Designed a new sewer connection for a flavor manufacturing facility in NY. The design of the sewer connection involved a detailed survey of the sewer route along major roadways, pretreatment design for wastewater generated inside the facility and design of piping.
- Conventional subsurface sewage disposal system for a NYCT substation in Station Island, NY.
- Designed a new track and field athletic complex at the US Coast Guard Academy in New London, CT. The project involved the replacement of an existing 6-lane track with synthetic type running surface, separate throwing events and a full size athletic playing field with a synthetic turf surface in the center of the track.
- Hazardous material storage area design for an antenna manufacturer in accordance with Suffolk County regulations and containment provisions.
- Worked on a project associated with remediating prioritized waste tire dump sites on Long Island and within the mid Hudson and northern New York regions.

Regulatory Compliance/Permitting
- Prepared and/or reviewed numerous Spill Prevention Control and Countermeasure Plans (SPCCPs) in accordance with 40 CFR Part 112. The plan provides a framework to prevent, minimize, and to control and contain spills of petroleum and other hazardous substances at the facility.
- Air permitting and associated reporting including Title V air permits; new source review; seasonal variance applications, emission statements; annual and semi-annual compliance certifications; and air facility registrations.
- Prepared application and plans for Suffolk County Department of Health Services (SCDHS) Article 12 Toxic and Hazardous Material Storage Permit for several facilities including: Firework Manufacturer in Brooklyn, NY; Air Freshener Manufacturer in Farmingdale, NY; Metal Part Manufacturer in Melville, NY; and State Park Facility located in Belmont, NY.
- Performed RCRA compliance activities involving waste stream characterizations; waste minimizations; pollution prevention; manifest tracking; preparation of quarterly and annual reports; and training.

- Prepared hazardous waste closure plans in accordance with 6NYCRR 373-3.
- Reviewed and updated a RCRA Part B Permit Application for compliance with 40 CFR Part 270 and NJ Hazardous Waste Regulations for a hazardous waste storage building at McGuire Air Force Base.
- Assisted in reviewing NIOSH and EPA ambient air sampling methods for release of air contaminants (VOCs, SVOCs, ammonia, formaldehyde, and mercury) to obtain permit for a medical waste sterilization system in Brooklyn, NY.
- Prepared EPCRA-required toxic chemical release inventory (TRI) report for a manufacturing facility in Bayshore, NY.
- Performed UST Engineering Study for Nassau and Suffolk County. Included site investigations and code review (as per NYSDEC, SCDOH, NCDOH, NFPA agencies) to identify non-compliance issues.
- Prepared a report detailing deficiencies, solutions and associated costs.
- Studied the exposure of individuals to various air contaminants using personal air monitors. Prepared samples for the field test and also performed leak checks on the personal air monitors. Designed a poster in Arcview depicting the selected area with local contaminant sources including car repair shops, gas stations, and dry cleaners.

Environmental Impact Assessment

- Prepared an environmental assessment (EA) in accordance with the requirements of National Environmental Policy Act (NEPA) and its implementing regulations (40 CFR 1500 et seq) to assess the potential environmental effects of implementing the proposed dam rehabilitation work at the Mine Lake Dam in West Point for the United States Army Garrison.
- Assisted in preparing several environmental assessments (EA) and Finding of No Significant Impacts (FONSI) in accordance with the Army Regulation (AR) 200-2 and the National Environmental Policy Act (NEPA) for projects involving the construction/expansion of military reservations at military bases on the island of Oahu in Hawaii. These include the facilities at Schofield Barracks, Helemano Military Reservation and Aliamanu Military Reservation.
- Performed a historic investigation of numerous structures associated with the World War II era for the USDA in Plum Island, NY. The work included analysis of existing conditions for all the structures (64) as well as recommendations for the stabilization/maintenance of all the structures and equipments.

Hydrology

- Hydrologist consultant to New York City Transit (NYCT) involving numerous drainage studies and investigation of mitigation measures for stormwater and groundwater issues at bus depots and subway station.
- Evaluated Stormwater management alternatives for the development of a new bus depot in Staten Island, NY. Based on series of percolation tests & site geology review, designed a temporary on-site stormwater retention basin to capture the rainfall in accordance with NYCDEP & NYSDEC regulations. As part of the project, also designed a UST for storage of rainwater runoff to be used for bus washing as well as evaluated and recommended alternate water sources.
- Investigated leaks at the New South Ferry station in Manhattan, NY and prepared an engineering report to alleviate the water infiltration problem by investigating different dewatering solutions.
- As part of NYCT's MS4 permit for discharges associated with industrial activity, collected stormwater runoff samples and evaluated the water quality of the runoff from the NYCT's property.
- For a new railroad station parking lot in Staten Island, NY reviewed the design drawings for compliance with NYSDEC Stormwater Management Design Manual (SMD) and prepared a NOI and SWPPP for the construction activity.
- Performed dye testing for several NYCT facilities in NYC.
- Evaluated porous pavement as a design alternative to handle stormwater runoff for a proposed NYCT bus depot parking lot in Bronx, NY. The work involved performing permeability tests for the newly installed porous pavement.
- Evaluation and rehabilitation of groundwater well pumping stations via downhole camera videotaping, riser swab cleaning and high velocity jetting.

Modeling

- As a consultant to the Town of Greenburgh, NY performed drainage calculations and modeling (TR-55 and US Army Corps HEC-HMS software) for the 2, 10, 25, and 100 year storm events to analyze peak flow and runoff volumes generated under pre-existing and post construction activities.

- Performed air dispersion modeling for selected facilities in Newark, NJ and Phillipsburg, NJ using the ISCLT3 model.
- Experienced database management with Arcview (GIS)

Health and Safety

- Performed health and safety monitoring at investigation and remediation sites during intrusive activities. Monitoring included calibration and operation of photoionization detector (PID) and flame-ionization detector (FID) for organic vapors and combustible gas indicator (CGI) for methane. Compared results to applicable action levels and took preventative/protective measures as necessary.
- Performed community monitoring, including monitoring for noise, particulates (dust), and organic vapors. Recorded observations and compared to applicable action levels. Familiar with calibration and operation of noise meters, particulate monitors, and PID/FID.
- Performed screening for radiation at select sites. Familiar with operation of Geiger counter in different radiation modes and with background readings.

Solid Waste Management

- Assisted the Town of Riverhead to update their 2005 Solid Waste Management Plan (SWMP) to incorporate comments received by NYSDEC aimed at consistency between the SWMP & Comprehensive Recycling Analysis (CRA).
- Assisted in estimating the remaining volume and footprint for the Youngs Avenue Landfill which was in full-scale reclamation mode. Performed field activities based on a boring and excavation plan developed which included sampling, preparation of boring logs, test pit logs, etc. Utilizing field data as well as existing survey information, performed manual volume calculations using average end sections.
- Performed field activities including sampling and soil borings to evaluate the nature and extent of the in-site petroleum contamination that was discovered at the Youngs Ave Landfill during reclamation activities.