PERIODIC REVIEW REPORT
APRIL 15, 2024 THROUGH APRIL 15, 2025

CARDWELL CONDENSER CORPORATION SITE
80 EAST MONTAUK HIGHWAY
LINDENHURST, NEW YORK

NYSDEC Registry Number: 152035

Prepared for

BUCCINO REALTY CORP.

For Submittal to

NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

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TABLE OF CONTENTS

Section	Title	Page No.
	LIST OF ACRONYMS	iii
1.0	**EXECUTIVE SUMMARY AND SITE OVERVIEW**	1-1
1.1	Introduction	1-1
1.2	Executive Summary	1-1
1.3	Site Overview	1-3
1.4	Evaluation of Remedy Performance, Effectiveness and Protectiveness	1-4
2.0	**ENGINEERING AND INSTITUTIONAL CONTROLS COMPLIANCE**	2-1
2.1	Engineering Controls Components	2-2
2.2	Institutional Controls Components	2-3
2.3	EC/IC Certification	2-4
3.0	**MONITORING PLAN COMPLIANCE**	3-1
3.1	Site-Wide Inspection	3-1
3.2	Groundwater Monitoring	3-1
3.3	Soil Vapor and Indoor Air Sampling	3-6
3.4	Soil Sampling	3-7
4.0	**OPERATION AND MAINTENANCE PLAN COMPLIANCE**	4-1
5.0	**CONCLUSIONS AND RECOMMENDATIONS**	5-1
5.1	Compliance with SMP	5-1
5.2	Performance and Effectiveness of the Remedy	5-2
5.3	Recommendations	5-3
6.0	**FIGURES**	
1.3.1	Site Location Map	
1.3.2	Site Location and Boundaries	
1.3.3	Site Layout	
2.1.1.1	Cover Area	
3.2.3.1	Groundwater Flow Direction & Analytical Results, January 2024	

TABLE OF CONTENTS (CONTINUED)

Section	Title
7.0	**TABLES**
3.2.3.1	Monitoring Well and Water Level Information
3.2.3.2	Groundwater Monitoring Results - VOCs
3.2.3.3	Groundwater Monitoring Results – Emerging Contaminants

LIST OF APPENDICES

Appendix	Title
A	Regulatory Agency Correspondence
B	Environmental Easement
C	Site-wide Inspection Form
D	Institutional and Engineering Controls Certification Form

LIST OF ACRONYMS

Acronym	Definition
ASP	Analytical Services Protocol
cis-1,2-DCE	cis-1,2-dichloroethene
DUSR	Data Usability Summary Report
EC	Engineering Control
EDD	Electronic Data Deliverable
EE	Environmental Easement
EIMS	Electronic Information Management System
ELAP	Environmental Laboratory Approval Program
EWP	Excavation Work Plan
FPM	FPM Group, Ltd.
IC	Institutional Control
IRM	Interim Remedial Measure
LCS	Laboratory control sample
MS/MSD	Matrix spike/matrix spike duplicate
ng/l	Nanogram per liter
NTU	Nephelometric turbidity unit
NYSDEC	New York State Department of Environmental Conservation
NYSDOH	New York State Department of Health
O&M	Operation and Maintenance
PCE	Tetrachloroethylene
PE	Professional Engineer
PFAS	Per- and polyfluoroalkyl substances
PFOA	Perfluorooctanoic acid
PFOS	Perfluorooctanesulfonic acid
PRR	Periodic Review Report
QAPP	Quality Assurance Project Plan
QA/QC	Quality Assurance/Quality Control
RI	Remedial Investigation

Acronym	Definition
ROD	Record of Decision
SCDHS	Suffolk County Department of Health Services
SCO	Soil Cleanup Objective
Site	Cardwell Condenser Corporation Site
SMP	Site Management Plan
Standards	Class GA Ambient Water Quality Standards
SVI	Soil Vapor Intrusion
1,1,1-TCA	1,1,1-Trichloroethane
TCE	Trichloroethylene
TCL	Target Compound List
ug/l	micrograms per liter
ug/m^3	micrograms per cubic meter
USEPA	United States Environmental Protection Agency
VC	Vinyl chloride
VOC	volatile organic compound

SECTION 1.0
EXECUTIVE SUMMARY AND SITE OVERVIEW

1.1 INTRODUCTION

This Periodic Review Report (PRR) was prepared by FPM Group, Ltd. (FPM) to document activities conducted at the Cardwell Condenser Corporation Site (Site) from April 15, 2024 through April 15, 2025. These activities were conducted under a Site Management Plan (SMP) approved by the New York State Department of Environmental Conservation (NYSDEC) in January 2024.

The Site is classified by the NYSDEC as an Inactive Hazardous Waste Disposal Site (NYSDEC Registry # 1-52-035) and was remediated in 1999 and 2000 in accordance with the August 1999 Interim Remedial Measure (IRM) Work Plan. The remedial activities were documented in the October 2000 IRM Report and are briefly summarized herein. The March 2002 Record of Decision (ROD) for the Site states the selected remedy for the Site is No Further Action with continued groundwater monitoring.

An Environmental Easement (EE) was recorded for the Site during the prior reporting period and the SMP was also finalized and approved. Site management activities conducted between September 2015 and April 15, 2024 were documented in a PRR submitted to the NYSDEC in May 2024 and, following revision and resubmittal in April 2025, accepted by the NYSDEC on May 5, 2025. Site management activities conducted during this reporting period are summarized herein in accordance with guidelines provided by the NYSDEC in the Institutional and Engineering Controls Certification Form provided via email on June 25, 2025. Copies of NYSDEC correspondence received during the reporting period are included in Appendix A.

1.2 EXECUTIVE SUMMARY

The findings in this PRR are summarized as follows:

<u>Effectiveness of Remedial Program</u>

- The remedial program is effective, as evidenced by a significant reduction of volatile organic compound (VOC) concentrations in groundwater following the removal of impacted sediments from Site leaching pools in 1999 and 2000. Groundwater conditions have continued to gradually improve, as documented in groundwater monitoring reports and the prior PRR.
- The approved Site use is industrial. The Site has been used continuously throughout the reporting period for industrial uses only. This use restriction is effective at protecting the public from residual materials that remain present onsite.
- The use of onsite groundwater is prohibited without required water quality treatment. Groundwater use did not occur during the reporting period; this restriction was effective at protecting the public from residual impacts in groundwater.
- Groundwater monitoring was conducted during the prior reporting period and was conducted in June 2025, shortly after this reporting period. Groundwater data have demonstrated that contaminant concentrations at the Site have continued to generally

decline following the removal of source material. Groundwater monitoring has also demonstrated that emerging contaminants do not present a concern. The groundwater monitoring data show that the remedy has been effective at improving and protecting groundwater quality.

- The cover over the remaining contaminated soil remained in place and was not breached during the reporting period. An Excavation Work Plan (EWP) in the SMP provides measures to evaluate and address residual contaminated soil in the covered areas if the cover is breached. The cover engineering control (EC) is protective of the public and effective at preventing potential exposure to residual contaminated soil.
- The SMP includes provisions to conduct soil vapor intrusion (SVI) monitoring if the Site use changes or if chemicals containing chlorinated VOCs are no longer used in the onsite operations. Prior testing has demonstrated that indoor air quality did not appear to be affected by SVI. As the Site was used only for industrial purposes during the reporting period and the uses continued to include products containing tetrachloroethylene (PCE) and related chlorinated solvents, no additional SVI monitoring was warranted during the reporting period. This approach remains protective of the Site occupants.
- The EE includes provisions for notification of restrictions on Site usage to be provided by statements in the property deed and instruments of conveyance relating to the Site. There have been no property transfers or instruments of conveyance since the EE was recorded and this requirement remains protective of the public.

Compliance

- Groundwater monitoring for VOCs was conducted in 2017 and then suspended while the provisions of the EE and SMP were negotiated and Site ownership changed. Groundwater monitoring was conducted for emerging contaminants in 2018 in compliance with a NYSDEC request. Groundwater monitoring for VOCs was resumed in the first quarter of 2024 following NYSDEC approval of the SMP, as documented in the prior PRR. Groundwater monitoring events for VOCs are scheduled on a once-per-five-quarter basis, in compliance with the SMP. The next groundwater monitoring event was conducted in June 2025 (second quarter of 2025), shortly after the reporting period. This monitoring event will be reported following receipt and evaluation of the resulting data.
- As discussed in the prior PRR, groundwater monitoring for VOCs was not conducted at two of the monitoring program wells in January 2024 as one of the wells (MW-13) was destroyed by paving and one well (MW-14) could not be located and appears to have been destroyed. Based on the prior results from the wells and the downgradient groundwater condition, replacement of wells MW-13 and MW-14 was not recommended. If downgradient groundwater exhibits increased concentrations of Site-related VOCs, then replacement of MW-14 should be considered.
- Compliance with the Site's institutional controls (ICs) is verified by performing a Site-wide inspection on at least an annual basis, as per the SMP. A Site-wide inspection was performed on June 2, 2025, shortly after the reporting period, and confirmed compliance with the ICs throughout the reporting period. No deficiencies were noted.

- The Site's ECs, including the pavement cover in the former LP-1 area and the concrete building slab, remained in place throughout the reporting period, in compliance with the SMP.
- Soil sampling and soil vapor/indoor air sampling were not conducted during the reporting period as the conditions that would trigger sampling of these media did not occur. These aspects of the site management program remain compliant with the SMP.

Recommendations

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

- Should the use of chemicals containing chlorinated solvent VOCs cease, the Site use change, or additional data indicate that SVI is occurring, then SVI testing should be performed as per the SMP to determine if SVI mitigation may be warranted.

1.3 SITE OVERVIEW

The Site consists of approximately 1.2 acres located at 80 East Montauk Highway in Lindenhurst, New York. A map of the Site location is shown on Figure 1.3.1, an aerial view of the Site and its vicinity is presented in Figure 1.3.2, and the Site layout is shown in Figure 1.3.3, all figures are provided in Section 6 - Figures. Neguntatogue Creek is located east of the Site and flows south into Great South Bay. Bordering the property to the north is an undeveloped parcel owned by the Village of Lindenhurst. Immediately to the east is an automobile dealership. The south and west boundaries of the property are formed by East Montauk Highway and Lincoln Avenue, respectively. The surrounding area is primarily commercial and residential.

After completion of the remedial work, some contamination has 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 EE has been granted to the NYSDEC and recorded with the Suffolk County Clerk; this Easement requires compliance with the SMP and all ECs and ICs placed on the Site.

The Site was formerly owned and occupied by Cardwell Condenser, which manufactured electrical components. Between 1957 and 1987 process wastewater from plating operations was discharged to leaching pools located north of the Site building. Investigations conducted at the Site between 1986 and 1994 and a Remedial Investigation (RI) conducted in 1998 indicated that onsite soil and groundwater were impacted by VOCs and metals. Low to moderate concentrations of VOCs were present in the groundwater at the Site, with the groundwater samples exhibiting exceedances of the NYSDEC Class GA Ambient Water Quality Standards (Standards) all located downgradient of VOC-impacted leaching pools. An exposure assessment was performed and it was concluded that the potential for ingestion, dermal, or inhalation contact with the impacted leaching pool sediments and groundwater was minimal. In addition, the potential for impact to Neguntatogue Creek was also evaluated to be insignificant. Remediation of the VOC-impacted leaching pools was performed in 1999 and 2000 to reduce the potential for impact to groundwater and Neguntatogue Creek. The results are documented in the October 2000 IRM Report.

The March 2002 ROD for the Site stated that the selected remedy is No Further Action with continued groundwater monitoring. The ROD states that Site closure criteria will be met when the "groundwater monitoring shows a continued decline in groundwater contaminant concentrations." The prior O&M Plan for the Site outlined procedures for semiannual monitoring at Site groundwater wells MW-8, MW-9, MW-12, MW-13, and MW-14, which has been performed since 2002 in substantial conformance with the O&M Plan and subsequent NYSDEC modifications. Groundwater monitoring conducted prior to the current reporting period was documented in the 2010, 2015, and 2024 PRRs and prior groundwater monitoring reports. The prior groundwater monitoring results are summarized herein and show a general declining trend of VOC groundwater contaminants at all sampled wells.

SVI evaluations were performed at the Site in December 2009 and August 2015 in accordance with NYSDEC-approved work plans. Based on these investigations soil vapor beneath the Site is impacted by chlorinated solvents, primarily PCE, trichloroethene (TCE), and 1,1,1-trichloroethane (1,1,1-TCA), all of which were formerly present in the source area. Residual concentrations of PCE (meeting applicable NYSDEC soil cleanup objectives for the use of the property) remained present in soil in one former leaching pool in this area following remediation and likely contribute to soil vapor conditions. Soil vapor conditions appear to have been affected by paving of the former source area in proximity to the building in 2015 and by the lower water table observed in 2015. Indoor air quality does not appear to be affected by SVI but does appear to be affected by ambient air conditions and the use of certain chemicals containing PCE and/or methylene chloride within the building. The New York State Department of Health (NYSDOH) recommended that if the property use should change or the use of chlorinated solvents cease at the facility, then an additional SVI investigation should be performed. Chlorinated solvents continue to be used in the facility operations, as discussed in Section 3.1, and, therefore, an additional SVI investigation was not indicated or performed during this reporting period.

1.4 EVALUATION OF REMEDY PERFORMANCE, EFFECTIVENESS AND PROTECTIVENESS

The remedy has been managed in general compliance with the prior O&M Plan and with the SMP approved in 2024. The remedy continues to perform effectively and protect the public from the remaining residual materials at the Site. The EE was recorded during the prior reporting period and includes ICs that are effective protective of the public; the provisions of the ICs were followed during this reporting period. The SMP includes ECs, including a cover over the former leaching pool LP-1 area and the monitoring well system, that are protective. These ECs remained present during the reporting period and were inspected for compliance with the SMP. The ECs were effective and protect the public from exposure to residual materials at the Site.

- The approved Site use is industrial. The Site has been used continuously throughout the reporting period for industrial uses only. This use restriction is effective at protecting the public from residual materials that remain present onsite.
- The use of onsite groundwater is prohibited without required water quality treatment. Groundwater use did not occur during the reporting period; this restriction was effective at protecting the public from residual impacts in groundwater.
- Groundwater monitoring was conducted during the prior reporting period and in June 2025, shortly after this reporting period. The prior data demonstrate that contaminant

concentrations at the Site have continued to generally decline following the removal of source material. Groundwater monitoring has also shown that emerging contaminants do not present a concern. The groundwater monitoring data demonstrate that the remedy has been effective at improving and protecting groundwater quality.

- The cover over the remaining contaminated soil remained in place and was not breached during the reporting period. An EWP in the SMP provides measures to evaluate and address residual contaminated soil in the covered areas if the cover is breached. The cover EC is protective and has been effective at preventing potential exposure to residual contaminated soil.
- The SMP includes provisions to conduct SVI monitoring if the Site use changes or if chemicals containing chlorinated VOCs are no longer used in the onsite operations. Prior SVI testing has demonstrated that indoor air quality did not appear to be affected by SVI. As the Site was used only for industrial purposes during the reporting period and the uses continued to include products containing PCE and related chlorinated solvents, no additional SVI monitoring was warranted during the reporting period. This approach remains protective of the Site occupants.
- The EE includes provisions for notification of restrictions on Site usage to be provided by statements in the property deed and instruments of conveyance relating to the Site. There have been no property transfers or instruments of conveyance since the EE was recorded and this requirement is protective.

SECTION 2.0
ENGINEERING AND INSTITUTIONAL CONTROLS COMPLIANCE

Remedial activities were previously conducted at this Site and included removal of materials from VOC-impacted leaching pools. ICs were initially implemented via the ROD for this Site to control human exposure to residual materials such that the Site would be suitable for industrial use. An SMP that included ICs and ECs for the Site was submitted to the NYSDEC in 2017 and, after several revisions and recording of an EE, was approved by the NYSDEC in January 2024. The ECs and ICs, as implemented, continue to control human exposure to residual materials such that the Site is suitable for industrial use.

The ICs implemented at the Site are as follows:

- The property may be used for industrial use;
- All ECs must be operated and maintained as specified in the SMP;
- All ECs must be inspected at a frequency and in a manner defined in the SMP;
- The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Suffolk County Department of Health Services 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 NYSDEC;
- Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;
- Data and information pertinent to site management of the property must be reported at the frequency and in a manner defined in the SMP;
- All future activities that will disturb remaining contaminated material must be conducted in accordance with the SMP;
- Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;
- Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical component of the remedy shall be performed as defined in the SMP; and
- 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 the EE.

There were no ECs established in the ROD for this Site. However, the existing pavement over the former LP-1 location functions as an EC to limit stormwater infiltration, thus reducing the potential for residual soil to impact groundwater conditions. The existing building slab also functions as an EC to prevent contact with sub-slab soil and reduce the potential for SVI. The groundwater monitoring well system also functions as an EC to allow ready access to groundwater for the required monitoring. These physical features are considered ECs, as articulated in the SMP.

2.1 ENGINEERING CONTROLS COMPONENTS

2.1.1 Cover

Soil exceeding the NYSDEC Part 375 Soil Cleanup Objectives (SCOs) for protection of groundwater remains present below the former LP-1 location to the north of the Site building. Asphalt pavement over this area presently reduces the potential for groundwater impacts by limiting stormwater infiltration. VOC-impacted soil may also be present beneath the slab of the onsite building. The existing cover in this area consists of the concrete slab of the building, which prevents contact with sub-slab soil and reduces the potential for SVI. Figure 2.1.1.1 (see Section 6 – Figures) shows the location of the asphalt pavement cover over the former LP-1 leaching pool area and the location of the concrete building slab, which also acts as a cover.

The cover was inspected following the procedures in the Monitoring and Sampling Plan included in the SMP. The results of the most recent inspection (June 2025, shortly after the reporting period) are documented in the Site-Wide Inspection form included in Appendix C. The cover over each area was found to be continuous and in good condition, with no indications of removal, breaching, excavation, or other disturbance.

The EWP provided in the SMP outlines the procedures required to be implemented if excavation is conducted in the covered areas, including if the cover is breached, penetrated or temporarily removed in these areas, and any underlying remaining contamination is disturbed. The EWP was not implemented or required during the reporting period as there was no breach of the cover.

2.1.2 Groundwater Monitoring Well System

Groundwater monitoring wells remain in place at the Site and are used to confirm that the levels of VOCs continue to decline following the remediation of the source area. Figure 1.3.3 (see Section 6 – Figures) shows the locations of the Site's monitoring wells. Wells MW-8, MW-9, and MW-12 are presently included in the monitoring program for the Site.

The groundwater monitoring wells were observed during the June 2, 2025 Site-wide inspection. The wells were also inspected during groundwater monitoring events conducted during the prior reporting period. The results of the June 2, 2025 inspection are documented in the Site-Wide Inspection form included in Appendix C. The well conditions during the prior monitoring events were documented on the sampling logs prepared for each event.

The monitoring wells in the system were generally found to be in good condition during each monitoring event and during the Site-wide inspection, with some exceptions. Most of the wells were noted to be accessible, secured, and functional during each event. However, the following issues were noted during the January 2024 monitoring event:

- Well MW-12 had been damaged during parking lot paving. While the well remained functional, the manhole required replacement. Manhole replacement was performed on April 11, 2024 and this well remains secure.
- Well MW-13 appears to have been destroyed during parking lot paving. As nearby well MW-12 provides substantially similar information, replacement of well MW-13 was not recommended.
- Well MW-14 could not be located during the January 2024 monitoring event and subsequent exploration of the former well area was not successful in locating the well.

Replacement of well MW-14 was not recommended as prior data demonstrate that Site-related impacts had been minimal in this well for several years.

Well MW-13 has been eliminated from the monitoring system as nearby well MW-12 provides comparable data downgradient of the former source and in the vicinity of Neguntatogue Creek. Replacement of well MW-14 is not recommended at this time. No other changes are recommended for the groundwater monitoring well system.

2.2 INSTITUTIONAL CONTROLS COMPONENTS

ICs are implemented at the Site to (1) implement, maintain, and monitor the ECs; (2) prevent future exposure to residual contamination; and (3) restrict the use of the Site to industrial uses only. Adherence to these ICs on the Site is required under an EE recorded with the Suffolk County Clerk in April 2023. A copy of the recorded EE is included in Appendix B.

Implementation, maintenance, and monitoring of the ECs is conducted in accordance with the SMP approved by the NYSDEC in January 2024. Prior to that time the ECs were managed under a NYSDEC-approved O&M Plan. 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 in the SMP provides measures to evaluate and address residual contaminated soil in the covered areas if the cover is breached. The cover was not breached during the reporting period and, therefore, implementation of the EWP was not required. As the cover has remained intact, potential exposure to residual contaminated soil has been prevented.

To prevent potential exposure to residual contaminated groundwater beneath the Site, the EE includes a provision that prohibits the use of groundwater underlying the Site without the necessary water quality treatment, as determined by the NYSDOH or Suffolk County Department of Health Services (SCDHS), 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.

To prevent potential exposure to soil vapors beneath the Site, the SMP includes provisions to conduct SVI monitoring if the Site use changes or if chemicals containing chlorinated VOCs are no longer used in the onsite operations. As documented in the Site-wide inspection, the Site was used only for industrial purposes during the reporting period and the industrial uses have continued to include the use of products containing PCE and related chlorinated solvents (see Section 3.1). Prior SVI testing has demonstrated that indoor air quality does not appear to be affected by SVI but does appear to be affected by ambient air conditions and the use of certain chemicals containing PCE and/or methylene chloride within the building. As the Site use has not changed and chlorinated solvents continue to be used in onsite operations, we conclude that no additional SVI assessment is warranted at this time.

2.2.2 Restrictions on Site Usage

The Site usage is restricted to industrial uses. Confirmation of Site usage is documented in the Site-Wide Inspection form, a copy of which is included in Appendix C. The Site usage is

documented to have been industrial (screen printing and embroidering) throughout the reporting period.

As per the EE, notification of restrictions on Site usage must also be provided by statements required in the property deed and instruments of conveyance relating to the Site. We note that the EE was recorded in April 2023 following the transfer of Site ownership from Viking 80 East Properties, LLC to Buccino Realty, LLC (the current Site owner) on November 10, 2021 and, therefore, was not in effect at the time that property transfer occurred. There have been no property transfers or instruments of conveyance since the EE was recorded.

2.3 EC/IC CERTIFICATION

An EC/IC Certification Form has been completed for the Site. The completed certification form is included in Appendix D.

SECTION 3.0
MONITORING PLAN COMPLIANCE

The Monitoring Plan in the SMP 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 provisions for post-remediation media monitoring and sampling. Each aspect of the Monitoring Plan is discussed below. Direct monitoring of the ECs is discussed in Section 2 of this PRR.

3.1 SITE-WIDE INSPECTION

Compliance with the EE IC is verified by performing a Site-wide inspection on at least an annual basis. A Site-wide inspection was performed on January 29, 2024 during the prior reporting period and a Site-wide inspection was performed on June 2, 2025, shortly after this reporting period. A copy of the completed inspection form from June 2, 2025 is included in Appendix C. As discussed in Section 2.2.2, the Site-wide inspection confirmed that the Site is used for industrial purposes (screen printing and embroidering) and the Site was actively used for this purpose throughout the reporting period. Several products containing chlorinated VOCs and/or methylene chloride were observed in use at the facility and a Site representative confirmed that these products (or equivalent) were in use onsite throughout 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 cover EC (pavement in the former LP-1 area and the concrete building slab) remained in-place and in good condition during the reporting period. The EWP was not implemented during the reporting period as the cover remained intact over the remaining contaminated soil. FPM has no recommendations for changes to the cover EC.

The Site-wide inspection included a visual assessment of the Site's monitoring wells. An additional assessment was performed during the June 2025 groundwater monitoring event and will be documented in the associated groundwater monitoring report. The monitoring wells were also evaluated during the most recent prior monitoring event in January 2024. At that time the monitoring wells were found to be largely intact and secured, with several exceptions as discussed in detail in Section 3.2.1. FPM has no recommendations for further changes to the Site's groundwater monitoring system.

3.2 GROUNDWATER MONITORING

3.2.1 Groundwater Monitoring System Components

A network of monitoring wells is present at the Site, as shown on Figure 1.3.3, (Section 6 – Figures) to evaluate groundwater quality in the vicinity and downgradient of the former source area and onsite building. Monitoring wells MW-8, MW-9, MW-12, MW-13, and MW-14 were the designated wells for the monitoring program. As groundwater monitoring was not conducted during this reporting period, the results of the most recent (1Q 2024) monitoring event are summarized herein.

As documented in the May 2024 PRR, during the January 2024 monitoring event wells MW-8, MW-9, and MW-12 were sampled in general accordance with the procedures in the SMP. Well MW-13 was not located and it was determined that the well had been paved over since it was last sampled in 2017. This well was located downgradient from the former source area in a similar position as well MW-12 and it was noted that the analytical data from both wells was very similar (same VOCs detected at similar concentrations) for the past five sampling events (2009 to 2017). As both wells were used to monitor the same area of the Site plume and MW-13 could not be sampled, nearby well MW-10, which is downgradient and somewhat crossgradient of the Site plume, was sampled during the January 2024 monitoring event to provide groundwater quality data in an area that had not been sampled since 1998.

Well MW-14 also could not be located during the January 2024 monitoring event; this well was in a grassy area adjoining the pavement and the well pad area had become significantly overgrown since the well was last sampled in 2018. As nearby upgradient well MW-1 had not been sampled for VOCs for many years, this well was substituted for MW-14 for this sampling event. The area of well MW-14 was subsequently screened with a magnetic locating device and probed on April 11, 2024 in an effort to find the well, but the well was not located. Given the well's location adjoining the asphalt pavement in an area where snow is typically piled during plowing, it is likely that the well was destroyed during a winter snowplowing event.

In summary, monitoring wells MW-1, MW-8, MW-9, MW-10, and MW-12 were sampled during the January 2024 monitoring event. The procedures and results were documented in detail in the May 2024 PRR and are summarized below. The results from this monitoring event were evaluated together with the well condition information to develop recommendations for changes in the Site's groundwater monitoring program.

3.2.2 Groundwater Monitoring Procedures

Groundwater monitoring procedures for the January 2024 groundwater monitoring event were in general compliance with the approved SMP, with the exception that low-flow procedures were not used. Low-flow procedures were used during the June 2025 monitoring event and will be documented in the groundwater monitoring report. Health and safety procedures were used during all onsite events and health and safety monitoring was conducted in accordance with the SMP during the June 2025 monitoring event. The monitoring results are recorded in the sampler's field notebook; organic vapors were not detected during the January 2024 or June 2025 monitoring events.

During the January 2024 sampling event depth-to-water measurements were obtained prior to purging and were used to evaluate the groundwater flow direction. Sampling was performed after the stability parameters had stabilized and the turbidity was generally less than 50 nephelometric turbidity units (NTU).

Following purging, each well was sampled and the samples were submitted under chain of custody to Eurofins Environmental Testing (Eurofins), a NYSDOH Environmental Laboratory Approval Program (ELAP)-certified laboratory. QA/QC samples were also collected in accordance with the procedures in the SMP. All samples were analyzed for Target Compound List (TCL) VOCs by NYSDEC Analytical Services Protocol (ASP) methods with Category B deliverables. The data in the resulting electronic data deliverable (EDD) were uploaded to the NYSDEC's Electronic Information Management System (EIMS) and a data usability summary

report (DUSR) was prepared for the laboratory package. The DUSR results indicated that the chemical analytical data were of acceptable quality for their intended purposes.

3.2.3 Groundwater Monitoring Results and Comparison with Remedial Objectives

Groundwater Flow Direction

Regional groundwater flow in the Upper Glacial Aquifer in the Site area is generally to the east-southeast. Groundwater levels have been measured during multiple events at the Site monitoring wells. Table 3.2.3.1 (see Section 7 – Tables) summarizes the measurements obtained during the prior reporting period and the pertinent data (well location, type, depth, top of well casing elevation, etc.) for each well. The groundwater levels typically indicate an east to east-southeast groundwater flow direction toward Neguntatogue Creek, consistent with prior measurements and the regional groundwater flow direction. Water levels measured during the January 2024 monitoring event are shown on Figure 3.2.3.1 (see Section 6 – Figures) and are generally consistent with prior measurements. It was noted that the water levels in wells MW-8 and MW-9 may not be consistent with prior measurements and it is possible that a field measurement error occurred at these wells. It is also possible that the top of casing elevation of MW-12 was altered during the paving event that resulted in the loss of its protective manhole (now replaced).

Depth-to-water measurements will be obtained at additional water table wells during future monitoring events (including the June 2025 monitoring event) to provide additional data with which to evaluate the groundwater flow direction.

Volatile Organic Compounds

The VOC data from the January 2024 sampling event are presented in Table 3.2.3.2 (see Section 7 - Tables); data from previous sampling events are also shown for comparison purposes. Figure 3.2.3.1 (see Section 6 – Figures) shows the VOC data from the past three monitoring events for each well in the monitoring system and for the additional wells that were sampled in January 2024. It should be noted that the data tables on Figure 3.2.3.1 include the VOCs that have been most consistently detected at this Site, including PCE, cis-1,2-dichloroethene (cis-1,2-DCE), vinyl chloride (VC), and TCE. The data are evaluated with respect to the NYSDEC Standards, exceedances of which are shaded and shown in bold type.

Well MW-1, which is located a short distance upgradient of the former LP-1 area, exhibited no detections of any Site-related VOCs in January 2024. These results are consistent with historic results from this monitoring well and demonstrate that Site-related impacts are not present upgradient of the former source area.

Well MW-14, located in the immediate vicinity of the former source area, could not be sampled in 2024, but was sampled for VOCs in June 2017, August 2015, and during prior monitoring events. VOC concentrations remained below the NYSDEC Standards in 2015 and 2017 with the exceptions of relatively low concentrations of PCE (14 to 19 micrograms per liter, or µg/l). PCE was not detected in 2009 or 2011 and was detected below its NYSDEC Standard in 2013. PCE was previously detected at up to 300 µg/l in this well. Other Site-related VOCs, including cis-1,2-DCE, VC, and TCE, were previously detected in this well above NYSDEC Standards. No VOCs other than PCE have been detected in well MW-14 above NYSDEC Standards since 2009.

At well **MW-9**, located somewhat downgradient of the former source area, no exceedances of the NYSDEC Standards were noted for any VOCs in 2024 or in prior years dating back to 2009.

PCE was previously detected at up to 279 µg/l in this well and other Site-related VOCs, including cis-1,2-DCE, TCE, and VC, previously exceeded NYSDEC Standards.

At well **MW-8**, located further downgradient of the former source area, VOC concentrations remained below the NYSDEC Standards in 2024. PCE was most recently detected above its NYSDEC Standard in this well in October 2013 and August 2015 (29 and 31 µg/l, respectively). PCE was previously detected at up to 368 µg/l in this well and other Site-related VOCs, including cis-1,2-DCE and TCE, also previously exceeded Standards. No VOCs have been detected in well MW-8 above NYSDEC Standards since 2017.

Well **MW-12** in the vicinity of Neguntatogue Creek showed no exceedances of the NYSDEC Standards in 2024. Exceedances of the NYSDEC Standards were most recently noted in well MW-12 and nearby well **MW-13** in August 2015, including PCE at 7.6 to 13 ug/l, and cis-1,2-DCE at 8.1 to 9.8 ug/l. Previously, PCE, cis-1,2-DCE, TCE, and/or VC have been sporadically detected in these wells at generally low concentrations. No VOCs have been detected above NYSDEC Standards in these wells since 2017.

At well **MW-10**, which is located downgradient and somewhat crossgradient of the former source area, no Site-related VOCs were detected in January 2024. This well was last sampled in 1998, at which time low estimated concentrations (below Standards) of PCE and TCE were detected, suggestive of the outer edge of the Site-related plume. The 2024 data are consistent with the overall diminution of the plume of Site-related VOCs over time documented at the other monitoring wells.

The concentrations of Site-related VOCs in each well for the three most recent monitoring events shown on Figure 3.2.3.1 (see Section 6 – Figures) indicate that generally low VOC impacts remained present at the Site in January 2024, primarily in and downgradient of the former source area. PCE somewhat exceeded its NYSDEC Standard in immediate downgradient proximity to the former source area (well MW-14). Further downgradient at wells MW-8 and MW-9 no VOCs were detected above the NYSDEC Standards in 2017 or 2024. Similarly, at wells MW-12 and/or MW-13 in the vicinity of Neguntatogue Creek no VOCs were detected above NYSDEC Standards in 2017 or 2024. These data indicate that the source of groundwater VOCs has been remediated and the remaining residual concentrations are limited and anticipated to continue to decline.

Emerging Contaminants

As documented in a May 16, 2018 report, select Site wells were sampled for the emerging contaminants per- and polyfluoroalkyl substances (PFAS) and 1,4-dioxane in 2018 following a NYSDEC-approved work plan. The results, which are presented on Table 3.2.3.3 (see Section 7 – Tables), are compared to the current (April 2023) NYSDEC Guidance Values for assessing PFAS and 1,4-dioxane in groundwater.

Several PFAS were detected in the sampled wells in 2018, with all the detections at low estimated concentrations well below the Guidance Values. 1,4-dioxane was also detected at low estimated concentrations in all the wells sampled, with all detections well below the NYSDEC Guidance Value. As noted in the May 2018 report, comparable low estimated concentrations of PFOS, PFOA, and 1,4-dioxane were detected in the field blank samples and a low estimated concentration of PFOA was detected in the laboratory's method blank sample. Based on this

information, it is possible that the detections in the samples may result from low levels of field and/or laboratory contamination.

The PFAS and 1,4-dioxane detections were noted in the upgradient well (MW-1), the well in the former source area (MW-14), and the downgradient well (MW-8), and there appeared to be no relationship between the detection locations and levels and the location of the former source area or the VOC plume associated with the Site. These data indicate that PFAS and 1,4-dioxane are not present at levels of concern and are not associated with the VOC impacts in groundwater at this Site.

It was recommended that no further 1,4-dioxane or PFAS monitoring be required. Emerging contaminant monitoring is not required in the SMP for this Site.

3.2.4 Summary of Groundwater Monitoring

Groundwater monitoring conducted during the prior reporting period demonstrates that VOC concentrations have continued to remain low in the former source area; only one VOC was noted to be somewhat above its NYSDEC Standard (PCE at 19 ug/l) in well MW-14 this area during the 2017 monitoring event. No exceedances of the NYSDEC Standards were noted for any VOCs further downgradient of the former source area during the 2017 or 2024 monitoring events. It is likely that VOC concentrations in the downgradient groundwater will continue to generally decrease, consistent with the observed continued declining trend for the past 20 years following remediation.

Emerging contaminant sampling conducted during the prior reporting period demonstrates that PFAS and 1,4-dioxane are not present at levels of concern, or associated with the former source area or VOC impacts in groundwater at this Site.

3.2.5 Groundwater Monitoring Deficiencies

No groundwater monitoring deficiencies were identified during this reporting period. Deficiencies were noted during the prior reporting period and are addressed as follows:

- Groundwater monitoring is slated to be performed every fifth quarter as per the SMP approved during the prior reporting period. Groundwater monitoring during the prior reporting period was conducted at irregular intervals due to ongoing revisions of the SMP prior to its approval and a transfer of property ownership. Under the approved SMP groundwater monitoring was conducted in 1Q 2024 and was also conducted in June 2025 (2Q 2025) in compliance with the SMP. The prior deficiency in the monitoring schedule has been resolved.
- Groundwater monitoring was not conducted at well MW-13 in January 2024 as the well was not located and appears to have been destroyed during paving. Nearby well MW-12 was sampled and, based on prior data, provides substantially similar information as well MW-13. As noted in the May 2024 PRR (revised April 2025), which was accepted by the NYSDEC, it is not proposed to replace well MW-13 at this time.
- Groundwater monitoring was not conducted at well MW-14 in January 2024 as the well was not located during the sampling event. The area of well MW-14 was subsequently screened with a magnetic locating device and probed in an effort to find the well, but the well was not located and it was concluded that the well was destroyed during a winter

snowplowing event. As noted in the May 2024 PRR (revised April 2025), which was accepted by the NYSDEC, it is not proposed to replace well MW-14 at this time.

- Groundwater monitoring conducted in January 2024 did not include the use of low-flow purging or sampling techniques, which are required as per the SMP. Low-flow purging and sampling were conducted during the June 2025 monitoring event and will be used during future monitoring events in compliance with the SMP.
- Water level measurements have typically been obtained only at the wells that are monitored. As there was some uncertainty in the groundwater flow directions derived from the January 2024 data, water level measurements will be obtained at additional water table wells during future groundwater monitoring events to provide additional data to assess groundwater flow directions.

3.2.6 Groundwater Monitoring Conclusions

Groundwater monitoring was not conducted during the current reporting period, which falls between scheduled monitoring events. Groundwater monitoring for VOCs and emerging contaminants was conducted during the prior reporting period. The results of the emerging contaminant sampling demonstrate that PFAS and 1,4-dioxane are not present at levels of concern or associated with the former source area or VOC impacts in groundwater at this Site.

VOC concentrations continued to remain low in the former source area (MW-14) and no VOC contamination above NYSDEC Standards was noted further downgradient of the former source area during either the 2017 or 2024 sampling events. It is likely that VOC concentrations in the downgradient groundwater will continue to generally decrease, consistent with the observed continued declining trend for the past two decades following remediation.

Based on the historical monitoring results, continuation of the groundwater monitoring program in the SMP is recommended at this time, with minor modifications. Wells MW-12 and MW-13 provided substantially similar data in the vicinity of Neguntatogue Creek for many years. As MW-13 has now been destroyed it is recommended that monitoring be continued at MW-12 (now repaired) and that well MW-13 not be replaced.

Well MW-14 also appears to have been destroyed and is not proposed to be replaced at this time. No VOCs other than PCE were detected above NYSDEC Standards in MW-14 during the prior reporting period. Historic data from this well demonstrate a sustained decrease in Site-related VOCs since remediation was completed over two decades ago, following which the source area was capped. The most recent groundwater data from this well are indicative of a limited residual condition that is unlikely to change significantly. If Site-related VOC levels increase in the downgradient monitoring wells, then replacement of MW-14 should be considered.

3.3 SOIL VAPOR AND INDOOR AIR SAMPLING

Soil vapor and indoor air sampling were not performed during the monitoring period. As discussed in Section 3.1, the Site continues to be used for industrial purposes and products containing chlorinated VOCs, including PCE and methylene chloride, continued to be used onsite throughout the reporting period. If these conditions change, this sampling will be performed in accordance with the SMP. FPM has no recommendations for changes to the soil vapor and indoor air sampling.

3.4 SOIL SAMPLING

Soil sampling was not conducted during the reporting period as the cover (pavement over the LP-1 area and the concrete building slab) was not breached or removed and no excavation was conducted in either area. If the cover is breached, then soil sampling will be conducted in accordance with the SMP. FPM has no recommendations for changes to the soil sampling.

SECTION 4.0
OPERATION AND MAINTENANCE PLAN COMPLIANCE

The Site has no mechanical remedial systems requiring operation and maintenance and the SMP has no requirements for operation or maintenance of any such systems. If installation and operation of a mechanical system, such as a sub-slab depressurization system, becomes necessary, an O&M Plan will be prepared and submitted for NYSDEC approval, in consultation with the NYSDOH. In this case, the SMP will be modified to reflect the approved O&M Plan

SECTION 5.0
CONCLUSIONS AND RECOMMENDATIONS

The overall condition of the Site and compliance with the requirements of the SMP and EE are evaluated in this section. This section also includes conclusions and any recommendations for changes in 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 conducted on June 2, 2025. The complete 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 in the following sections.

5.1.1 EC/IC Plan Compliance

- The cover EC (pavement in the LP-1 area and the concrete building slab) remained in place and was not breached during the reporting period. No change is recommended for the cover EC.
- The groundwater monitoring system EC remained in place throughout the reporting period, with two exceptions. Well MW-14 could not be located during the January 2024 monitoring event and was not located during a subsequent investigation of the well area. It appears likely that the well has been destroyed by snowplowing. MW-14 is not planned to be replaced as the most recent groundwater data from this well are indicative of a limited residual condition that is unlikely to change significantly. If Site-related VOC levels increase in the downgradient monitoring wells, then replacement of MW-14 should be considered. Well MW-13 was not located during the January 2024 monitoring event and appears to have been paved over. MW-13 is not planned to be replaced as well MW-12 provides substantially similar information. These changes were recommended in the PRR for the prior reporting period, which has been accepted by the NYSDEC. No other changes are recommended for the groundwater monitoring system EC.
- ICs required for the Site, as enumerated in the EE, have been implemented, including restrictions on Site use, inclusion of appropriate information in Site conveyance documents, and prohibition of groundwater use. The Site has been used for industrial purposes (screen printing and embroidery) throughout the reporting period, in compliance with the EE. No conveyance documents have been executed since the EE was recorded. Groundwater use did not occur during the reporting period. All the ICs, as applicable, remained fully implemented during the reporting period. No changes are recommended for the ICs.

5.1.2 Monitoring Plan Compliance

- Site-wide inspections were conducted in January 2024, shortly before this reporting period, and in June 2025, shortly after this reporting period, to assess Site compliance with all ICs, evaluate the condition and continued effectiveness of the ECs, confirm that site management activities are being conducted, and confirm that Site records are up to date. The inspections confirmed that the Site is in compliance with the EC and IC

requirements and the EE and SMP. No changes are recommended for the annual Site-wide inspection component of the monitoring plan.

- Groundwater monitoring was conducted during the prior reporting period, including two rounds of VOC monitoring and one round of sampling for emerging contaminants. The most recent monitoring event was in 1Q 2024 and the next monitoring event was conducted in 2Q 2025 (June 2025), in compliance with the monitoring schedule in the SMP. No changes are recommended for the groundwater monitoring program.
- Soil sampling and soil vapor/indoor air sampling were not conducted during the reporting period as the conditions that would trigger sampling of these media did not occur. No changes are recommended for these aspects of the monitoring plan in the SMP.

5.2 PERFORMANCE AND EFFECTIVENESS OF THE REMEDY

The remedy has been implemented and managed during this reporting period in general compliance with the SMP approved by the NYSDEC in January 2024. The remedy continues to perform effectively and protect the public from the remaining residual materials at the Site.

The cover remains present and in good condition over the remaining soil contamination at the Site. The groundwater monitoring system remains largely present and operational to allow for monitoring of groundwater conditions in and downgradient of the source area. Downgradient well MW-12 remains functional and provides for groundwater quality monitoring in the vicinity of Neguntatogue Creek. Well MW-14 appears to have been destroyed and is not scheduled to be replaced. If downgradient groundwater exhibits increases in Site-related VOCs during future monitoring events, then replacement of MW-14 should be considered.

The approved Site use is industrial. The Site was occupied and used for screen printing and embroidery throughout the reporting period; this use is an industrial use. Site use is consistent with the approved use and is protective.

Groundwater monitoring was conducted during the prior reporting period in general compliance with approved plans and was also conducted in June 2025 in compliance with the SMP. The prior monitoring results were consistent with the anticipated continuing decline in Site-related VOC impacts. Monitoring for PFAS and 1,4-dioxane was conducted during the prior reporting period and demonstrated that these emerging contaminants do not present a concern for the Site. Groundwater monitoring has been effective for documenting the continued improvement in Site-related groundwater quality following remediation.

Soil vapor beneath the Site building is impacted by chlorinated solvents, primarily PCE, TCE and 1,1,1-TCA, all of which were formerly present in the source area. Residual concentrations of PCE (meeting applicable NYSDEC soil cleanup objectives for residential use and the use of the property) remained present in soil in one former leaching pool in this area following remediation and likely contribute to soil vapor conditions. Soil vapor conditions appear to have been affected by paving of the former source area in proximity to the building and by the lower water table observed in 2015. Soil vapor samples previously collected from onsite locations outside of the Site building did not contain elevated levels of VOCs and indicated that soil vapors dissipate away from the Site building. There does not appear to be the potential for SVI other than at the Site building.

Indoor air quality does not appear to be affected by SVI but does appear to be affected by ambient air conditions and the use of certain chemicals containing PCE and/or methylene chloride within the building. Based on the apparent absence of SVI and the ongoing use of certain chemicals within the Site building, SVI mitigation is not warranted at this time.

5.3 RECOMMENDATIONS

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

- Should the use of certain VOC chemicals cease, the Site use change, or additional data indicate that SVI is occurring, then SVI mitigation may be warranted.

SECTION 6.0
FIGURES

SCALE 1:24 000

1 0.5 0 KILOMETERS 1 2

1000 500 0 METERS 1000 2000

1 0.5 0 1 MILES

1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000 FEET

SOURCE: USGS BAY SHORE WEST TOPOGRAPHIC QUADRANGLE, 2016

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FIGURE 1.3.1
SITE LOCATION MAP

CARDWELL CONDENSER CORPORATION SITE
80 EAST MONTAUK HIGHWAY
LINDENHURST, NEW YORK

Drawn By: B.F.	Checked By: S.D.	Date: 3/26/25

H:\CARDWELL\SMP\FIGURE 1.3.1 250326.dwg, 3/26/2025 2:07:07 PM, Adobe PDF.pc3

SOURCE: TOWN OF BABYLON TAX ASSESSOR MAP, 2017

APPROXIMATE SCALE IN FEET

0 100 200

LEGEND

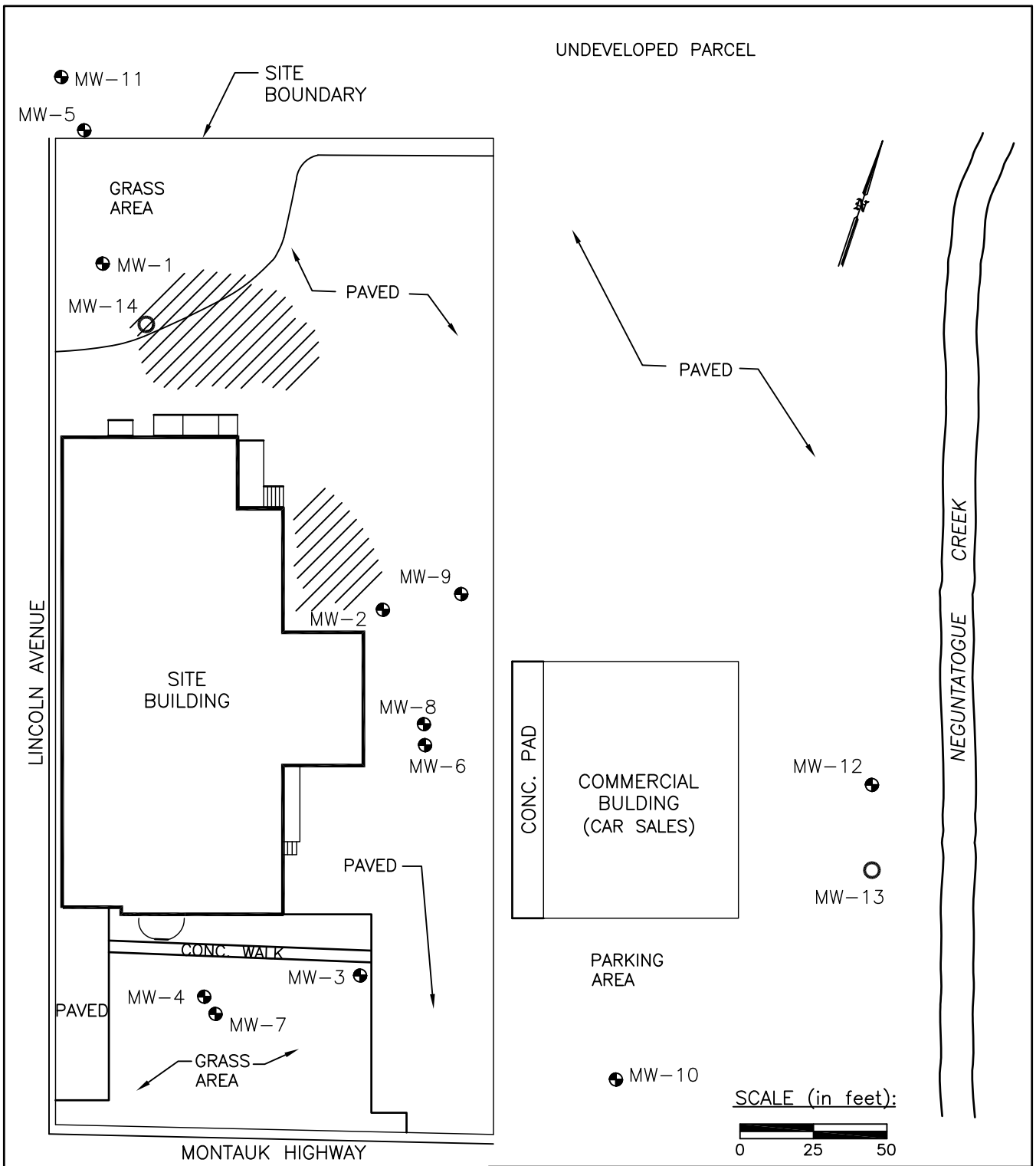
SITE BOUNDARY

FPM GROUP

FIGURE 1.3.2
SITE LOCATION AND BOUNDARIES
CARDWELL CONDENSER CORPORATION SITE
80 EAST MONTAUK HIGHWAY
LINDENHURST, NEW YORK

Drawn By: B.F.	Checked By: S.D.	Date: 3/26/25

H:\CARDWELL\SMP\FIGURE 1.3.2 250326.dwg, 3/26/2025 2:06:33 PM, Adobe PDF.pc3

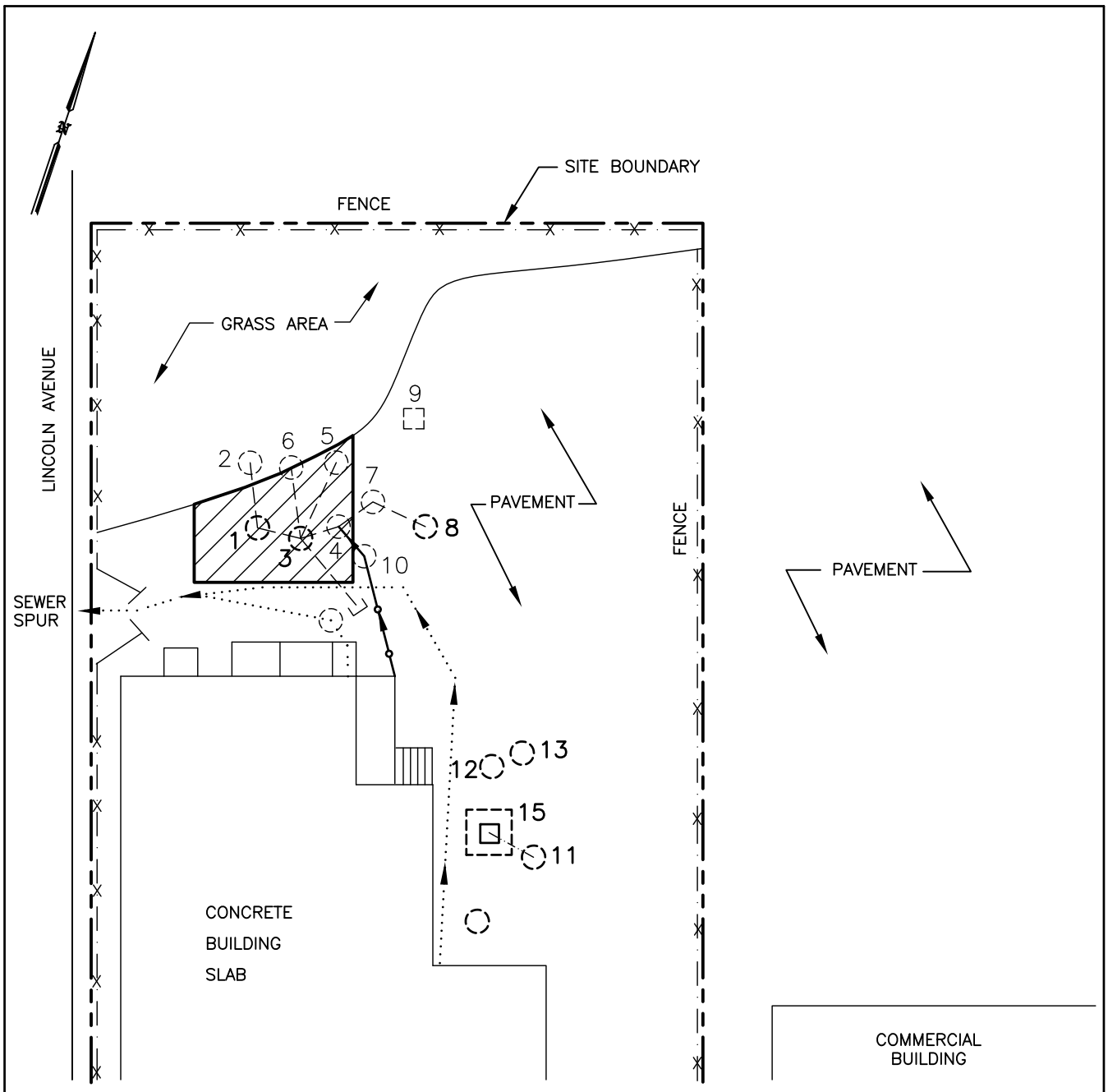


FPM GROUP

FIGURE 1.3.3
SITE LAYOUT
CARDWELL CONDENSER CORPORATION SITE
LINDENHURST, NEW YORK

Drawn By: H.C.	Checked By: S.D.	Date: 5/28/25

H:\CARDWELL\SMP\FIGURE 1.3.3 250528.dwg, 5/29/2025 9:08:01 AM, Adobe PDF.pc3



LEGEND

- 15 — FORMER SEPTIC TANK
- 9 — CATCH BASIN ASSOCIATED WITH A FORMER ROOF DRAIN
- 2 — LEACHING POOLS (REMEDIATED LEACHING POOLS AND NUMBERS SHOWN IN BOLD)
- NON–CONTACT COOLING WATER
- FORMER CONNECTIONS
- SEWER CONNECTION
- COVER AREA

SCALE (in feet): 0 20 40

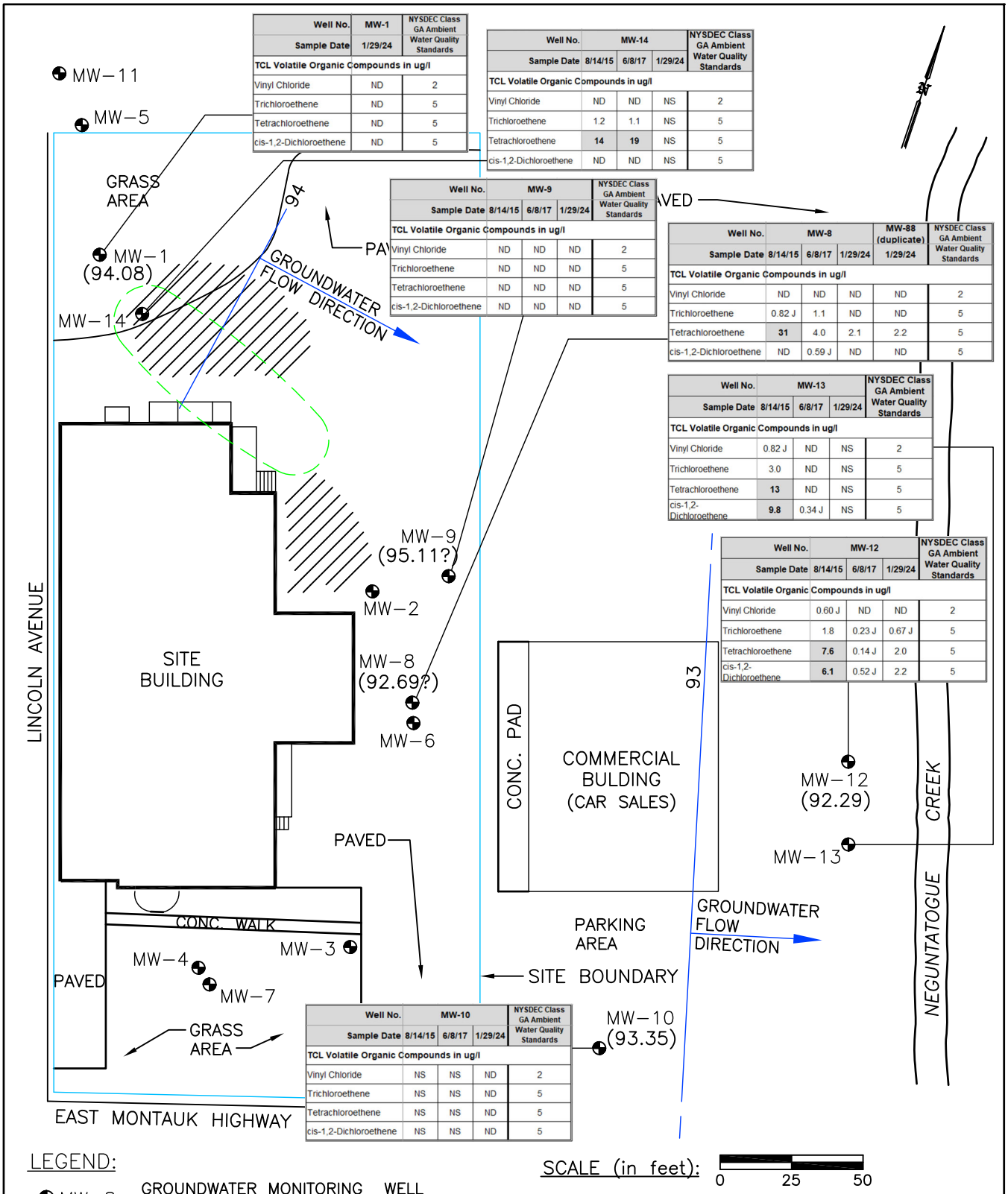
FPM GROUP

FIGURE 2.1.1.1
COVER AREA

CARDWELL CONDENSER CORPORATION SITE
80 EAST MONTAUK HIGHWAY
LINDENHURST, NEW YORK

Drawn By: B.F.	Checked By: S.D.	Date: 3/26/25

H:\CARDWELL\SMP\FIGURE 2.1.1 250326.dwg, 3/26/2025 2:04:57 PM, Adobe PDF.pc3



Well No.	MW-1	NYSDEC Class GA Ambient Water Quality Standards
Sample Date	1/29/24	
TCL Volatile Organic Compounds in ug/l		
Vinyl Chloride	ND	2
Trichloroethene	ND	5
Tetrachloroethene	ND	5
cis-1,2-Dichloroethene	ND	5

Well No.	MW-14			NYSDEC Class GA Ambient Water Quality Standards
Sample Date	8/14/15	6/8/17	1/29/24	
TCL Volatile Organic Compounds in ug/l				
Vinyl Chloride	ND	ND	NS	2
Trichloroethene	1.2	1.1	NS	5
Tetrachloroethene	14	19	NS	5
cis-1,2-Dichloroethene	ND	ND	NS	5

Well No.	MW-9			NYSDEC Class GA Ambient Water Quality Standards
Sample Date	8/14/15	6/8/17	1/29/24	
TCL Volatile Organic Compounds in ug/l				
Vinyl Chloride	ND	ND	ND	2
Trichloroethene	ND	ND	ND	5
Tetrachloroethene	ND	ND	ND	5
cis-1,2-Dichloroethene	ND	ND	ND	5

Well No.	MW-8			MW-88 (duplicate)	NYSDEC Class GA Ambient Water Quality Standards
Sample Date	8/14/15	6/8/17	1/29/24	1/29/24	
TCL Volatile Organic Compounds in ug/l					
Vinyl Chloride	ND	ND	ND	ND	2
Trichloroethene	0.82 J	1.1	ND	ND	5
Tetrachloroethene	31	4.0	2.1	2.2	5
cis-1,2-Dichloroethene	ND	0.59 J	ND	ND	5

Well No.	MW-13			NYSDEC Class GA Ambient Water Quality Standards
Sample Date	8/14/15	6/8/17	1/29/24	
TCL Volatile Organic Compounds in ug/l				
Vinyl Chloride	0.82 J	ND	NS	2
Trichloroethene	3.0	ND	NS	5
Tetrachloroethene	13	ND	NS	5
cis-1,2-Dichloroethene	9.8	0.34 J	NS	5

Well No.	MW-12			NYSDEC Class GA Ambient Water Quality Standards
Sample Date	8/14/15	6/8/17	1/29/24	
TCL Volatile Organic Compounds in ug/l				
Vinyl Chloride	0.60 J	ND	ND	2
Trichloroethene	1.8	0.23 J	0.67 J	5
Tetrachloroethene	7.6	0.14 J	2.0	5
cis-1,2-Dichloroethene	6.1	0.52 J	2.2	5

Well No.	MW-10			NYSDEC Class GA Ambient Water Quality Standards
Sample Date	8/14/15	6/8/17	1/29/24	
TCL Volatile Organic Compounds in ug/l				
Vinyl Chloride	NS	NS	ND	2
Trichloroethene	NS	NS	ND	5
Tetrachloroethene	NS	NS	ND	5
cis-1,2-Dichloroethene	NS	NS	ND	5

LEGEND:

- MW-8 (92.97) — GROUNDWATER MONITORING WELL (WATER TABLE RELATIVE ELEVATION JANUARY 2024)
- SITE BOUNDARY
- FORMER LEACHING POOL AREA
- 93.0 — GROUNDWATER RELATIVE ELEVATION
- APPROXIMATE EXTENT OF SITE-RELATED VOC PLUME

SCALE (in feet): 0 25 50

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FIGURE 3.2.3.1
GROUNDWATER FLOW DIRECTION & ANALYTICAL RESULTS – JANUARY 2024
CARDWELL CONDENSER CORPORATION SITE
80 EAST MONTAUK HIGHWAY
LINDENHURST, NEW YORK

Drawn By: B.F.	Checked By: S.D.	Date: 3/26/25

H:\CARDWELL\VIKING 80 EAST PROP\FIGURE 3.2.3.1 240415.dwg, 3/26/2025 2:03:37 PM, Adobe PDF.pc3

SECTION 7.0
TABLES

TABLE 3.2.3.1
MONITORING WELL AND WATER LEVEL INFORMATION
CARDWELL CONDENSER CORPORATION SITE
80 EAST MONTAUK HIGHWAY, LINDENHURST, NEW YORK

Monitoring Well ID	Well Location Relative to Source Area	Well Type	Coordinates (longitude and latitude)	Well Diameter (inches)	Relative Elevation (feet)			Depth to Water (ft) 8/14/15	Water Table Relative Elevation (ft)	Depth to Water (ft) 6/8/17	Water Table Relative Elevation (ft)	Depth to Water (ft) 4/17/18	Water Table Relative Elevation (ft)	Depth to Water (ft) 1/29/24	Water Table Relative Elevation (ft)
					Top of Casing	Screen Top	Screen Bottom								
MW-1*	Upgradient	Water Table	40°40'47.78"N, 73°21'45.56"W	2	100.89	90.89	70.89	-	-	-	-	6.71	94.18	6.81	94.08
MW-2	Downgradient	Water Table	40°40'47.36"N, 73°21'43.72"W	2	100.00	91.50	71.50	-	-	-	-	-	-	-	-
MW-3	Down and Crossgradient	Water Table	40°40'46.09"N, 73°21'43.12"W	2	98.70	88.70	68.70	-	-	-	-	-	-	-	-
MW-4	Crossgradient	Water Table	40°40'45.70"N, 73°21'43.71"W	2	100.33	90.88	80.88	-	-	-	-	-	-	-	-
MW-5*	Upgradient	Deep	40°40'48.44"N, 73°21'46.19"W	4	98.01	53.01	33.01	-	-	-	-	-	-	-	-
MW-6	Downgradient	Deep	40°40'46.97"N, 73°21'43.21"W	4	97.24	52.24	32.24	-	-	-	-	-	-	-	-
MW-7*	Crossgradient	Deep	40°40'45.69"N, 73°21'43.62"W	4	100.33	55.33	35.33	-	-	-	-	-	-	-	-
MW-8	Downgradient	Water Table	40°40'47.06"N, 73°21'43.27"W	4	97.34	93.34	83.34	4.41	92.93	4.37	92.97	4.34	93.00	4.65	92.69
MW-9	Downgradient	Water Table	40°40'47.57"N, 73°21'43.36"W	4	96.70	92.50	82.50	3.88	92.82	3.85	92.85	-	-	1.59	95.11
MW-10	Down and Crossgradient	Water Table	40°40'46.28"N, 73°21'41.66"W	4	95.58	94.08	82.58	-	-	-	-	-	-	2.23	93.35
MW-11	Upgradient	Water Table	40°40'48.62"N, 73°21'46.35"W	4	98.01	95.60	83.10	-	-	-	-	-	-	-	-
MW-12	Downgradient	Water Table	40°40'47.72"N, 73°21'41.11"W	2	96.99	92.99	80.99	4.48	92.51	4.42	92.57	-	-	4.70	92.29
MW-13	Downgradient	Water Table	40°40'47.42"N, 73°21'40.84"W	2	96.95	92.95	80.95	4.42	92.53	4.37	92.58	-	-	Paved Over	-
MW-14	Former Source Area	Water Table	40°40'47.90"N, 73°21'45.38"W	2	97.89	93.89	88.89	4.63	93.26	4.60	93.29	4.58	93.31	Likely Destroyed	-

Notes:

* = Top of Casing Elevation is Estimated (either not surveyed, or well log unavailable)

TABLE 3.2.3.2
GROUNDWATER CHEMICAL ANALYTICAL DATA - VOLATILE ORGANIC COMPOUNDS
CARDWELL CONDENSER CORPORATION SITE
80 EAST MONTAUK HIGHWAY, LINDENHURST, NEW YORK

Well No.	MW-1	MW-8													MW-88 (duplicate)	MW-9												MW-10											NYSDEC Class GA Ambient Water Quality Standards
Sample Date	**1/29/24**	**6/3/98**	**6/2/05**	**11/8/05**	**6/9/06**	**11/30/06**	**5/2/07**	**11/26/07**	**12/10/09**	**4/19/11**	**10/1/13**	**8/14/15**	**6/8/17**	**1/29/24**	**1/29/24**	**6/3/98**	**6/2/05**	**11/8/05**	**6/9/06**	**11/30/06**	**5/2/07**	**11/26/07**	**12/10/09**	**4/19/11**	**10/1/13**	**8/14/15**	**6/8/17**	**1/29/24**	**6/3/98**	**6/2/05**	**11/8/05**	**6/9/06**	**11/30/06**	**5/2/07**	**11/26/07**	**12/10/09**	**10/1/13**	**8/14/15**	**6/8/17**	**1/29/24**	
Target Compound List Volatile Organic Compounds in micrograms per liter (ug/l)																																							
Vinyl Chloride	ND	ND	ND	0.5 JM	2 J	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	**57.2**	ND	**4 JM**	0.8 J	ND	**4.6 J**	ND	ND	ND	ND	ND	ND	ND	ND	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	ND	2
Methylene Chloride	ND	ND	ND	ND	ND	ND	ND	ND	0.40 JB	0.33 JB	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.40 JB	0.32 JB	ND	ND	ND	ND	ND	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	ND	5*
Chloromethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	ND	-
Chloroethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	**9.22 J**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	ND	5
Acetone	ND	ND	ND	ND	ND	ND	ND	ND	1.3 JB	2.8 J*B	ND	ND	ND	ND	ND	ND	ND	ND	9 J	6 J	ND	ND	27 B	12 *B	39	ND	4.1 J	ND	ND	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	ND	-
Carbon Disulfide	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	ND	-
1,1-Dichloroethene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	**21.0 J**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	ND	5
1,1-Dichloroethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	**32.8 J**	ND	ND	ND	ND	1.9 J	ND	ND	ND	ND	ND	ND	ND	ND	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	ND	5
1,4-Dichlorobenzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1.7	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.49 J	0.47 J	ND	ND	ND	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	ND	5
Chloroform	ND	ND	ND	ND	ND	ND	ND	ND	0.10 J	ND	0.12 J	ND	ND	0.86 J	0.74 J	ND	ND	ND	ND	ND	ND	ND	0.42 J	ND	ND	ND	ND	ND	ND	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	0.41 J	7
Methyl Ethyl Ketone	ND	ND	ND	ND	ND	ND	ND	ND	ND	2.2 J	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1.5 J	5.2 J	ND	ND	ND	ND	ND	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	ND	50
Methyl tert butyl ether	0.59 J	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.32 J	ND	ND	ND	ND	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	ND	50
Bromodichloromethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.53 J	ND	ND	ND	ND	ND	ND	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	ND	50
Dibromochloromethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.49 J	ND	ND	ND	ND	ND	ND	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	ND	50
1,1,1-Trichloroethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	**41.6 J**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	ND	5
Trichloroethene	ND	**21.9 J**	3 J	4 J	3 J	3 J	0.77 J	ND	0.62 J	0.28 J	1.1	0.82 J	1.1	ND	ND	**62.3**	0.5 J	**8 J**	0.8 J	1 J	1.4 J	ND	ND	ND	ND	ND	ND	ND	0.722 J	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	ND	5
Bromoform	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	ND	50
Benzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	**13.9 J**	ND	ND	ND	ND	ND	ND	ND	ND	0.087 J	ND	ND	ND	ND	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	ND	1
Tetrachloroethene	ND	**368**	**97**	**70**	**120**	**88 B**	**34**	**12**	**25**	1.3 J	**29**	**31**	4.0	2.1	2.2	**279**	**6 J**	**160**	**14**	**16 B**	**53**	**11**	0.11 J	ND	ND	ND	ND	ND	0.652 J	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	ND	5
Toluene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	**13.9 J**	ND	ND	ND	ND	ND	ND	ND	ND	0.16 J	ND	ND	ND	ND	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	ND	5
Chlorobenzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	**10.4 J**	ND	ND	ND	ND	0.90 J	ND	ND	ND	ND	ND	ND	ND	ND	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	ND	5
Styrene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	ND	5
4-Methyl-2-pentanone	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	ND	50
Xylene (total)	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	ND	5
cis-1,2-Dichloroethene	ND	**23.9 J**	5 J	3 J	**6 J**	1 J	ND	ND	0.22 J	0.12 J	0.66 J	ND	0.59 J	ND	ND	**580**	0.7 J	**44**	3 J	1 J	**6.7 J**	ND	ND	ND	ND	ND	ND	ND	ND	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	ND	5*
trans-1,2-Dichloroehtene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	ND	5*
Total Volatile Organic Compounds	0.59	413.8	105	77.5	131	92	34.77	12	27.54	7.03	30.88	31.82	7.39	2.96	2.96	1,121.32	7.2	216	27.6	24	68.5	11	30.45	17.52	40.087	0.47	4.1	ND	1.374	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	0.41	-

Notes:
ND = Not detected at or above instrument detection limit.
NS = Not sampled
J = Estimated concentration less than the quantitation limit but greater than the instrument detection limit.
B = Compound detected in an associated blank sample.
- = Not established.
* = The principal organic contaminant standard for groundwater of 5 ug/l applies to this substance.
NYSDEC = New York State Department of Environmental Conservation.
Bold shaded values exceed the NYSDEC Class GA Ambient Water Quality Standard.

TABLE 3.2.3.2 (CONTINUED)
GROUNDWATER CHEMICAL ANALYTICAL DATA - VOLATILE ORGANIC COMPOUNDS
CARDWELL CONDENSER CORPORATION SITE
80 EAST MONTAUK HIGHWAY, LINDENHURST, NEW YORK

Well No.	MW-12													MW-13													NYSDEC Class GA Ambient Water Quality Standards
Sample Date	1/5/00	6/2/05	11/8/05	6/9/06	11/30/06	5/2/07	11/26/07	12/10/09	4/19/11	10/1/13	8/14/15	6/8/17	1/29/24	1/5/00	6/2/05	11/8/05	6/9/06	11/30/06	5/2/07	11/26/07	12/10/09	4/19/11	10/1/13	8/14/15	6/8/17	1/29/24	
Target Compound List Volatile Organic Compounds in micrograms per liter (ug/l)																											
Vinyl Chloride	ND	ND	NS	NS	NS	NS	NS	0.41 J	ND	**8.4**	0.60 J	ND	ND	ND	NS	2 J	0.7 J	ND	ND	0.24 JM	ND	ND	0.70 J	0.82 J	ND	NS	2
Methylene Chloride	ND	ND	NS	NS	NS	NS	NS	0.44 JB	0.38 JB	ND	ND	ND	ND	ND	NS	ND	ND	ND	ND	ND	0.42 JB	0.31 JB	ND	ND	0.25 J	NS	5*
Chloromethane	ND	ND	NS	NS	NS	NS	NS	0.19 J	ND	ND	ND	ND	ND	ND	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NS	-
Chloroethane	ND	ND	NS	NS	NS	NS	NS	ND	ND	ND	ND	ND	ND	ND	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NS	5
Acetone	ND	ND	NS	NS	NS	NS	NS	1.1 JB	3.6 J*B	ND	ND	2.3 J	ND	ND	NS	ND	ND	ND	ND	ND	3.0 JB	3.6 J*B	ND	ND	1.7 J	NS	-
Carbon Disulfide	ND	ND	NS	NS	NS	NS	NS	ND	ND	ND	ND	ND	ND	ND	NS	ND	ND	ND	ND	ND	0.21 J	ND	ND	ND	ND	NS	-
1,1-Dichloroethene	ND	ND	NS	NS	NS	NS	NS	ND	ND	0.16 J	ND	ND	ND	ND	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NS	5
1,1-Dichloroethane	ND	ND	NS	NS	NS	NS	NS	ND	ND	ND	ND	ND	ND	ND	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NS	5
1,4-Dichlorobenzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.37 J	0.64 J	1.7	ND	ND	NS	ND	ND	ND	ND	ND	ND	ND	0.40 J	0.41 J	1.7	NS	5
Chloroform	ND	ND	NS	NS	NS	NS	NS	0.10 J	ND	ND	ND	0.35 J	0.36 J	ND	NS	ND	ND	ND	0.53 J	ND	ND	ND	ND	ND	0.33 J	NS	7
Methyl Ethyl Ketone	ND	ND	NS	NS	NS	NS	NS	ND	3.4 J	ND	ND	ND	ND	ND	NS	ND	ND	ND	ND	ND	ND	4.2 J	ND	ND	ND	NS	50
Bromodichloromethane	ND	ND	NS	NS	NS	NS	NS	ND	ND	ND	ND	ND	ND	ND	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NS	50
Dibromochloromethane	ND	ND	NS	NS	NS	NS	NS	ND	ND	ND	ND	0.18 J	ND	ND	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NS	50
1,1,1-Trichloroethane	ND	ND	NS	NS	NS	NS	NS	ND	ND	ND	ND	ND	ND	ND	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NS	5
Trichloroethene	**8 J**	0.9 J	NS	NS	NS	NS	NS	1.5 J	ND	2.5	1.8	0.23 J	0.67 J	**20**	NS	1 J	1 J	0.4 J	1.5 J	ND	ND	ND	0.24 J	3.0	ND	NS	5
Bromoform	ND	ND	NS	NS	NS	NS	NS	0.11 J	ND	ND	ND	ND	ND	ND	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NS	50
Benzene	ND	ND	NS	NS	NS	NS	NS	ND	ND	ND	ND	ND	ND	ND	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NS	1
Tetrachloroethene	**270**	3 J	NS	NS	NS	NS	NS	**45**	0.19 J	2.9	**7.6**	0.14 J	2.0	**6 J**	NS	**120**	**19**	**12 B**	**52**	2.5 J	0.87 J	ND	ND	**13**	ND	NS	5
Toluene	0.5 J	ND	NS	NS	NS	NS	NS	ND	ND	0.88 J	ND	ND	ND	ND	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NS	5
Chlorobenzene	0.7 J	ND	NS	NS	NS	NS	NS	ND	ND	0.92 J	ND	ND	0.66 J	ND	NS	ND	ND	ND	ND	ND	ND	ND	ND	0.38 J	ND	NS	5
Styrene	0.4 J	ND	NS	NS	NS	NS	NS	ND	ND	ND	ND	ND	ND	ND	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NS	5
4-Methyl-2-pentanone	2 J	ND	NS	NS	NS	NS	NS	ND	ND	ND	ND	ND	ND	ND	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NS	50
Xylene (total)	0.6 J	ND	NS	NS	NS	NS	NS	ND	ND	ND	ND	ND	ND	ND	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NS	5
cis-1,2-Dichloroethene	3 J	2 J	NS	NS	NS	NS	NS	**16**	ND	**50**	**6.1**	0.52 J	2.2	2 J	NS	**18**	5 J	2 J	**14**	1.3 J	ND	ND	1.5	**9.8**	0.34 J	NS	5*
trans-1,2-Dichloroethene	ND	ND	NS	NS	NS	NS	NS	0.15 J	ND	0.48 J	ND	ND	ND	ND	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NS	5*
Total Volatile Organic Compounds	285.2	5.9	NS	NS	NS	NS	NS	65	7.57	66.61	16.14	5.42	5.89	28	NS	141	25.7	14.4	67.5	4.04	4.5	8.1	2.84	26.59	4.32	NS	-

Well No.	MW-14													NYSDEC Class GA Ambient Water Quality Standards
Sample Date	5/8/02	6/2/05	11/8/05	6/9/06	11/30/06	5/2/07	11/26/07	11/26/07	12/10/09	4/19/11	10/1/13	8/14/15	6/8/17	1/29/24	
Target Compound List Volatile Organic Compounds in micrograms per liter (ug/l)															
Vinyl Chloride	**17 J**	ND	**33**	**4 J**	ND	**6.4 J**	**4.4 J**	**4.4 J**	ND	ND	ND	ND	ND	NS	2
Methylene Chloride	ND	ND	ND	ND	ND	ND	ND	ND	0.50 JB	0.37 JB	ND	ND	ND	NS	5*
Chloromethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NS	-
Chloroethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NS	5
Acetone	ND	ND	ND	ND	ND	ND	ND	ND	19 B	5.6 J*B	ND	ND	2.2 J	NS	-
Carbon Disulfide	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NS	-
1,1-Dichloroethene	4 J	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NS	5
1,1-Dichloroethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NS	5
1,4-Dichlorobenzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.75 J	ND	ND	NS	5
Chloroform	ND	ND	ND	ND	ND	ND	ND	ND	0.59 J	ND	ND	ND	ND	NS	7
Methyl Ethyl Ketone	ND	ND	ND	ND	ND	ND	ND	ND	1.3 J	6.0 J	ND	ND	ND	NS	50
Bromodichloromethane	ND	ND	ND	ND	ND	ND	ND	ND	0.66 J	ND	ND	ND	ND	NS	50
Dibromochloromethane	ND	ND	ND	ND	ND	ND	ND	ND	0.54 J	ND	ND	ND	ND	NS	50
1,1,1-Trichloroethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NS	5
Trichloroethene	**53**	3 J	**13**	**11**	3 J	4.4 J	2.5 J	2.5 J	ND	ND	0.21 J	1.2	1.1	NS	5
Bromoform	ND	ND	ND	ND	ND	ND	ND	ND	0.20 J	ND	ND	ND	ND	NS	50
Benzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NS	1
Tetrachloroethene	**300**	**53**	**17**	**56**	**54 B**	**9.4 J**	**8.0 J**	**8.0 J**	ND	ND	2.3	**14**	**19**	NS	5
Toluene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.22 J	ND	ND	NS	5
Chlorobenzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NS	5
Styrene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NS	5
4-Methyl-2-pentanone	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NS	50
Xylene (total)	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NS	5
cis-1,2-Dichloroethene	**150**	2 J	**171**	**28**	3 J	**36**	**20**	**20**	ND	ND	ND	ND	ND	NS	5*
trans-1,2-Dichloroethene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NS	5*
Total Volatile Organic Compounds	524	58	234	99	60	56.2	34.9	34.9	22.79	11.97	1.18	15.2	22.3	NS	-

Notes:

ND = Not detected at or above instrument detection limit.
NS = Not sampled
J = Estimated concentration less than the quantitation limit but greater than the instrument detection limit.
B = Compound detected in an associated blank sample.
- = Not established.
* = The principal organic contaminant standard for groundwater of 5 ug/l applies to this substance.
NYSDEC = New York State Department of Environmental Conservation.
Bold shaded values exceed the NYSDEC Class GA Ambient Water Quality Standard.

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TABLE 3.2.3.3
EMERGING CONTAMINANT SAMPLING RESULTS
CARDWELL CONDENSER CORPORATION SITE #152035
80 EAST MONTAUK HIGHWAY, LINDENHURST, NEW YORK

Sample Location	MW-1	MW-8	MW-14	MW-14D	FB	NYSDEC Guidance Values (April 2023)
Sample Date	4/17/18					
Perfluorinated Alkyl Substances in nanograms per liter (ng/l)						
Perfluorobutanoic acid (PFBA)	ND	ND	ND	ND	ND	-
Perfluoropentanoic acid (PFPeA)	ND	ND	ND	ND	ND	-
Perfluorohexanoic acid (PFHxA)	ND	ND	ND	ND	ND	-
Perfluoroheptanoic acid (PFHpA)	ND	ND	0.108 J	ND	ND	-
Perfluorooctanoic acid (PFOA)	0.833 JB	0.883 JB	0.917 JB	0.880 JB	0.996 JB	6.7
Perfluorononanoic acid (PFNA)	0.292 J	0.342 J	0.338 J	0.312 J	ND	-
Perfluorodecanoic acid (PFDA)	ND	ND	ND	ND	ND	-
Perfluoroundecanoic acid (PFUnA)	ND	ND	ND	ND	ND	-
Perfluorododecanoic acid (PFDoA)	ND	ND	ND	ND	ND	-
Perfluorotridecanoic Acid (PFTriA)	ND	ND	ND	ND	ND	-
Perfluorotetradecanoic acid (PFTeA)	ND	ND	ND	ND	ND	-
Perfluorobutanesulfonic acid (PFBS)	ND	ND	ND	ND	ND	-
Perfluorohexanesulfonic acid (PFHxS)	ND	ND	ND	ND	ND	-
Perfluoroheptanesulfonic Acid (PFHpS)	ND	ND	ND	ND	ND	-
Perfluorodecanesulfonic acid (PFDS)	ND	ND	ND	ND	ND	-
Perfluorooctanesulfonic acid (PFOS)	0.238 J	0.192 J	ND	ND	0.324 J	2.7
Perfluorooctane Sulfonamide (FOSA)	ND	ND	ND	ND	ND	-
n-methyl perfluorooctane sulfonamidoacetic acid (NMeFOSAA)	ND	ND	ND	ND	ND	-
N-ethyl perfluorooctane sulfonamidoacetic acid (NEtFOSAA)	ND	ND	ND	ND	ND	-
6:2FTS	ND	ND	ND	ND	ND	-
8:2FTS	ND	ND	ND	ND	ND	-
1, 4 - Dioxane in nanograms per liter (ng/l)						
1,4-Dioxane	0.0961 J	0.145 J	0.129 J	0.132 J	0.0938 J	350***

Notes:
ND = Not detected.
J = Result is an estimated value below the reporting limit.
B = Analyte detected in an associated Method Blank.

FPM

APPENDIX A

REGULATORY AGENCY CORRESPONDENCE

NEW YORK STATE | Department of Environmental Conservation

KATHY HOCHUL
Governor

AMANDA LEFTON
Acting Commissioner

March 25, 2025

Peter Buccino
Buccino Realty, LLC
80 East Montauk Highway
Lindenhurst, NY 11757

RE: Site Management Plan (January 2024)
Cardwell Condenser Site
80 East Montauk Highway
Lindenhurst, Suffolk County
Site ID No.: 152035

Dear Peter Buccino:

The New York State Departments of Environmental Conservation (Department) and Health (NYSDOH) have reviewed the Draft Periodic Review Report (PRR) dated May 2024 for the above referenced site and reject it with the following comments:

- General: The site address was presented in the report as 80 Montauk Highway, however the actual address of the site is 80 East Montauk Highway. Please revise all incorrect instances of the address throughout the document.

- Figures – General: Please consolidate all figures throughout the document into a designated figures section.

- Figure 3.2.3.1 – Groundwater Flow Direction and Analytical Results – January 2024: The results of the groundwater contour map appear to be inconclusive, with contradictory groundwater elevation values falling within the estimated groundwater contour lines. Please provide clarification on the groundwater levels recorded during the sampling event and provide possible explanation for the discrepancy. Please gauge additional wells during the next inspection event to more comprehensively assess groundwater conditions.

- Tables – General: Please provide a table including the raw survey and gaging data for groundwater elevation calculations including, but not limited to: depth to water, depth to bottom of well, groundwater elevation, and top of PVC elevation.

- Appendix E – The analytical report provided in Appendix E appears to be incomplete. Please provide a complete analytical report as part of the document. Additionally, it appears that the DUSR was completed by FPM, a proper DUSR must be completed by an independent third party. Please identify a third party and include their completed DUSR.

- Appendix E – Based on calculated times and volumes in the field forms, it appears low flow methodology is not being utilized for groundwater sampling despite it being referenced as such in the report and field logs. Please confirm whether low flow groundwater methods are necessary for this site or if standard purge has been conducted for all sampling rounds.

- Appendices – General: Please provide the 2017 and 2018 groundwater monitoring reports as appendices to the PRR.

Please revise and resubmit this report within 30 days of the date of this letter. If you have any questions, please feel free to contact me at 518-402-9176 or jared.donaldson@dec.ny.gov.

Sincerely,

Jared Donaldson

Jared Donaldson, P.E.
Project Manager
Remedial Bureau A
Division of Environmental Remediation

EC: Richard Mustico
Bob Corcoran
Jennifer Andaloro (OGC)
Stephanie Selmer (DOH)
Michael Izdebski (DOH)
Barry Cohen (Certilman Balin)
Stephanie Davis (FPM)
Ben Cancemi (FPM)

NEW YORK STATE | Department of Environmental Conservation

KATHY HOCHUL
Governor

AMANDA LEFTON
Acting Commissioner

May 5, 2025

Buccino Realty, LLC
Peter Buccino
80 East Montauk Highway
Lindenhurst, NY 11757

Re: Site Management (SM) Periodic Review Report (PRR) Response Letter

Cardwell Condenser Corporation, Lindenhurst
Suffolk County, Site No.: 152035

Dear Peter Buccino (as the Certifying Party):

The Department has reviewed your Periodic Review Report (PRR) and IC/EC Certification for following period: September 1, 2015 to April 15, 2024.

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 July 20, 2025. 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 518-402-9176 or e-mail: jared.donaldson@dec.ny.gov.

Sincerely,
Jared Donaldson
Jared Donaldson, P.E.
Project Manager

Ec: Richard Mustico
Bob Corcoran
Jennifer Andaloro (OGC)
Stephanie Selmer (DOH)
Michael Izdebski (DOH)
Barry Cohen (Certilman Balin)
Stephanie Davis (FPM)
Ben Cancemi (FPM)

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. 152035

Site Name Cardwell Condenser Corporation

Site Address: 80 East Montauk Highway Zip Code: 11757
City/Town: Lindenhurst (V)
County: Suffolk
Site Acreage: 1.200

Reporting Period: April 15, 2024 to April 15, 2025

	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? Industrial	☐	☐
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. 152035 **Box 3**

Description of Institutional Controls

Parcel	Owner	Institutional Control
19-3-48	Buccino Realty, LLC	Decision Document Ground Water Use Restriction Landuse Restriction Monitoring Plan Site Management Plan IC/EC Plan

The property may be used for industrial use only;

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

All Engineering Controls must be inspected at a frequency and in a manner defined in the Site Management Plan;

The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Suffolk County Department of Health Services 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.

Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;
?
Data and information pertinent to site management of the Controlled Property must be reported at the frequency and in a manner defined in this SMP;
?
All future activities that will disturb remaining contaminated material must be conducted in accordance with the SMP;
?
Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in this SMP;
?
Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical component of the remedy shall be performed as defined in the SMP; and
?
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 the Environmental Easement.

Box 4

Description of Engineering Controls

Parcel	Engineering Control
19-3-48	Cover System

Soil exceeding the NYSDEC SCOs for protection of groundwater remains present below the former LP-1 location to the north of the Site building. Pavement over this area presently reduces the potential for groundwater impacts by limiting stormwater infiltration. This pavement cover is comprised of asphalt pavement.

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. 152035

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

Qualified Environmental Professional 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 Qualified Environmental Professional for the _____
(Owner or Remedial Party)

_____	_____	_____
Signature of Qualified Environmental Professional, 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

CERTILMAN BALIN
ATTORNEYS

90 MERRICK AVENUE, 9TH FLOOR
EAST MEADOW, NY 11554
PHONE: 516.296.7000 • FAX: 516.296.7111
www.certilmanbalin.com

BARRY S. COHEN
PARTNER
DIRECT DIAL 516.296.7044
bcohen@certilmanbalin.com

April 10, 2023

VIA FEDERAL EXPRESS

Jennifer Andaloro
DEC Project Attorney
Office of General Counsel
New York State Department
of Environmental Conservation
625 Broadway
Albany, New York 12233-1010

Re: *Environmental Easement Package*
Site Name: Cardwell Condenser Corporation
DEC Site No.: 152035

Dear Jen:

Attached please find proof that the above-referenced Environmental Easement was recorded with the Suffolk County Clerk's Office on April 5, 2023, and proof that the required Municipal Notice was provided to the Town of Babylon.

Please do not hesitate to contact me if you have any questions.

Sincerely,

Barry S. Cohen

BSC/gnm
Enclosures
cc: Cheryl Salem (w/enc.) (via email)
Jared Donaldson (w/enc.) (via email)

CC # : C23-11928

COUNTY CLERK'S OFFICE

STATE OF NEW YORK
COUNTY OF SUFFOLK

The Clerk of the County of Suffolk and the Court of Record thereof do hereby certify that I have compared the annexed with the original

EASEMENT

recorded in my office on **04/05/2023** under Liber **D00013196** and Page **201** and, that the same is a true copy thereof, and of the whole of such original.

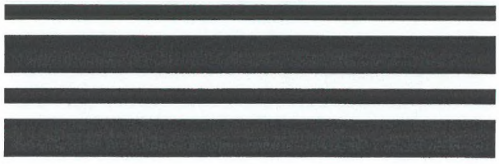
In Testimony Whereof, I have hereunto set my hand and affixed the seal of said County and Court this **04/05/2023** .

SUFFOLK COUNTY CLERK

V Puleo

VINCENT PULEO

SEAL



SUFFOLK COUNTY CLERK
RECORDS OFFICE
RECORDING PAGE

Type of Instrument: EASEMENT
Number of Pages: 10
Receipt Number : 23-0046615
TRANSFER TAX NUMBER: 22-23381

Recorded: 04/05/2023
At: 09:44:36 AM

LIBER: D00013196
PAGE: 201

District:	Section:	Block:	Lot:
0103	019.00	03.00	048.001

EXAMINED AND CHARGED AS FOLLOWS

Deed Amount: $0.00

Received the Following Fees For Above Instrument

		Exempt			Exempt
Page/Filing	$0.00	YES	Handling	$0.00	YES
COE	$0.00	YES	NYS SRCHG	$0.00	YES
TP-584	$0.00	YES	Notation	$0.00	YES
Cert.Copies	$0.00	YES	RPT	$0.00	YES
Transfer tax	$0.00	YES			
			Fees Paid	$0.00	

TRANSFER TAX NUMBER: 22-23381

THIS PAGE IS A PART OF THE INSTRUMENT
THIS IS NOT A BILL

Vincent Puleo
County Clerk, Suffolk County

1 | 2

Number of pages 10

This document will be public record. Please remove all Social Security Numbers prior to recording.

RECORDED
2023 Apr 05 09:44:36 AM
Vincent Puleo
CLERK OF
SUFFOLK COUNTY
L D00013196
P 201
DT# 22-23381

Deed / Mortgage Instrument	Deed / Mortgage Tax Stamp	Recording / Filing Stamps

3 FEES

Page / Filing Fee	50	Mortgage Amt.	
Handling	20. 00	1. Basic Tax	
TP-584	5	2. Additional Tax	
Notation		Sub Total	
EA-52 17 (County)		Spec./Assit. or Spec. /Add.	
EA-5217 (State)		TOT. MTG. TAX	
R.P.T.S.A.	200	Dual Town ____ Dual County ____ Held for Appointment ____	
Comm. of Ed.	5. 00	Transfer Tax	0
Affidavit		Mansion Tax	
Certified Copy			
NYS Surcharge	15. 00		
Other			
Sub Total			
Grand Total	Exempt		

The property covered by this mortgage is or will be improved by a one or two family dwelling only.
YES ____ or NO ____
If NO, see appropriate tax clause on page # ____ of this instrument.

3/21/23

4 Dist. 0103

5053091

0103 01900 0300 048001

Real Property Tax Service Agency Verification

PTS
R RAK A
05-APR-23

5 Community Preservation Fund

Consideration Amount $ 0

CPF Tax Due $ ____

Improved ____
Vacant Land ____
TD ____
TD ____
TD ____

6 Satisfactions/Discharges/Releases List Property Owners Mailing Address
RECORD & RETURN TO:

Certilman Balin Adler & Hyman, LLP
Attn: Barry Cohen, Esq.
90 Merrick Avenue
East Meadow, New York 11554

Mail to: Judith A. Pascale, Suffolk County Clerk
310 Center Drive, Riverhead, NY 11901
www.suffolkcountyny.gov/clerk

7 Title Company Information
Co. Name
Title #

8 Suffolk County Recording & Endorsement Page

This page forms part of the attached Environmental Easement made by: (SPECIFY TYPE OF INSTRUMENT)

Buccino Realty, LLC

The premises herein is situated in SUFFOLK COUNTY, NEW YORK.

TO
The People of the State of New York, acting through their Commissioner of the NYSDEC

In the TOWN of Babylon
In the VILLAGE or HAMLET of Incorporated Village of Lindenhurst

BOXES 6 THRU 8 MUST BE TYPED OR PRINTED IN BLACK INK ONLY PRIOR TO RECORDING OR FILING.

(over)

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

THIS INDENTURE made this 21st day of March, 2023, between Owner Buccino Realty, LLC, having an office at 80 E. Montauk Highway, Lindenhurst, County of Suffolk, 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 80 East Montauk Highway in the Incorporated Village of Lindenhurst, Town of Babylon, County of Suffolk and State of New York, known and designated on the tax map of the County Clerk of Suffolk as tax map parcel number: District 0103 Section 019.00 Block 03.00 Lot 048.001, being the same as that property conveyed to Grantor by deed dated June 21, 2021 and recorded in the Suffolk County Clerk's Office in Liber and Page D00013182/906. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 1.42 +/- acres, and is hereinafter more fully described in the Land Title Survey dated August 19, 2002 and last revised October 24, 2019 prepared by John A. Robinson, L.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 that Consent Decree dated August 5, 1999 and So Ordered by the Judge for the United States District Court, Eastern District of New York in Civil Action # 97-5121, 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:

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 Suffolk 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, Restricted Residential or Commercial purposes as defined in 6NYCRR 375-1.8(g)(i), (ii) and (iii), 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 use 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 by 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: 152035
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. 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 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.

11. Consistency with the SMP. To the extent there is any conflict or inconsistency between the terms of this Environmental Easement and the SMP, regarding matters specifically addressed by the SMP, the terms of the SMP will control.

Remainder of Page Intentionally Left Blank

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

Buccino Realty, LLC:

By: _____

Print Name: PETER J BUCCINO

Title: Pres Date: 3-1-23

Grantor's Acknowledgment

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

On the 01 day of March in the year 2023 before me, the undersigned, personally appeared Peter J Buccino, 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

THERESA COSTANZA
Notary Public - State of New York
NO. 01CO5039074
Qualified in Nassau County
My Commission Expires Feb 13, 2027

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: Andrew Guglielmi
Andrew O. Guglielmi, Director
Division of Environmental Remediation

Grantee's Acknowledgment

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

On the 21st day of March, in the year 2023 before me, the undersigned, personally appeared Andrew O. Guglielmi, 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.

Jennifer Andaloro
Notary Public - State of New York

JENNIFER ANDALORO
Notary Public, State of New York
No. 02AN6098246
Qualified in Albany County
Commission Expires January 14, 2024

SCHEDULE "A" PROPERTY DESCRIPTION

All that certain plot, piece or parcel of land, situate, lying and being in the Incorporated Village of Lindenhurst, Town of Babylon, County of Suffolk and State of New York bounded and described as follows:

BEGINNING at a point marked by a monument, formed by the intersection of the northerly side of East Montauk Highway (SR 27A) with the easterly side of Lincoln Avenue;

RUNNING THENCE North 16 degrees 47 minutes 30 seconds West along the said easterly side of Lincoln Avenue a distance of 363.83 feet to a point marked by a monument;

RUNNING THENCE North 73 degrees 12 minutes 30 seconds East a distance of 169.00 feet to a point marked by a stake;

RUNNING THENCE South 16 degrees 47 minutes 30 seconds East a distance of 371.45 feet to a point on the northerly side of said East Montauk Highway;

RUNNING THENCE South 75 degrees 47 minutes 20 seconds West 169.17 feet along the said northerly side of East Montauk Highway to the point or place of BEGINNING.

This property includes about 62,131 square feet or 1.42 acres of land in area.

7014 2120 0000 7344 9347

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Postage	$ 1.74
Certified Fee	4.15
Return Receipt Fee (Endorsement Required)	3.35
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 9.24

Postmark Here

EAST MEADOW POST OFFICE EAST MEADOW NY 516-794-9998 APR - 6 2023

B. Cohen

Sent To: Rich Schaffer, Town of Babylon
Street & Apt. No., or PO Box No.: 200 E. Sunrise Hwy
City, State, ZIP+4: Lindenhurst NY 11757

PS Form 3800, July 2014 — See Reverse for Instructions

APPENDIX C

SITE-WIDE INSPECTION FORM

Site-Wide Inspection Checklist
Cardwell Condenser Corporation Site
80 East Montauk Highway
Lindenhurst, New York

Date of Inspection: __*June 2, 2025*_____

Site-wide inspections will be performed annually, at a minimum. A site-wide inspection will also be performed after severe events that may affect the pavement cover over the former LP-1 area, or the monitoring wells.

The 2025 site-wide inspection was performed on June 2, 2025. The weather during the inspection was partly cloudy/partly sunny and there were no conditions that prevented observation of the key areas of the Site surface. Mr. Peter Buccino, a representative of the Site owner entity and operator of the onsite manufacturing operation, accompanied the inspector and provided information concerning Site operations and conditions, particularly for the time between the last Periodic Review Report (2024) and the date of this inspection. Mr. Rob Ferguson of FPM accompanied the inspector and assisted with the inspection activities. The results of the site-wide inspection are documented below, together with additional information concerning activities that occurred after the inspection was conducted.

The following inspection checklist 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 the engineering controls (ECs) described in the Site Management Plan (SMP); (2) prevent future exposure to residual contamination by controlling disturbances of residual materials; and (3) restrict the use of the Site to industrial, commercial, restricted residential, or residential uses. Adherence to these ICs on the Site (Controlled Property) is required under the Environmental Easement. These ICs are described in Section 3.2 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, restricted residential, or

residential use. Confirm the use of the Site:

The Site use is industrial. Based on the observations during the site-wide inspection and prior monitoring events, and information from Mr. Buccino, this use has not changed during the reporting period. The onsite operations include screen-printing, embroidery, packaging, shipping, and associated operations to manufacture and distribute T-shirts and associated promotional clothing. Maintenance of the machinery is also performed onsite. Photos illustrating the onsite industrial operations are included in the attached photolog.

- All Engineering Controls (pavement cover over former LP-1 area and groundwater monitoring wells) must be operated and maintained as specified in the SMP for the Controlled Property. Confirm operation and maintenance of ECs:

  The asphalt pavement cover over the former LP-1 area is present and in good condition, as shown in the photolog. The concrete building slab is also intact and in good condition, as shown in the photolog. There is no evidence of breaches, excavations, or damage to either area of cover, and the Site representative reported that no breaches of the cover occurred during the reporting period. Most of the groundwater monitoring wells, including all wells in the current monitoring program, were visually observed during the Site-wide inspection. Several wells in a grassy area had been covered by overgrown grass and were not visible. The two offsite upgradient wells were also covered by overgrown vegetation and could not be visually observed. The approximate locations of these wells were identified using a scaled site plan and a magnetic locating device. These wells will be uncovered and their condition assessed during the upcoming (June) groundwater monitoring event

  As noted in the prior PRR, former well MW-13 appears to have been paved over and could not be located. As nearby well MW-12 provides essentially the same information, well MW-13 is not planned to be replaced. Well MW-14 was not located during the 2024 site-wide inspection or groundwater monitoring event and was not evident during this site-wide inspection. This well was likely destroyed during winter snow removal operations. As noted in the prior PRR, this well is not planned to be replaced.

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

  The SMP for this Site was approved in January 2024 and annual site-wide inspections have been conducted on January 29, 2024 and June 2, 2025, in compliance with the SMP requirements. The ICEC certification for the prior reporting period was completed and submitted to the NYSDEC in the May 2024 PRR. The ICEC certification for the current reporting period will be completed and submitted to the NYSDEC in the next PRR, which we understand is due on July 20, 2025. The ICEC certifications are 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 SMP. Confirm that the required monitoring and reporting are in accordance with the SMP:

  Groundwater monitoring was conducted and reported in 2017 and 2018 (prior to NYSDEC approval of the SMP) in compliance with NYSDEC requests. Groundwater monitoring was also conducted on January 29, 2024 (1Q 2024) shortly after SMP approval, with the results reported in the May 2024 PRR. The groundwater monitoring frequency is once-per-five-quarters and the next groundwater monitoring event is scheduled for June 19, 2025 (2Q 2025). As this monitoring event is outside of the current reporting period and the results will not be available until July 2025, this event will be reported separately. Groundwater monitoring and reporting are generally in compliance with the approved SMP and prior NYSDEC requests.

- 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 SMP. Confirm that monitoring devices have been protected and/or replaced:

  The majority of the onsite monitoring wells are protected by manholes with bolt-down lids that are set in concrete pads. One well (MW-1) is protected by a metal standpipe. All the wells that were located (MWs 1, 2, 6, 8, 9, 10, and 12) were found to be protected

during the site-wide inspection. Wells MW-3, MW-4 and MW-7 are in a grassy lawn area and are presently covered by turf. A magnetic locating device was used to identify the approximate locations of the steel manhole lids for these wells. The wells will be uncovered and assessed during the upcoming groundwater monitoring event. Wells MW-5 and MW-11 are located upgradient and offsite in an adjoining park. The well locations are heavily overgrown and could not be visually observed during the site-wide inspection. The vegetation in the well areas will be cleared during the upcoming groundwater monitoring event and the wells will be located and assessed. Well MW-13, which was located offsite in the neighboring parking lot, could not be located during the 2024 or 2025 site-wide inspections and appears to have been paved over. MW-14 also could not be located during the 2024 or 2025 site-wide inspection and a 2024 subsequent investigation. This well is likely to have been destroyed during winter snowplowing operations. As discussed in the May 2024 PRR, replacement of these wells is not recommended at this time.

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

  Based on the site-wide inspection observations and information from the property owner representative, no soil disturbance occurred during the reporting period in the areas where residual contaminated soil is, or may be, present. Therefore, the EWP was not triggered.

- 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:

  Based on the site-wide inspection observations and information from the property owner representative, no groundwater use occurred during the reporting period. No supply wells were observed onsite.

- As per the Environmental Easement, the Controlled Property may not be used for a higher level of use (commercial, restricted residential, residential, or unrestricted use), and the above-stated ECs may not be discontinued without proper notification of the NYSDEC of

the change, approval of that use by the NYSDEC, and an amendment of the SMP approved by the NYSDEC. Confirm continued compliance with the Environmental Easement:

Based on the site-wide inspection observations and information from the property owner, the property was used only for industrial purposes and remained in compliance with the terms of the Environmental Easement throughout the reporting period.

- 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:

The most recent property deed/instrument of conveyance was recorded on November 10, 2021, prior to recording of the Environmental Easement, which occurred on April 5, 2023. No deeds or instruments of conveyance have been recorded since the Easement was recorded. The property is, therefore, in compliance with this requirement.

- 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:

The property owner's representative reported that no leases, licenses, or other instruments granting a right to use the Controlled Property have been made or recorded since the Easement was recorded. The property is, therefore, in compliance with this requirement.

- 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 SMP 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:

This Certification Statement was included in the May 2024 PRR and will be included in the 2025 PRR.

Compliance with Engineering Controls

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

- The pavement cover over the former LP-1 area EC:

  The asphalt pavement cover over the former LP-1 area is present and in good condition. The concrete building slab is also intact and in good condition. There is no evidence of breaches, excavations, or damage to either area of cover, and the Site representative reported that no breaches of the cover occurred during the reporting period. The cover EC was effective in preventing exposure to residual contaminated soil present at this Site.

- The groundwater monitoring well EC:

  The groundwater monitoring wells that comprise this EC were found to be generally in good condition with some exceptions. Well MW-13 appears to have been paved over and could not be located in 2024 or 2025. Well MW-14 also could not be located during the 2024 or 2025 site-wide inspections and the 2024 groundwater monitoring event. It is likely that this well was destroyed by winter snowplowing. As discussed in the May 2024 PRR, replacement of these wells was not recommended. Although two of the wells in the Site's monitoring plan are no longer present, the groundwater monitoring well EC remains largely in place and effective for evaluation of residual Site-related groundwater contamination.

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.

The Site was in active use as a screen printing and embroidery facility for manufacture of promotional T-shirts and associated promotional items at the time of the inspection. Chemicals in use throughout the manufacturing areas of the facility include paints, inks, spot cleaners for removing ink from fabrics, machine cleaners and lubricants, and ordinary building maintenance chemicals. Spot cleaners include Saati Remove TSR, which contains 15 to 35% PCE, and Saati Remove ER2, which is noted to contain 55% volatiles. Machine cleaners include methylene chloride, which is contained in and distributed from one 55-gallon drum. Three additional 55-gallon drums of methylene chloride are also present. Machine lubricants include Marvelair tool oil, which contains unspecified chlorinated hydrocarbons, and Marvel Mystery oil, which contains light petroleum distillates, including dichlorobenzenes. The building and grounds are in good condition with the ECs in place, as noted above. A photolog showing Site conditions on June 2, 2025, the day of the 2025 site-wide inspection, is attached.

Site Management Activities

Provide a discussion and assessment of ongoing site management activities including as applicable, 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.

Residual contaminated soil management was not required and did not occur during the reporting period. The Site owner representative reported that there are, at present, no plans for future disturbance of the cover or other activities that might trigger the need for management of residual contaminated soil.

Groundwater monitoring will be conducted in June 2025 (2Q 2025) in compliance with the once-per-five-quarters monitoring frequency.

Compliance with Schedules

The Monitoring and Sampling Plan included in Section 4 of the SMP does not include any permit requirements but does include a schedule for groundwater and other monitoring. Discuss compliance with the groundwater monitoring schedule:

Following NYSDEC approval of the SMP, groundwater monitoring was conducted during the first quarter of 2024 in compliance with the schedule. Groundwater monitoring is scheduled to be conducted during the second quarter of 2025 (June 2025) in compliance with the SMP schedule. No other monitoring was required during the reporting period and no other monitoring is anticipated to be required.

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:

The January 2024 groundwater monitoring event was reported in the May 2024 PRR. The records of groundwater monitoring events are compliant.

EC inspection was conducted during the June 2, 2025 site-wide inspection in compliance with the SMP. The results are documented in this site-wide inspection checklist.

Soil management and community air monitoring were not required or conducted during the reporting period.

Regulatory agency correspondence during the reporting period included emails and letters associated with the process of revising and obtaining approval for the May 2024 PRR. Copies of these letters will be included in the July 2025 PRR.

Inspector Information

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

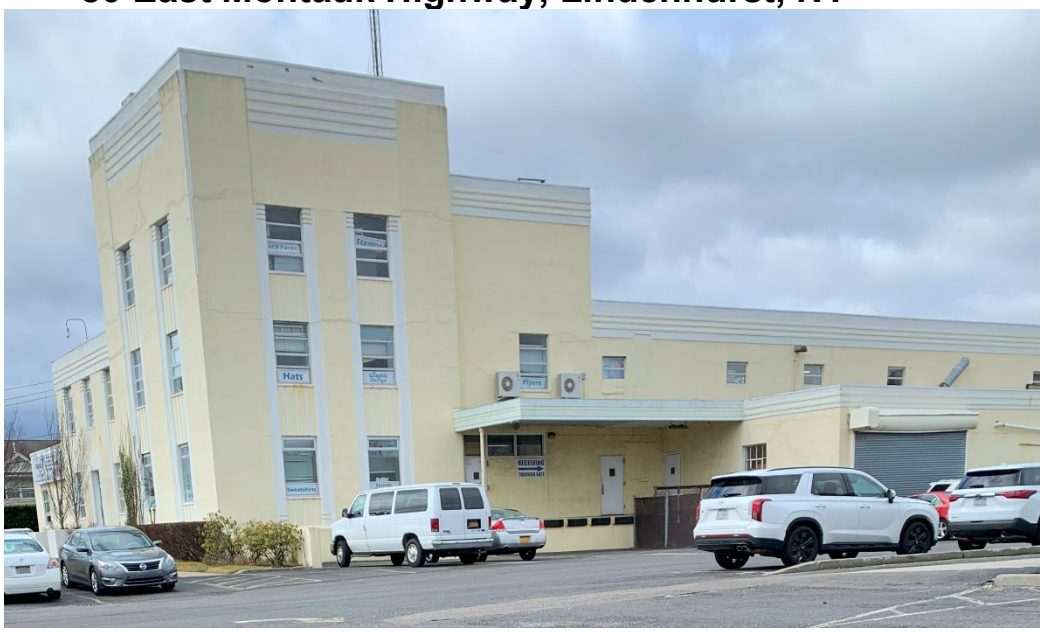
Date of Inspection: ***June 2, 2025***

Reason for Inspection: ***Site-wide inspection for 2025***

List additional inspections or activities conducted in association with this inspection: ***None***

Attachments: ***Photolog***

Photolog, June 2, 2025
Cardwell Condenser Corporation Site, NYSDEC #152035
80 East Montauk Highway, Lindenhurst, NY

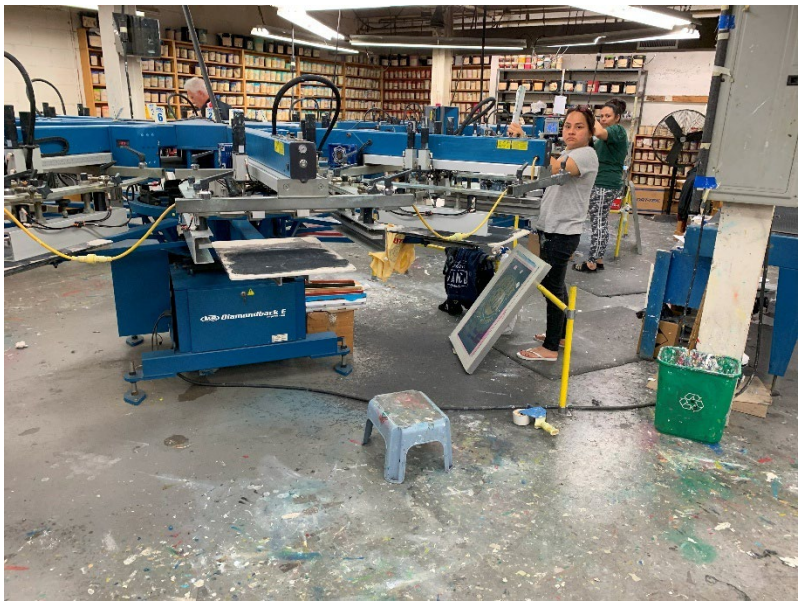


Above: View of front (south side, at left) and part of east side of the industrial building at the subject property looking northwest. .

Above: View of part of the back of the industrial building (at left) at the subject property looking west. The asphalt pavement cover over the former LP-1 area was observed to be in good condition throughout the covered area. The small pile of sand (at center, not in the covered area) is used on the parking and driveway areas during snow and ice conditions. Well MW-1, which is upgradient of the capped area and protected by a steel standpipe, is visible in the right background.

Photolog, June 2, 2025
Cardwell Condenser Corporation Site, NYSDEC #152035
80 East Montauk Highway, Lindenhurst, NY

Above: Representative view of the first floor interior of the industrial building showing some of the equipment used in the screen printing operations. Much of the equipment is in active operation.



Above: Another view of the first floor interior of the industrial building showing some of the screen-printing equipment.

Photolog, June 2, 2025
Cardwell Condenser Corporation Site, NYSDEC #152035
80 East Montauk Highway, Lindenhurst, NY

Above: Representative view of the concrete building slab in the manufacturing areas on the first floor of the building. The concrete was observed to be intact throughout the first floor, with much of its surface painted or coated.

Above: Another representative view of the concrete building slab in the shipping area on the first floor of the building. The concrete was observed to be intact throughout the first floor, with much of its surface painted or coated.

Photolog, June 2, 2025
Cardwell Condenser Corporation Site, NYSDEC #152035
80 East Montauk Highway, Lindenhurst, NY

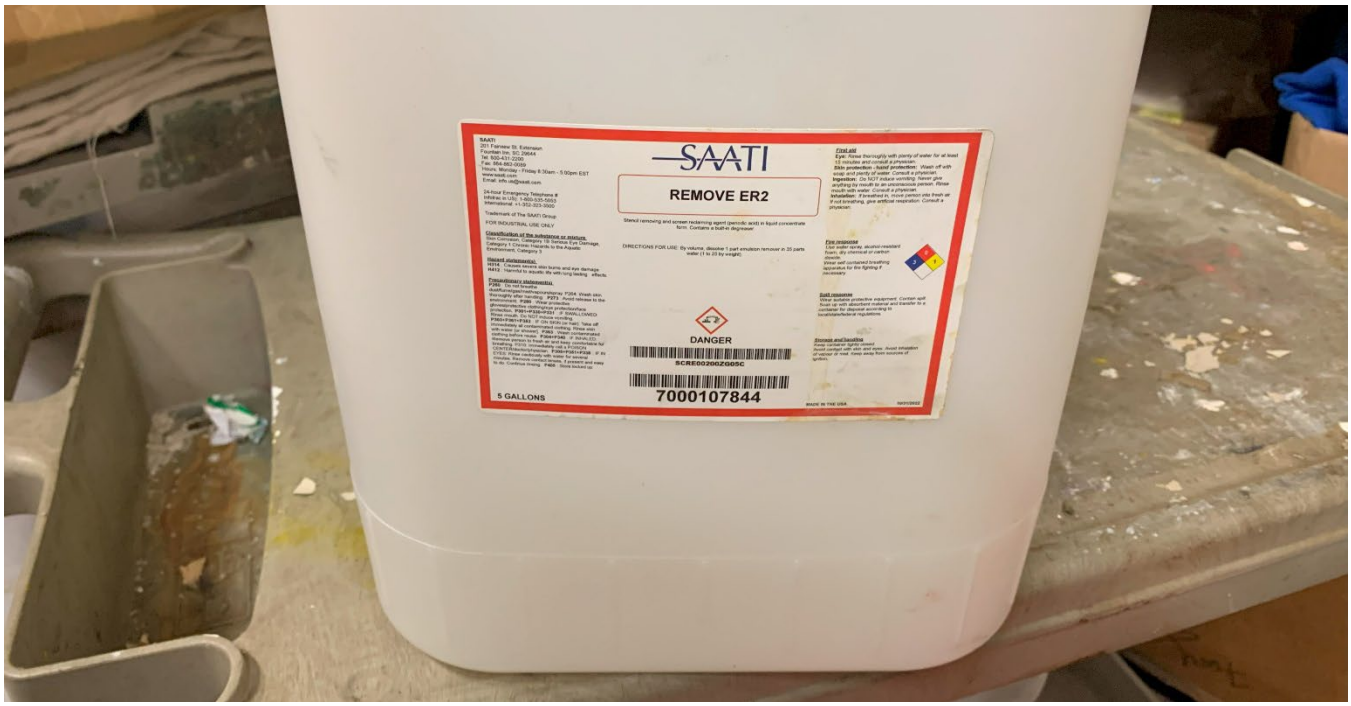
Above: Representative view of the concrete building slab in a chemical storage area on the first floor of the building. The drums include virgin methylene chloride and waste ink (black drum). No spills or evidence of releases was noted and the concrete was observed to be intact throughout this area, with much of its surface painted or coated.

Above: Representative view of the concrete building slab in the basement, which underlies a portion of the building and is used solely for storage and utilities. The concrete was observed to be intact and in good condition throughout the basement.

Photolog, June 2, 2025
Cardwell Condenser Corporation Site, NYSDEC #152035
80 East Montauk Highway, Lindenhurst, NY

Above: In-use drums of methylene chloride and spot-removal chemicals.

Above: This product is used to thin inks and contains 2-butoxyethanol and other chemicals.



Above: This product is also used to remove ink from the screen printing equipment. It contains several chemicals, including 55% volatile organic compounds.

APPENDIX D

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. **152035**

Site Name Cardwell Condenser Corporation

Site Address: 80 East Montauk Highway Zip Code: 11757
City/Town: Lindenhurst (V)
County: Suffolk
Site Acreage: 1.200

Reporting Period: April 15, 2024 to April 15, 2025

	YES	NO
1. Is the information above correct?	X	☐
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?	☐	X
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?	☐	X
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	☐	X
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?	☐	X

Box 2

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

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. 152035 **Box 3**

Description of Institutional Controls

Parcel	Owner	Institutional Control
19-3-48	Buccino Realty, LLC	Decision Document Ground Water Use Restriction Landuse Restriction Monitoring Plan Site Management Plan IC/EC Plan

The property may be used for industrial use only;

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

All Engineering Controls must be inspected at a frequency and in a manner defined in the Site Management Plan;

The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Suffolk County Department of Health Services 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.

Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;
?
Data and information pertinent to site management of the Controlled Property must be reported at the frequency and in a manner defined in this SMP;
?
All future activities that will disturb remaining contaminated material must be conducted in accordance with the SMP;
?
Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in this SMP;
?
Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical component of the remedy shall be performed as defined in the SMP; and
?
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 the Environmental Easement.

Box 4

Description of Engineering Controls

Parcel	Engineering Control
19-3-48	Cover System

Soil exceeding the NYSDEC SCOs for protection of groundwater remains present below the former LP-1 location to the north of the Site building. Pavement over this area presently reduces the potential for groundwater impacts by limiting stormwater infiltration. This pavement cover is comprised of asphalt pavement.

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
X	☐

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
X	☐

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. 152035

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 PETER BUCCINO at 80 E MONTAUK HWY,
print name print business address

am certifying as OWNER (Owner or Remedial Party)

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

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

6-30-25
Date

EC CERTIFICATIONS

Box 7

Qualified Environmental Professional 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 Stephanie O. Davis, PG at FPM Group, 640 Johnson Ave, Suite 101, Bohemia NY
print name print business address

am certifying as a Qualified Environmental Professional for the Owner
(Owner or Remedial Party)

Stephanie O. Davis, P.G. _____ 7-1-2025
Signature of Qualified Environmental Professional, for the Owner or Remedial Party, Rendering Certification | Stamp (Required for PE) | Date