I. W. INDUSTRIES, INC. SITE

35 MELVILLE PARK ROAD
MELVILLE, NEW YORK

PERIODIC REVIEW REPORT

OCTOBER 31, 2022 THROUGH OCTOBER 31, 2025

NYSDEC Site No: 152102

For Submittal to:

NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Prepared by:

FPM group™

640 JOHNSON AVENUE, SUITE 101
BOHEMIA, NY 11716

NOVEMBER 2025

TABLE OF CONTENTS

TABLE OF CONTENTS (CONTINUED)

LIST OF FIGURES

LIST OF APPENDICES

LIST OF ACRONYMS

Acronym	Definition
AST	Aboveground Storage Tank
EC	Engineering Control
FPM	FPM Group, Ltd.
IC	Institutional Control
Kailyn	Kailyn Realty I, LLC
Metro	Metro Assets III, LLC
ng/l	nanograms per liter
NYS	New York State
NYSDEC	New York State Department of Environmental Conservation
O&M	Operation and Maintenance
PFAS	Perfluorinated chemicals
PFOA	Perfluorooctanoic acid
PFOS	Perfluorooctanesulfonic acid
PRR	Period Review Report
QAPP	Quality Assurance Project Plan
RCRA	Resource Conservation and Recovery Act
RI	Remedial Investigation
ROD	Record of Decision
SCDHS	Suffolk County Department of Health Services
Site	I. W. Industries, Inc. Site #152102
SMP	Site Management Plan
SPDES	State Pollutant Discharge Elimination System
Standards	NYSDEC Class GA Ambient Water Quality Standards
ug/l	micrograms per liter
USEPA	United States Environmental Protection Agency
UST	Underground Storage Tank
VOC	Volatile Organic Compound

CERTIFICATION

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

(A) The institutional control and/or engineering control employed at this Site is unchanged from the date the control was put in place, or last approved by DER;

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

(C) Nothing has occurred that would constitute a violation or failure to comply with any Site Management Plan for this control; and

(D) Access to the Site will continue to be provided to DER to evaluate the remedy, including access to evaluate the continued maintenance of this control.

Stephanie O. Davis, P.G. 3-9-2026

Stephanie O. Davis, PG
Qualified Environmental Professional

EXECUTIVE SUMMARY

The findings in this Periodic Review Report (PRR) for the I.W. Industries Site (No. 152102), located at 35 Melville Park Road, Melville, New York, are summarized as follows:

- The Site was investigated and remediated by I. W. Industries, Inc. in accordance with a Record of Decision issued by the New York State Department of Environmental Conservation (NYSDEC). Metro Assets III, LLC (Metro) subsequently purchased the Site under a U.S. Bankruptcy Court Order and had continuing obligations with respect to the remedial program for the Site, including completion of the remedial program and implementation of any required institutional and engineering controls. Kailyn Realty I, LLC (Kailyn) subsequently purchased the Site from Metro. Kailyn presently leases the building to commercial tenants for offices and warehousing;

- The engineering controls (ECs) for the Site presently include a cover system over former leaching pools LP-1 through LP-3. Site-wide inspections (including the cover system) were performed during this reporting period and documented that the ECs remained in place and effective. No changes to the cover system were noted;

- The ECs for the Site have also included free-phase product monitoring (and removal, if necessary) at wells MW-1, MW-2, and MW-7. Product monitoring results showed no free-phase product in any of the formerly-affected wells from 2005 through May 2017, when product monitoring was terminated with NYSDEC approval. Water levels at the Site were at an historic low level in late 2016 and no indications suggestive of free-phase product were noted in any of the targeted monitoring wells, indicating that the condition for discontinuing product monitoring at this Site, as established in the SMP, had been achieved. Following a final round of product monitoring in May 2017 to confirm the 2016 information, product monitoring was discontinued with NYSDEC approval;

- The institutional controls (ICs) for the Site include several site use restrictions. All Site use restrictions remained in place and were observed during this reporting period. The SMP also functions as an IC as it contains provisions for operating, monitoring, and maintaining the ECs. The provisions of the SMP were implemented throughout the reporting period. All aspects of the Site use are in compliance with the applicable elements of the SMP;

- As per April 29, 2013 correspondence from the NYSDEC, groundwater monitoring as described in the SMP has not been required at this Site since 2013 and no groundwater monitoring was performed during the reporting period. Sampling for emerging contaminants was performed in April 2018 during a prior reporting period in accordance with an NYSDEC-approved work plan. Based on the results, it was concluded that PFAS and 1,4-dioxane do not appear to be present at levels of concern, or to be associated with the former source area at this Site, or to be associated with the largely former groundwater impacts at this Site. It was recommended that no further 1,4-dioxane or PFAS sampling be required for this Site and that that Site's monitoring wells be abandoned. The NYSDEC responded in February 2020 and did not require further monitoring but indicated that it would be prudent to keep the monitoring wells installed. An additional request to abandon

the Site's monitoring wells was made in the 2022 PRR, but the NYSDEC did not approve this request either; and

- The Site has an Environmental Easement in place that dictates that the property must remain in compliance with all ICs. The Site has remained in compliance with the ICs throughout the reporting period.

➢ **Effectiveness of Remedial Program**

- The remedial program for the Site has been effective at reducing groundwater contamination at the Site and eliminating exposure to residual Site materials. No free-phase product has been noted at the Site since 2005. Site-related groundwater constituent concentrations declined from historic levels to either below the NYSDEC Standards or low and asymptotic levels by 2013, which was when groundwater monitoring was last required for Site-related constituents. Residual materials at the former LP-1 through LP-3 leaching pool locations remain effectively isolated by capping.

➢ **Recommendations**

Based on the current Site conditions, FPM recommends the following site management activities for the next reporting period:

- The site-wide inspections to confirm compliance with the ECs and ICs that remain necessary for this Site should be continued;

- Given the static conditions at this Site, the frequency of PRR preparation is recommended to be reduced from once every three years to once every five years. This change will reduce site management costs, thus conserving resources;

- Based on the absence of floating product since 2005, including observations in November 2016 and May 2017 that documented the continued absence of any indications of product in the Site monitoring wells at a time of historically low water levels, it was concluded that free-phase product is no longer present onsite. Therefore, the remaining groundwater monitoring wells are no longer needed for product monitoring; and

- Termination of groundwater monitoring as required in the SMP was approved in 2013. Emerging contaminant sampling performed in 2018 demonstrated that PFAS and 1,4-dioxane do not present concerns for this Site. As the groundwater monitoring wells are no longer needed for monitoring purposes, we continue to recommend that all the Site's monitoring wells be properly abandoned in accordance with the provisions in the SMP and NYSDEC requirements. Abandonment of the Site's monitoring wells will eliminate these potential pathways for migration of materials from the Site's surface to groundwater, and will reduce future site management costs, thus conserving resources.

SECTION 1.0
INTRODUCTION AND SITE OVERVIEW

1.1 Introduction

This Periodic Review Report (PRR) was prepared to document site management activities at the I. W. Industries, Inc. Site (Site) #152102 conducted between October 31, 2022, and October 31, 2025 under the New York State (NYS) Inactive Hazardous Waste Disposal Site Program administered by New York State Department of Environmental Conservation (NYSDEC). The Site is located at 35 Melville Park Road, Melville, Town of Huntington, Suffolk County, New York. This PRR includes activities completed during the reporting period.

Site management activities were conducted by FPM Group, Ltd. (FPM) in substantial accordance with the NYSDEC-approved Site Management Plan (SMP). The resumes of the FPM environmental professionals implementing the SMP during this reporting period are included in Appendix B. This PRR was prepared in accordance with guidelines provided by the NYSDEC in September 23, 2025 correspondence (reminder notice), a copy of which is included in Appendix A.

1.2 Site Overview

Detailed Site background information was provided in the SMP; summary background information is provided below. Detailed information pertinent to implementation of the SMP during the reporting period is summarized herein. A plan showing the Site is presented in Figure 1.2.1 for reference.

1.2.1 Background Information

The Site was investigated and remediated by I. W. Industries, Inc. in accordance with a Record of Decision (ROD) issued by the NYSDEC on March 30, 2000. The selected remedy was implemented under a NYSDEC-approved Remedial Action Work Plan (June 2000). The remedial activities were completed in 2000 and documented in a Remedial Action Report (November 2000), which was approved by the NYSDEC on January 4, 2002. Annual monitoring of groundwater and free-phase product was initiated in 2000. Additional remedial work was conducted in 2006 during facility closure prior to new occupancy.

Metro Assets III, LLC (Metro) subsequently purchased the Site under a U.S. Bankruptcy Court Order. Under this Court Order, Metro had continuing obligations with respect to the remedial program for the Site. These obligations included completion of the remedial program and implementation of any required institutional and engineering controls. Metro entered into an Order on Consent (Index #W1-0725-04-09) with the NYSDEC to complete the implementation of the remedial program for the Site; this Order required Metro to complete the operation, maintenance and monitoring of the selected remedial alternative and implementation of institutional and/or engineering controls.

316 SOUTH SERVICE ROAD
KONG USA INC.

320 SOUTH SERVICE ROAD
KATHERINE GIBBS SCHOOL

25 MELVILLE PARK ROAD
OFFICE BUILDING

70 MELVILLE PARK RD.
LONG ISLAND CENTER AND MAXEDD

MW-8(DESTROYED)
MW-6
LP-17
HYD
LP-18
MH
MH
LP-15
MH
MH
LP-31
LP-20
LP-21
LP-22
MH
LP-14
MH
TRANSFORMER
HYD
MW-5
LP-12
LP-13
LP-11
LP-23
BUILDING
LP-24
LP-8
LP-25
LP-9
LP-5
LP-4
LP-3
GAS-FIRED
FURNACE
MH
UG GAS SERVICE
LP-10
LP-6
LP-3R
LP-2R
MW-7
LP-7
LP-2
LP-1
LP-1R
HYD
UG GAS SERVICE
LP-30
MW-1
SIDEWALK
SEPTIC TANK
LP-27
LP-28
(SEPTIC TANK)
MW-2
LP-29
LP-26
MW-10
FD-SIAMESE
MW-9
MW-4
T-BOX
UG FIBER OPTIC
MW-11
CB
MW-3
PROPERTY LINE
(APPROXIMATE)

MELVILLE PARK ROAD

10 MELVILLE PARK ROAD
MARCUM KILEGMAN, LLP

20 MELVILLKE PARK RD SPRING

30 0 30 60 90
GRAPHIC SCALE - FEET

LEGEND:

MW-1 MONITORING WELL LOCATION

LP-1R / DR / LP-27 LEACHING POOL LOCATION WITH MANHOLE

( ) LEACHING POOL LOCATION WITH SUBGRADE ACCESS

FORMER LEACHING POOL

FPM GROUP

FIGURE 1.2.1
SITE PLAN
35 MELVILLE PARK ROAD
MELVILLE, NEW YORK

Drawn By:H.C. | Checked By:J.B. | Date: 3/12/13

H:\Kailyn Realty\MELVILLE PARK RD\A.dwg, 4/2/2013 9:43:14 AM, 11x17

Kailyn Realty I, LLC (Kailyn) subsequently purchased the Site from Metro and leases the building to commercial tenants for office and warehouse operations. Although Kailyn and its successors and assigns and Kailyn's tenants are not responsible for any of Metro's obligations under the Order on Consent or for any of the requirements in the SMP except as specifically noted in the SMP, FPM was retained through one of Kailyn's tenants to conduct site management activities and prepare this PRR.

After completion of the remedial work described in the Remedial Action Report, some contamination was left in the subsurface at this Site, which is hereafter referred to as 'residual contamination.' The residual contamination consisted of soil at the bottom of former leaching pools LP-1, LP-2, and LP-3 (now abandoned); free-phase product on the groundwater at select Site wells (MW-1, MW-2 and MW-7) and within the soil matrix beneath former leaching pools LP-1, LP-2 and LP-3; and iron and/or manganese in groundwater in select Site wells. The SMP was prepared to identify and implement the institutional and/or engineering controls required for the Site and to provide for the necessary monitoring and/or operation and maintenance of the remedy.

An Institutional Control (IC) has been incorporated into the Site remedy to provide proper management of residual contamination in the future to ensure protection of public health and the environment. This IC is a Site-specific Environmental Easement recorded with the Suffolk County Clerk that provides an enforceable means to ensure the continued and proper management of residual contamination and protection of public health and the environment. It requires strict adherence to all Engineering Controls (ECs) and ICs placed on this Site by the NYSDEC, the grantor of the Environmental Easement, and any and all successors and assigns of the grantor. The ICs provide restrictions on Site usage and mandate operation, maintenance, monitoring and reporting measures for all ECs and ICs.

1.2.2 General Site Conditions

The Site is located in the Town of Huntington, Suffolk County, New York. The Site is an approximately six-acre lot and is bounded by Melville Park Road and commercial/industrial buildings to the west, north, and east. The property immediately to the west is also an Inactive Hazardous Waste Disposal Site, the New York Twist Drill Site (Site No. 1-52-169). This adjoining site is impacted with chlorinated solvents.

The Site includes an approximately 97,000-square-foot masonry building, associated paved parking areas, and landscaped vegetation and was formerly used for manufacture of threaded metal parts. The Site was redeveloped starting in 2006 and is presently owned by Kailyn, which leases the building to commercial tenants for offices and warehousing. No manufacturing or industrial uses currently occur onsite. The current operations by Kailyn and its tenants are not related to the historic residual contamination present onsite, although Kailyn continues to utilize onsite leaching systems to manage and dispose stormwater runoff and sanitary waste.

IWI occupied the Site since it was developed in approximately 1966 and manufactured threaded metal parts onsite until approximately 2005. The manufacturing process produced scrap brass with associated lubrication and cutting oils. Washing of the finished parts produced wastewater, which was discharged to two leaching pools (LP-1 and LP-2) under a State Pollutant Discharge

Elimination System (SPDES) permit prior to 1984. Onsite management of scrap also resulted in some inadvertent discharges of scrap brass and oils to other onsite leaching pools.

In 1982 oil and/or oil emulsion were noted to be present in several leaching pools and IWI entered into an Order on Consent with the Suffolk County Department of Health Services (SCDHS) for the elimination of wastewater discharges and cleanout of the leaching pools. Oil was removed from the leaching pools in 1982 and 1984. Groundwater monitoring wells were installed in 1983 and 1985. By October 28, 1986 IWI had switched to a hold and haul operation and was no longer discharging to onsite leaching pools. However, in 1989 and 1990 oil was noted in several storm drains in loading bays.

Additional soil and groundwater investigations were conducted in 1993 and 1994 and the property was listed as a NYSDEC Inactive Hazardous Waste Disposal site in 1997 due to the leaching pool discharges and detected groundwater impacts. A Remedial Investigation (RI) was performed in 1997; the findings are summarized as follows:

- Several leaching pools were identified with sediments requiring remediation;
- No soil requiring remediation was identified;
- VOCs and metals were present in onsite groundwater and groundwater monitoring was required; and
- Free-phase product that appeared to have originated as lubrication and/or cutting oil found at wells downgradient of leaching pools LP-1 and LP-2.

Remediation activities were conducted in 2000 following the issuance of the ROD and were documented in a Remedial Action Report (November 2000). Remediation was conducted and verification samples documented that the volatile organic compounds (VOCs) formerly present in the leaching pools were successfully remediated and concentrations of semivolatile organic compounds (SVOCs) and metals were also significantly reduced, although residual contamination remained present in some leaching pools. No further remediation of the leaching pools was required at that time by the NYSDEC.

Removal of free-phase product from the top of the water table was implemented in 2000 and continued through 2005. Minor amounts of free-phase petroleum or visible sheen were noted at wells MW-1, MW-2, and/or MW-7 periodically during this time and were treated as necessary. No measurable accumulations (>0.01 foot) have been noted since 2005. Product monitoring was ongoing as an EC at the Site until 2017 when the NYSDEC verbally approved termination of product monitoring while requiring that the wells remain open to permit monitoring for emerging contaminants, which was conducted in 2018. Documentation of the inspection and maintenance of this EC is provided in Section 3.2 of this PRR.

IWI ceased operations and vacated the Site in early 2006. Resource Conservation and Recovery Act (RCRA) closure activities were subsequently conducted under a RCRA Closure Plan approved by the NYSDEC and were overseen by NYSDEC representatives. Additional facility closure activities were conducted under the oversight of the SCDHS. During RCRA closure activities, the

remaining stored wastes at the Site were characterized, removed and properly disposed, all contaminated equipment and structures were decontaminated and/or properly disposed, and all wastes generated during the closure process were disposed in accordance with applicable State and Federal regulations. Sampling and analyses performed in accordance with the Quality Assurance Project Plan (QAPP) demonstrated that the closure was complete; the completed work was approved by the NYSDEC on September 5, 2007.

Additional non-RCRA facility closure activities were conducted in 2007 under SCDHS oversight. These activities included additional decontamination of the facility interior; sampling and remediation of select leaching pools; and removal of non-RCRA storage tanks. Under the RCRA and non-RCRA closure activities all the onsite storage tanks, including underground and aboveground storage tanks (USTs and ASTs) were properly removed from the Site under NYSDEC and/or SCDHS oversight. Documentation of the closure of the RCRA tanks was submitted to the NYSDEC in the RCRA Closure Report and documentation of the closure of the non-RCRA tanks was submitted to the SCDHS (November 13, 2007 correspondence). No further work has been required in any of the former tank areas and no tanks remain present at the Site.

After completion of the remedial work, it was determined that leaching pools LP-1, LP-2, and LP-3 required abandonment as a permanent EC to further reduce the potential for human contact and/or groundwater contamination; this EC was implemented in August 2009. This EC included disconnecting the leaching pools from their piping systems, backfilling the pools with clean soil, and sealing the top of each pool with a 12-inch-thick reinforced concrete cover set between four and five feet below grade. The area above each abandoned leaching pool was capped by backfilling with approved materials and repaving. New leaching pools were also installed outside of the area of residual contamination to manage stormwater runoff previously directed to LP-1 through LP-3. A Soil Management Plan is included in the SMP and outlines the procedures required if residual contamination at the former locations of LP-1 through LP-3 is disturbed in the future. Documentation of the inspection and maintenance of this EC is provided in Section 3.1 of this PRR.

The Site also has a series of ICs in the form of Site restrictions as required by the Environmental Easement. The ICs for the Site are discussed in detail below.

1.3 Evaluation of Remedy Performance, Effectiveness and Protectiveness

The remedy has been implemented in compliance with NYSDEC requirements and was managed in compliance with the SMP during the reporting period. The EC portion of the remedy (capping above residual soil) was effective at preventing human contact with residual materials, as evidenced by the compliance monitoring information summarized in Section 3.1 of this PRR.

Product monitoring and removal have been protective of public health and the environment as these activities have apparently eliminated the presence of free-phase product at the Site, as discussed in Section 3.2 of this PRR.

The IC portion of the remedy (restrictions on Site use) is also protective of human health and the environment as inappropriate uses that might result in human contact with residual materials are prevented.

SECTION 2.0
ENGINEERING AND INSTITUTIONAL CONTROLS COMPLIANCE

Contamination identified at the Site includes residual contamination in the form of residual free-phase petroleum in limited areas of the Site at the water table (approximately 50 feet below grade), iron and/or manganese in groundwater in select Site wells, and soil beneath former leaching pools LP-1 through LP-3 (at least 18.5 feet below grade). These areas of residual contamination are addressed by ECs and ICs.

As an EC, former leaching pools LP-1 through LP-3 were abandoned by backfilling and sealing them at a depth of four to five feet below grade; the areas above the abandoned leaching pools are capped by a concrete cover and the overlying pavement. The abandonment of former leaching pools LP-1 through LP-3 is a permanent EC and the integrity of the completed abandonment is inspected at defined, regular intervals as required in the SMP.

Free-phase product removal and offsite disposal were previously conducted as an EC. Product removal materials were installed, if necessary, in affected wells (MW-1, MW-2, and/or MW-7) and were serviced in accordance with established operating and monitoring procedures. Free-phase product had not been detected in any of these wells between 2005 and early 2013 and in the NYSDEC's response to the 2013 PRR the frequency of free-phase product monitoring was reduced to annual. Product monitoring conducted during the following reporting period (through early November 2016) also did not identify any free-phase product, as documented in the November 2016 PRR. The NYSDEC required that a final round of product monitoring be conducted, which was completed in 2017, as discussed in Section 3.2. Product monitoring is no longer required as an EC at this Site.

The EC consisting of the completed abandonment of former leaching pools LP-1 through LP-3 was monitored during the reporting period in general accordance with the NYSDEC-approved SMP, as described in detail below.

The Site has ICs in the form of Site restrictions. Adherence to these ICs is required under the Environmental Easement. Site restrictions that apply to the Site are:

- Vegetable gardens and farming on the Site are prohibited;
- Use of groundwater underlying the Site is prohibited without treatment rendering it safe for the intended use;
- All future activities on the Site that will disturb the ECs are prohibited unless conducted in a manner approved by the NYSDEC; and
- The Site may be used for commercial or industrial use only, unless other usage is approved by the NYSDEC.

The Environmental Easement also requires compliance with ICs associated with site management. These ICs consist of the following:

- The ECs must be implemented as specified in the SMP;
- The ECs must be inspected and certified at a frequency and in a manner defined in the SMP;
- Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;
- Data and information pertinent to Site Management for the Site must be reported at the frequency and in a manner defined in the SMP;
- Onsite environmental monitoring devices, including but not limited to, groundwater monitoring wells, must be protected and replaced as necessary to ensure continued functioning in the manner specified in the SMP.

The ECs and ICs for the Site should:

- Prevent contact with residual soils;
- Prevent exposure to groundwater with contamination levels that exceed drinking water standards;
- Allow groundwater to be restored to pre-disposal/pre-release conditions, to the extent practicable;
- Isolate potential sources of groundwater contamination; and
- Prevent migration of contaminants that would result in offsite groundwater contamination.

2.1 Engineering Control Components

The ECs for this Site include abandonment and capping of the former LP-1, LP-2, and LP-3 leaching pools and free-phase product removal and disposal. As discussed in Section 3.2, free-phase product removal and disposal has been discontinued, as approved by the NYSDEC.

2.1.1 Abandoned Leaching Pools LP-1 through LP-3

Abandonment and capping of former leaching pools LP-1 through LP-3 was implemented as an EC to further reduce the potential for human contact and/or groundwater contamination as described in Section 1.2. The area above each abandoned leaching pool was repaved. Figure 1.2.1 shows the former locations of LP-1 through LP-3 and a reduced copy of the Site survey showing the areas subject to this EC is shown in Appendix C.

The abandonment of former leaching pools LP-1 through LP-3 is a permanent EC and the integrity of the completed abandonment is inspected in accordance with the Monitoring Plan included in

the SMP. Inspection of this EC was conducted during the reporting period, as discussed in Section 3.1.2 herein.

A Soil Management Plan is included in Attachment 1 to the SMP and outlines the procedures required if residual contamination at the former locations of LP-1 through LP-3 is disturbed in the future. Soil management was not required during the reporting period as no activities resulting in disturbance of residual soil occurred.

2.1.2 Free-Phase Product Removal

Free-phase product removal and offsite disposal were implemented at the Site as an EC. Product removal materials were previously installed, if necessary, in affected wells (MW-1, MW-2, and/or MW-7) and were serviced in accordance with established operating and monitoring procedures. Monitoring of the affected wells was conducted until 2017, as discussed in detail in Section 3.2, at which time the NYSDEC confirmed that free-phase product monitoring and removal were no longer required as no free-phase product had been observed for a lengthy time. Free-phase product monitoring has been discontinued, as discussed in Section 3.2.

2.2 Institutional Control Component

ICs are required to: (1) implement, maintain, and monitor ECs; (2) prevent future exposure to residual contamination by controlling disturbances of the ECs; and (3) restrict the use of the Site to commercial and industrial uses only unless other uses are approved by the NYSDEC. Adherence to these ICs on the Site is required under the Environmental Easement and is implemented under the SMP. The Site has ICs in the form of Site restrictions. Restrictions that apply to the Site are:

- Vegetable gardens and farming on the Site are prohibited;
- Use of groundwater underlying the Site is prohibited without treatment rendering it safe for the intended use;
- All future activities on the Site that will disturb the ECs are prohibited unless conducted in a manner approved by the NYSDEC; and
- The Site may be used for commercial or industrial use only unless other usage is approved by the NYSDEC.

The Environmental Easement also requires compliance with ICs associated with site management. These ICs consist of the following:

- The ECs must be implemented as specified in the SMP;
- The ECs must be inspected and certified at a frequency and in a manner defined in the SMP;
- Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;

- Data and information pertinent to Site Management for the Site must be reported at the frequency and in a manner defined in the SMP;

- Onsite environmental monitoring devices, including but not limited to, groundwater monitor wells, must be protected and replaced as necessary to ensure continued functioning in the manner specified in the SMP.

The site restrictions were in place and no contraventions occurred during the reporting period. The monitoring procedures and requirements in the SMP were conducted as discussed in Section 3.0 below.

The Site use is commercial, which is consistent with the uses listed on the EC/IC Certification.

2.3 EC/IC Certification

The EC/IC Certification Form provided by the NYSDEC has been completed in accordance with the associated general certification instructions. The completed certification form is included in Appendix D.

SECTION 3.0
MONITORING PLAN COMPLIANCE

The Monitoring Plan for the Site includes measures for evaluating the performance and effectiveness of the ECs. Monitoring of the leaching pool abandonment EC is performed by inspection and by evaluating groundwater monitoring data. Monitoring of the free-phase product removal EC, when required, was performed by evaluating product measurements.

3.1 Compliance Inspections of Abandoned Leaching Pools LP-1 though LP-3

Abandoned leaching pools LP-1 through LP-3 are monitored by visual inspection to confirm that the surface seals remain undisturbed. The required inspection frequency is once every five quarters. In the event that a severe condition occurs, such as a flooding event that may affect the seals above LP-1 through LP-3 occurs at the Site, or if it is suspected that some condition has occurred that may affect the LP-1 through LP-3 seals, then an inspection will be performed promptly following this event/condition. Any indicated corrective measures will be promptly undertaken.

3.1.1 Summary of Compliance Inspection Monitoring Program

Compliance inspection procedures for abandoned leaching pools LP-1 through LP-3 are included on the Site-wide Inspection Forms for this Site. The former locations of LP-1 through LP-3 are to be visually inspected by a qualified environmental professional to confirm that the pavement above the seals (seals are at four to five feet below grade) remains intact and undisturbed and that there is no visual or other evidence of potential discharges to the abandoned structures.

If large holes or other significant damage occurs to the pavement above the leaching pool seals, then these damaged areas will be promptly repaired in kind and documented in the PRR. If more significant damage or failures are noted or if the potential for discharges to these abandoned structures are noted, then the NYSDEC will be promptly notified and appropriate corrective measures will be implemented commensurate with the nature of the damage or failure.

All compliance inspection monitoring activities were in general accordance with the SMP and were recorded on Site-wide Inspection Forms. The completed forms, which document annual inspections on November 20, 2023, December 3, 2024, and August 12, 2025, are included in Appendix F.

3.1.2 Compliance Inspection Monitoring Results

The pavement above the LP-1 through LP-3 seals remained intact and undisturbed between October 31, 2022 and October 31, 2025. There was no visual or other evidence of potential discharges to the abandoned structures. The pavement above the former locations of LP-1 through LP-3 was inspected annually during the reporting period and was noted to be in good condition and undisturbed during each inspection event. No severe conditions occurred during the reporting period.

3.1.3 Compliance Inspection Monitoring Deficiencies

No compliance inspection monitoring deficiencies were noted during this reporting period.

3.1.4 Compliance Inspection Monitoring Conclusions and Recommendations

The compliance inspection monitoring results for the reporting period indicate that the seals above the former LP-1 through LP-3 locations remained intact and undisturbed during the reporting period and there was no visual or other evidence of potential discharges to the abandoned structures. This EC remains intact and effective. There are no recommendations for any changes to the compliance monitoring inspection for this EC.

3.2 Monitoring/Removal of Free-Phase Product

Free-phase product monitoring and removal were previously conducted as an EC at the Site. Product removal materials were installed in affected wells (MW-1, MW-2, and/or MW-7) if necessary and were serviced in accordance with operating and monitoring procedures established in the SMP. As per the SMP, this EC was discontinued in 2017 following approval by the NYSDEC.

3.2.1 Summary of Free-phase Product Monitoring/Removal Program

The affected wells were previously monitored on a periodic basis, including measuring the depth to groundwater and depth to any free-phase product that may be present with an interface probe. If free-phase product was noted, its apparent thickness was calculated. When free-phase product was noted, removal was conducted in accordance with the SMP. Removed free-phase product was contained as described in the SMP and disposed offsite in accordance with applicable regulations.

As documented in the 2019 PRR, no measurable free-phase product had been noted in the previously-affected wells since 2005. Water table relative elevations for Site wells MW-1, MW-2, and MW-7 derived from each set of monitoring measurements were used to evaluate whether groundwater levels had lowered sufficiently to ascertain whether any product remained trapped below the water table surface. To confirm that residual free-phase product was no longer present at the Site, product monitoring continued at the Site until groundwater relative elevations declined to at least average levels and free-phase product remained absent. Product monitoring and removal may be discontinued when the criteria for completion are met, as described in the SMP, and after approval by the NYSDEC.

A complete list of components to be checked during each monitoring event is provided in the Site-Wide Inspection Checklist. If any readings are not within their typical range, any equipment is observed to be malfunctioning, or the product removal equipment is not performing within specifications, then prompt maintenance and repair of the affected wells and/or equipment, as per the Operation and Maintenance Plan is required to restore the product removal measures. Operational problems will be noted in the PRR.

3.2.2 Product Monitoring Results

Free-phase product monitoring activities were discontinued in 2017 during a prior reporting period with NYSDEC approval. Prior monitoring results were recorded on a product monitoring log., a copy of which is included in Appendix E. No free-phase product, sheen or odor were noted during the monitoring events conducted during the prior reporting period.

The most recent product monitoring event was conducted on May 25, 2017, with the results reported to the NYSDEC in August 17, 2017 correspondence. No product, sheen or odor were noted in any of the wells during this monitoring event and approval for the termination of product monitoring and abandonment of the Site wells was requested. The NYSDEC responded (December 11, 2017 correspondence) indicating that the Department could not approve abandonment of the monitoring wells at that time due to the need for a limited sampling event for emerging contaminants. (Note: sampling for emerging contaminants was conducted in April 2018 and was documented in the 2019 PRR.) We note that product monitoring was conducted at select wells (MW-1, MW-3, and MW-6) during the emerging contaminant sampling, with no indications of product noted. Continuation of product monitoring was not required and no further product monitoring has been performed.

During the 2022 and subsequent annual site inspections each of the Site's monitoring wells was accessed and observed to confirm its condition. As part of the inspections the depth to groundwater was measured with an interface probe in the wells previously impacted by product; the interface probe indicates depth to product if any is present. None of the wells showed any indications of the potential presence of product. No sheen, odor, or other potential product indicators were noted on the interface probe. We conclude that free-phase product continues to remain absent at this Site.

3.2.3 Product Monitoring Deficiencies

Product monitoring was discontinued in 2017 during a prior reporting period with NYSDEC approval after the final round of monitoring was conducted with no product detected. No product monitoring deficiencies were noted during this reporting period.

3.2.4 Product Monitoring Conclusions and Recommendations

The prior product monitoring results showed no free-phase product in any of the formerly-affected wells from 2005 through May 2017 (12 years), when product monitoring was terminated. No indications suggestive of free-phase product were noted in the Site's monitoring wells during the 2022 and subsequent annual inspections. Product monitoring has been discontinued and no changes are recommended.

3.3 Groundwater Monitoring System Components

Groundwater monitoring was previously performed to assess the performance of the remedy. Groundwater monitoring activities are outlined in the Monitoring Plan of the SMP and were continued, as determined by the NYSDEC, until permission to discontinue was granted in writing

by the NYSDEC. The network of monitoring wells was designed to monitor both upgradient and downgradient groundwater conditions at the Site and is shown on Figure 1.2.1.

Monitoring of this network since 2000 provided sufficient data to evaluate impacts to onsite groundwater quality from offsite sources and to evaluate improvements in onsite groundwater quality following the remedial activities conducted in 2000. Accordingly, the scope of the monitoring program was reduced to include monitoring of select wells (MW-1, MW-2, MW-3, MW-5 and MW-7) downgradient of the former onsite source areas, with monitoring conducted once every five quarters to allow for evaluation of groundwater conditions at different times during the year.

Groundwater monitoring conducted during a prior reporting period (June 10, 2011 through January 31, 2013) demonstrated that the only remaining Site-related impacts included several SVOCs at very low concentrations in two wells, a low concentration of lead in one well, and iron and manganese in two wells. Based on these results and previous results, it was determined that no significant Site-related groundwater impacts remained present and it was recommended that groundwater monitoring be terminated. The NYSDEC, in April 29, 2013 correspondence approving a prior PRR, agreed that groundwater sampling was no longer warranted and groundwater monitoring was discontinued.

In December 11, 2017 correspondence the NYSDEC indicated that the Department could not yet approve abandonment of the monitoring wells due to the need for a limited sampling event for emerging contaminants (PFAS and 1,4-dioxane). Sampling for emerging contaminants was performed in 2018 during a prior reporting period, as discussed below. No further groundwater monitoring has been required.

3.3.1 Summary of Groundwater Monitoring Program

Groundwater monitoring for the purposes noted in the SMP was not conducted during this reporting period as it is not presently required for this Site. Sampling for emerging contaminants was performed in 2018 and documented in a May 21, 2018 report and the December 2019 PRR.

1,4-dioxane was not detected in any of the wells sampled. Several PFAS compounds were detected in the sampled wells, with many of the detections at low estimated concentrations, some of which were B-qualified and may have resulted from lab or field contamination. PFOA and PFOS were detected in each of the sampled wells, with the maximum PFOA level at 24.3 ng/l in well MW-1 and the maximum PFOS level at 6.21 J ng/l in well MW-1. It was noted that the levels detected and their sum were below the USEPA lifetime health advisory for prolonged exposure of 70 ng/l.

PFAS detections were noted in the upgradient well (MW-6), the well in the former source area (MW-1), and the downgradient well (MW-3). There did not appear to be any clear relationship between the detection locations, the number of PFAS compounds detected at each location, the PFAS levels, and/or the location of the former source area. It was concluded that PFAs and 1,4-dioxane do not appear to be present at levels of concern, or to be associated with the former source area at this Site, or to be associated with the largely former groundwater impacts at this Site.

It was recommended that no further 1,4-dioxane or PFAS sampling be required for this Site and that that Site's monitoring wells be abandoned. The NYSDEC responded to this request in February 5, 2020 correspondence that approved the 2019 PRR. While no further sampling was required, the NYSDEC concluded that it was prudent to keep the monitoring wells installed in case further assessment of emerging contaminants is required in the future. In the 2022 PRR it was again recommended that the Site's monitoring wells be abandoned. The NYSDEC responded to this request in January 9, 2023 correspondence that accepted the 2022 PRR (copy in Appendix A) and indicated that it remained reluctant to approve this request to abandon the Site's monitoring wells.

3.3.2 Groundwater Flow Direction Results

Groundwater flow direction maps were developed from survey data and depth-to-groundwater information obtained during multiple groundwater monitoring events and Site-wide inspections between 1997 and 2016. The groundwater flow was determined to be consistently to the south-southeast. The groundwater flow direction was not determined during the reporting period as groundwater monitoring was not required.

3.3.3 Groundwater Monitoring Deficiencies

No groundwater monitoring deficiencies were noted during the reporting period.

3.3.4 Groundwater Monitoring Conclusions and Recommendations

Groundwater monitoring was conducted and reported to the NYSDEC, generally on an annual basis, from 2001 to 2013. As noted in previous reports, VOCs detected on the southwestern portion of the Site do not originate from the Site and, therefore, changes in VOC concentrations noted in previous reports do not reflect changes in Site groundwater quality related to the remediation of the Site leaching pools. SVOC concentrations in the Site wells during the most recent monitoring events were very low to non-detect and remained relatively unchanged when compared to previous sampling events; it was concluded that SVOCs do not present a significant concern in Site groundwater. Metals concentrations were noted to have declined in the majority of the Site wells. The remaining Site-related metals for which exceedances of NYSDEC Standards were observed included only iron and manganese in several wells, and a low concentration of lead in one well. Iron and manganese are often found at elevated concentrations in Long Island groundwater and their NYSDEC Standards are based on aesthetic considerations, and not health-related concerns. Sodium concentrations in the Site wells were not related to remediation of Site soil because this sodium originated from an offsite source and/or from winter road salt applications. Groundwater metals concentrations from the wells closest to the remediated leaching pools were noted to have decreased for those analytes associated with the leaching pools and were no longer changing significantly.

In the April 2013 PRR it was recommended that groundwater monitoring be discontinued at the Site. The NYSDEC, in April 29, 2013 correspondence approving this PRR, agreed that groundwater sampling was no longer warranted and groundwater monitoring was discontinued. None of the more recent observations included in this PRR suggest that there is any reason to conduct further groundwater monitoring.

In December 11, 2017 correspondence the NYSDEC required a limited sampling event for emerging contaminants, which was performed in 2018. 1,4-dioxane was not detected in any of the wells sampled and it was concluded that 1,4-dioxane does not present any concern at this Site.

PFOA and PFOS were detected in each of the sampled wells, although the levels detected and their sum were below the USEPA lifetime health advisory for prolonged exposure of 70 ng/l. There did not appear to be any clear relationship between the detection locations, the number of PFAS compounds detected at each location, the PFAS levels, and the location of the former source area. It was concluded that PFAS compounds do not appear to be present at levels of concern, or to be associated with the former source area at this Site, or to be associated with the largely former groundwater impacts at this Site.

It was recommended in 2019 and 2022 that no further 1,4-dioxane or PFAS sampling be required for this Site and that that Site's monitoring wells be abandoned. The NYSDEC has not required any further sampling but has not yet approved abandonment of the Site's monitoring wells.

3.4 Site-Wide Inspections

Site-wide inspections are to be performed on a regular schedule at a minimum of once every five quarters. Site-wide inspections are also performed after all severe weather conditions that may affect ECs or monitoring devices. Site-wide inspections were performed on three occasions during the reporting period (November 20, 2023, December 3, 2024, and August 12, 2025) to confirm conditions for this PRR. No severe events occurred during the reporting period that would have triggered a Site-wide inspection.

During the Site-wide inspections, the following were assessed:

- Compliance with all ICs, including Site usage;
- The condition and continued effectiveness of ECs;
- General Site conditions at the time of the inspection;
- That Site Management activities being conducted including, where appropriate, groundwater sampling and health and safety inspections;
- Compliance with schedules included in the Operation and Maintenance Plan; and
- That Site records are up to date.

Copies of the completed Site-wide inspection forms for the inspections completed during the monitoring period are included in Appendix F. These forms document that no out-of-compliance conditions were noted.

SECTION 4.0
OPERATION AND MAINTENANCE PLAN COMPLIANCE

The Site has operation and maintenance (O&M) requirements for the network of monitoring wells. The wells are to be operated and maintained in accordance with the Operation and Maintenance Plan in the SMP. The monitoring wells that remain onsite were checked during each inspection event to evaluate whether maintenance (redevelopment, repair, etc.) was necessary.

4.1 Summary of O&M Activities

The groundwater monitoring wells were checked during the site-wide inspections conducted during the reporting period. Inspection included conducting a visual assessment of the well casing, cap, and protective standpipe/manhole. During the inspections representative wells, including the wells formerly impacted by floating product, were gauged with an interface probe to confirm the presence of groundwater and the absence of product. No product was detected in any of the wells that were gauged.

No damage was noted for any of the Site's monitoring wells (with one exception) and no maintenance of the groundwater monitoring wells was necessary. Well MW-8, which is located adjoining an active truck roadway, could not be located during the Site-wide inspections and was not located during the three previous reporting periods. Because of its location this well is presumed to have been damaged by a snowplow. During two site visits conducted in December 2012 and January 2013 (as previously reported), the location of well MW-8 and the area around the well were surveyed with a metal detector and partially excavated and fully probed using hand tools to a minimum depth of one foot below grade. No evidence of a well was detected by the metal detector or noted during excavation and probing. We conclude that the upper portion of this well may have been removed by a snowplow and that the area has been filled by the surrounding soil. The former location of this well is in a lawn area that does not receive stormwater runoff from the building or the parking lot.

4.2 Evaluation of O&M Activities

The O&M activities conducted during the reporting period confirmed that the groundwater monitoring system could be operated as intended. Although well MW-8 could not be located and is assumed to be destroyed, as this well was on the upgradient side of the Site and was no longer actively monitored, it does not present a significant concern.

4.3 O&M Deficiencies

No significant O&M deficiencies that could affect the effectiveness of the remedy were noted during the reporting period.

4.4 O&M Conclusions and Recommendations

O&M activities for the groundwater monitoring network confirmed that the network has been maintained during the reporting period. As noted above, groundwater monitoring was discontinued prior to this reporting period with NYSDEC approval. However, approval to properly abandon the monitoring wells was not obtained. FPM continues to recommend that the Site's monitoring wells, which are no longer in use, be properly abandoned in accordance with the SMP and NYSDEC requirements.

SECTION 5.0
CONCLUSIONS AND RECOMMENDATIONS

5.1 Compliance with SMP

Assessment of the overall Site condition and compliance with the SMP during and shortly following the reporting period are summarized as follows:

- **EC and IC Compliance**

- The existing ECs for the Site currently include a cover system over former leaching pools LP-1 through LP-3. This EC is monitored during Site-wide inspections, three of which were conducted during the reporting period. The Site-wide inspections were conducted in general accordance with the guidelines in the SMP and documented that the cover system over former leaching pools LP-1 through LP-3 was in good condition, with no damage or changes noted. This EC is in compliance with the SMP;

- The ECs for the Site also included free-phase product monitoring (with removal, if needed) for three wells on an annual basis. Based on the absence of product between 2005 and the final product monitoring event (May 2017), it was concluded that free-phase product is no longer present at this Site. No product was observed in Site wells during the 2023, 2024, or 2025 site inspections. Product monitoring has been discontinued with NYSDEC concurrence and no changes are recommended;

- The SMP functions as an IC as it contains provisions for operating, monitoring and maintaining ECs. The ECs that continue to be required were maintained during the reporting period, as documented by the Site-wide inspections, and, therefore, were in general accordance with the IC requirements. Except for the prior loss of one upgradient monitoring well, all aspects of the Site are in general compliance with the SMP; and

- Groundwater monitoring, as detailed in the SMP, was not required or conducted during the reporting period. This change is in accordance with the NYSDEC's April 29, 2013 approval for discontinuing groundwater monitoring as the criteria for termination of monitoring had been met. Groundwater sampling was conducted for emerging contaminants during a prior reporting period and the results indicated that PFAS do not appear to be present at levels of concern, or to be associated with the former source area at this Site, or to be associated with the former groundwater impacts at this Site. It was also concluded that 1,4-dioxane does not present a concern at this Site.

5.2 Performance and Effectiveness of the Remedy

- The remedy was managed during the reporting period in general compliance with the SMP. The remedy has performed effectively to reduce groundwater impacts and eliminate exposure to residual soil contamination;

- The cover system above former leaching pools LP-1 through LP-3 was effective as it isolated residual materials remaining at the Site and reduced the potential for environmental impacts;

- The restrictions on Site use were also protective of human health and environment as inappropriate uses of the Site that might result in human contact with residual Site materials were prevented; and

- Free-phase product monitoring that was previously conducted documented the continued absence of any indications of free-phase product in the Site's monitoring wells. Free-phase product was not observed in the Site's monitoring wells during the site inspections conducted during this reporting period. The remedy is effective as free-phase product is no longer present at the Site.

5.3 Recommendations

Based on the current Site conditions, FPM recommends the following site management activities for the next reporting period:

- The site-wide inspections to confirm compliance with the ECs and ICs that remain necessary for this Site should be continued;

- Given the static conditions at this Site, the frequency of PRR preparation is recommended to be reduced from once every three years to once every five years. This change will reduce site management costs, thus conserving resources;

- Based on the absence of floating product since 2005, including the observations during this reporting period, which document the continued absence of any indications of product in the Site monitoring wells, it is concluded that free-phase product is no longer present onsite. Therefore, the remaining groundwater monitoring wells are no longer needed for product monitoring; and

- Termination of groundwater monitoring as required in the SMP was approved in 2013. Emerging contaminant sampling performed in 2018 demonstrated that PFAS and 1,4-dioxane do not present concerns for this Site. As the groundwater monitoring wells are no longer needed for monitoring purposes, we continue recommend that all the Site's monitoring wells be properly abandoned in accordance with the provisions in the SMP and NYSDEC requirements. Abandonment of the Site's monitoring wells will eliminate these potential pathways for migration of materials from the Site surface to groundwater, and will reduce future site management costs, thus conserving resources.

APPENDIX A

NYSDEC CORRESPONDENCE

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Region 1
SUNY @ Stony Brook, 50 Circle Road, Stony Brook, NY 11790
P: (631) 444-0240 | F: (631) 444-0248
www.dec.ny.gov

SENT VIA EMAIL ONLY

January 9, 2023

Mr. John O' Connor
Operations Manager
Kailyn Realty I, LLC, C/O Transaero Inc.
35 Melville Park Road
Melville, NY 11747
Email: oconnor@transaeroinc.com

Re: Site Management (SM) Periodic Review Report (PRR) Response Letter
I.W. Industries
Melville, Nassau County, Site No.: 152102

Mr. John O' Connor:

The NYSDEC has reviewed your Periodic Review Report (PRR) and IC/EC Certification for following period: October 31, 2019, to October 31, 2022.

The proposed recommendation to abandon the site monitoring wells has been reviewed by the Department. Due to the April 2018 detection of perfluorobutanoic acid (PFBA) at 917 nanograms per liter (ng/L) in MW-1 and detection of Perfluorooctanoic acid (PFOA) at 24.3 ng/L in MW-1 exceeding screening level of 10 ng/L, the Department is reluctant to approve the recommendation to abandon the monitoring wells at the site. The State is presently in the process of evaluating perfluorinated alkyl substances, which includes PFBA, to determine the appropriate course of action. At this time the Department believes it would be prudent to keep the monitoring wells installed.

The Department hereby accepts the PRR and associated Certification.

The frequency of Periodic Reviews for this site is 3 years, your next PRR is due on November 30, 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, please contact me at 631-444-0242 or e-mail: jahan.reza@dec.ny.gov

Sincerely,

Jahan Reza
Project Manager

ec: R. Mustico, Director, DER, BURA A
G. Desai, RHWRE, DER, Region 1
C. Bethoney, DOH Section Chief
R. Ockerby, DOH Project Manager
S. Davis, FMP-Consultant

NEW YORK STATE | Department of Environmental Conservation

KATHY HOCHUL
Governor
AMANDA LEFTON
Commissioner

9/23/2025

Mr. John O'Connor
Operations Manager
Kailyn Realty I, LLC CARE OF transaero inc.
35 Melville Park Road
Melville, NY 11747
OCONNOR@TRANSAEROINC.COM

Re: Reminder Notice: Site Management Periodic Review Report and IC/EC Certification Submittal
Site Name: I.W. Industries, Inc.
Site No.: 152102
Site Address: 35 Melville Park Road
Melville, NY 11747

Dear Mr. John O'Connor:

This letter serves as a reminder that sites in active Site Management (SM) require the submittal of a periodic progress report. This report, referred to as the Periodic Review Report (PRR), must document the implementation of, and compliance with, site-specific SM requirements. Section 6.3(b) of DER-10 *Technical Guidance for Site Investigation and Remediation* (available online at http://www.dec.ny.gov/regulations/67386.html) provides guidance regarding the information that must be included in the PRR. Further, if the site is comprised of multiple parcels, then you as the Certifying Party must arrange to submit one PRR for all parcels that comprise the site. The PRR must be received by the Department no later than **November 30, 2025**. Guidance on the content of a PRR is enclosed.

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

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

When you submit the PRR (by the due date above), include the enclosed forms documenting that all SM requirements are being met. The Institutional Controls (ICs) portion of the form (Box 6) must be signed by you or your designated representative. The Engineering Controls (ECs) portion of the form (Box 7) must be signed by a Qualified Environmental Professional (QEP). If you cannot certify that all SM requirements are being met, you must submit a Corrective Measures Work Plan that identifies the actions to be taken to restore compliance. The work plan must include a schedule to be approved by the Department. The Periodic Review process will not be considered complete until all necessary corrective measures are completed and all required controls are certified. Instructions for completing the certifications are enclosed.

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

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

Documents may be submitted to the project manager by contacting the project manager for a link to DEC's file transfer service.

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

You may contact Jahan Reza, the Project Manager, at 631-444-0242 or jahan.reza@dec.ny.gov with any questions or concerns about the site. Please notify the project manager before conducting inspections or field work. You may also write to the project manager at the following address:

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

Enclosures

PRR General Guidance
Certification Form Instructions
Certification Forms

ec: w/ enclosures

Kailyn Realty I, LLC - oconnor@transaeroinc.com

ec: w/ enclosures

Jahan Reza, Project Manager

Girish Desai, Hazardous Waste Remediation Supervisor, Region 1

FPM Group - Ms. Stephanie Davis - s.davis@fpm-group.com

Enclosure 1

Certification Instructions

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

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

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

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

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

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

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

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

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

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

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

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

Site Details **Box 1**

Site No. 152102

Site Name I.W. Industries, Inc.

Site Address: 35 Melville Park Road Zip Code: 11747
City/Town: Melville
County: Suffolk
Site Acreage: 6.000

Reporting Period: October 31, 2022 to October 31, 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? Commercial and 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. 152102 **Box 3**

Description of Institutional Controls

Parcel	Owner	Institutional Control
268-1-005	Kailyn Realty I, LLC	Landuse Restriction Ground Water Use Restriction Soil Management Plan Monitoring Plan Site Management Plan O&M Plan IC/EC Plan

March 30, 2000 Record of Decision:
- Site may be used for commercial or industrial use only.
- Use of groundwater underlying the Site is prohibited without treatment rendernig it safe for the intended use.
- All future activities on the Site that will disturb the ECs are prohibited unless conducted in a manner approved by the DEC.
- Vegetable gardens and farming on the Site are prohibited.
- Free-phase product monitoring shall occur and measureable product shall be removed.
- Certifications of Institutional and Engineering Controls shall be performed.

Box 4

Description of Engineering Controls

Parcel	Engineering Control
268-1-005	Cover System

March 30, 2000 Record of Decision:
Institutional Controls consisting of a deed notice and a deed restriction to prevent exposures to any residual contamination remaining after implementation of the remedy.

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. 152102

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

RESUMES OF ENVIRONMENTAL PROFESSIONALS

FPM group

An Olgoonik Company

Stephanie O. Davis, PG, RG, CPG

Engineering and Environmental Science

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

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

Personal Data

Education

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

Registration and Certifications

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

Employment History

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

Continuing Education

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

Detailed Experience

Site Investigations

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

solvents, a petroleum spill, petroleum tanks, and historic fill. Prepared the Remedial Investigation (RI) Work Plan, managed the RI field services and data evaluation, and prepared the RI Report; the RI received NYSDEC approval. Developed the Remedial Action Work Plan (RAWP), including identifying contamination for remediation, evaluating remedial alternatives and selecting the remedy for NYSDEC approval. Completed Citizen Participation (CP) and Community Air Monitoring Plan (CAMP) requirements.

- **Program Manager, Environmental Services for Senior Living Developer, Long Island, NY.** Performs environmental analyses and directs investigation and remedial activities for property acquisition and redevelopment for senior residential facilities. Services included Phase I ESAs, investigation and remediation cost estimation, Phase II investigations, Site Management Plans (SMP), and transaction and regulatory agency negotiations. Modifications for SMP and Periodic Review Reports (PRRs) were also prepared, and were approved by NYSDEC.
- **Project Director, Investigation and Remediation for Manufacturing Plant, Lindenhurst, NY.** Managed comprehensive investigation of a multi-parcel, multi-building manufacturing facility with over a century of operations. Completed Phase I ESA, asbestos and hazardous materials investigation, and Phase II investigation. Prepared a remedial and materials management plan as required by the NYSDEC and oversaw contaminated materials management during construction. Conducted removals of previously-abandoned tanks and obtained regulatory approvals. The facility was successfully redeveloped for mixed commercial and residential use.
- **Program Manager, Environmental Services for Major Transportation Business, Long Island, NY.** Responsible for managing all aspects of investigation and remediation for properties owned by or considered for acquisition by this client. Services typically include Phase I ESAs, Phase II investigations, developing and implementing remediation, and obtaining regulatory agency approvals. Investigations of soil, groundwater, soil vapor, indoor air, Class V injection wells, and tanks have been completed. Remediation has included contaminated soil removal, Class V injection well remediation, and sub-slab depressurization. The completed work has allowed the client to negotiate and complete transactions and maintain business operations.
- **Program Manager, Environmental Services for Commercial Real Estate Developer, Long Island, NY.** Managed all Phase I ESA, Phase II investigations, and remediation projects for a major commercial real estate developer. Projects included environmental services associated with purchase and redevelopment of office buildings, aerospace facilities, former research and development facilities, and large manufacturing plants. Remedial services have included RCRA closures, UIC closures, tank removals, and large excavations.
- **Program Manager, RI/FS, RAWP, and Remedial Services, Levittown, NY.** Managed all aspects of RI/FS for a Class 2 Inactive Hazardous Waste Disposal (Superfund) site involving chlorinated solvents. Responsibilities included RI/FS scope, budget and schedule development, RI/FS work plan, HASP, CAMP, and QAPP, coordination with client, tenants, and regulatory agencies, report review, remedial approach development, conceptual design, and cost estimation. Developed RAWP and negotiated the remedial scope with the NYSDEC. Remedial services included implementation of AS/SVE, SSDS, and site management.
- **Project Director, Investigation Services for Multi-Parcel Urban Redevelopment Project, Long Beach, NY.** Provided comprehensive oversight and management of investigations of a large beach-front parcel including Phase I ESA, Phase II investigation, remedial plan development, tank investigation, and negotiations, with regulators. Issue of concern included urban fill, soil vapor intrusion, historic tanks, and flooding.
- **Program Manager, Environmental Investigation and Remediation, Communication Facility, Long Island, NY.** Responsible for all aspects of investigation and remediation of a former communications facility during property acquisition and redevelopment for a medical facility use. Services included Phase I ESA, facility investigation scope, budget, staffing, and reporting, and remediation cost estimation. Environmental issues included obsolete communications and facility equipment, USTs, underground injection control systems, asbestos and other hazardous materials, and transaction and regulatory agency negotiations.
- **Project Manager, RCRA Facilities Investigation (RFI), Barksdale AFB, LA**. Responsible for all aspects of field program planning, solicitation and selection of subcontractors, mobilization and establishment of a field office, supervising multiple field crews, installation and sampling of monitoring wells, collection and soil samples, data tracking and management and preparation of an RFI report. The scope of work included characterization of the nature and extent of groundwater and soil contamination at thirteen Solid Waste Management Units (SWMUs),

performing a Base-wide evaluation of background contaminant concentrations, and developing a long-term monitoring (LTM) program for the Base.

- **Field Services Manager, UST Investigation, Plattsburgh AFB, NY, AFCEE**. Responsible for field crew training, coordination of sampling crews at multiple sites, sample labeling, handling, tracking, and shipping, field data management and remote field office management. The scope of work included collection of over 450 groundwater samples to characterize groundwater conditions in the vicinity of 150 USTs using a Geoprobe sampling rig, well points, and rapid turnaround-time analysis.
- **Program Manager, Environmental Investigations for Supermarket Developer, Long Island, NY**. Conducted site investigations, including soil vapor sampling, soil sampling and analysis, groundwater sampling and analysis, and geotechnical evaluation for numerous sites in Suffolk County, New York. The resulting data were utilized by a major supermarket company in the negotiations for the purchase of the properties and in the property remediation prior to development.
- **Project Manager, Site Investigation, Bronx, NY.** Managed field sampling and data analysis activities, including soil vapor analysis, soil sample analysis, and groundwater sampling and analysis at an active commercial bus terminal. Made recommendations for site remediation, including UST removal, soil excavation and disposal, and free-phase product extraction.
- **Project Manager, RCRA Facilities Investigation, City of Richmond, CA**. Prepared RFI work plan, incorporating existing geologic, chemical, and historical data, evaluating newly-acquired site data, and developing recommendations for further investigation and remedial action at a former municipal landfill.
- **Project Manager, Site Investigation, Bay Shore, NY**, **Manufacturing facility.** Managed onsite and offsite soil and groundwater sampling program. Compiled and evaluated data and prepared a comprehensive report of the investigation results for approval by the SCDHS and NYSDEC. Proposed remediation technologies for onsite soil contamination and onsite and offsite groundwater contamination.
- **Project Manager, Site Investigation for FAA, Newark Airport, NJ.** Managed and conducted a soil and groundwater sampling program adjacent to Runway 29. Analyzed chemical analytical data and developed recommendations.
- **Project Manager, Remedial Investigation, Richmond Refinery, CA.** Supervised and conducted drilling, soil sampling, cone penetrometer testing, and well installation at a refinery process water effluent treatment system and former municipal landfill.
- **Program Manager, Major New York Metro Automobile Dealer.** Managed all investigation and remedial activities for a major automobile retailer with multiple facilities. Sites included tanks, petroleum spills, underground injection control (UIC) systems, soil vapor intrusion issues, and hazardous waste management. Responsible for work scope and budget preparation, staffing and oversight, client and regulatory agency interactions, addressing insurance issues, reporting and certification, and project closeouts.
- **Program Manager, SWTP groundwater monitoring program, Town of East Hampton.** Managed groundwater monitoring and reporting for the Scavenger Waste Treatment Plant (SWTP). Responsibilities included oversight of well installation, purging and sampling the SWTP groundwater monitoring wells, and providing data to the Town for reporting purposes.
- **Program Manager, Site Assessments and Remediation for Transportation Hub Development, Suffolk County, NY.** Manages Phase I ESAs, Phase II investigations, and remediation required for client acquisition of multiple parcels for redevelopment. Coordinates and oversees each project, interfaces with counsel and regulatory agency representatives, and develops comprehensive cost estimates. Remediations has included contaminated soil removal, Class V injection well closures, and tank removals.
- **Expert Environmental Review Services, Nationwide Sites for Real Estate Developers.** Reviews environmental investigation and remediation reports for several major real estate developers, advises clients regarding environmental concerns for property acquisition and redevelopment, develops comprehensive cost estimates, coordinates with construction contractors, architects, regulators and attorneys regarding environmental concerns.
- **Expert Environmental Consulting Services, Multiple Sites, Town of Brookhaven, NY.** Performed site inspections, investigations, and remedial cost estimation in response to Town Attorney requests. Assisted with Town Code revision and litigation. Coordinated with Town personnel, outside counsel, regulatory agency representatives, and law enforcement officers regarding environmental concerns.
- **Program Manager, Large Agricultural Property, Jamesport, NY.** Responsible for investigation scoping, budget and schedule, remedial cost

estimates, staffing, and client interactions for evaluation of a large agricultural property for a property transaction.

Remediation

- **Program Manager, NYSDEC BCP site, NY.** In responsible charge of all investigation and remedial activities at a NYSDEC BCP site in New York City. Prepared the RI and Remedial Work Plan; coordinated with the owner, contractors, and NYSDEC; prepared for and conducted citizen participation activities; supervised all waste characterization, profile preparation, and waste management; developed the Final Engineering Report (FER) and Site Management Plan (SMP) for NYSDEC approval; and ensured that all remedial requirements were met such that the Certificate of Completion (COC) was issued. Continuing activities include coordination of the ongoing site management, communications with the NYSDEC and NYSDOH, and preparation of the Periodic Review Reports (PRRs).
- **Program Manager, Major Oil Storage Facility (MOSF) Closure, Glen Harbor, NY.** Responsibilities included coordination of the work scope with the NYSDEC and NCDOH, development of work plans for tanks, UIC, and petroleum spill closure, budget and schedule development, staffing and oversight, reporting and certification, and closeout of all environmental issues such that residential redevelopment could proceed.
- **Program Manager, Delineation and Remedial Services, NYS Spill Site, Amityville, NY.** Successfully managed all aspects of investigation remediation, and closure of a #6 fuel oil spill at a hospital site. Work included spill delineation, waste characterization, removal and proper disposal of about 4,000 tons of impacted soil and 6,000 gallons of petroleum, oversight, reporting, and regulatory agency negotiations.
- **Program Manager, Delineation and Remedial Services, NYS Spill Site, St. James, NY.** Responsible for client and agency coordination, budget, schedule, staffing, remedial design and reporting for a petroleum release at a service station property with offsite impacts.
- **Program Manager, RCRA Closure Site, Freeport, NY.** Successfully managed all aspects of RCRA Closure of a former printing facility, including scope, budget and schedule development, Closure Plan, NYSDEC interactions, QAPP, specifications for contractor services, remediation, and Closure Report.
- **Program Manager, Sub-slab Depressurization System (SSDS), Brooklyn, NY.** Managed all aspects of SSDS implementation, including delineation sampling, remedial design, budget and schedule, construction services testing, reporting, and O&M manual development for a former dry cleaner site in an active shopping center.
- **Program Manager, SSDS, Bronx, NY.** Responsible for all aspects of SSDS implementation for a former dry cleaner site in a mixed-use building, including delineation sampling, SSDS design, construction contractor services, testing, reporting, and O&M manual development.
- **Program Manager, Investigation and Remediation for Nassau County, NY Subdivision Approval.** Coordinated investigation and remediation of a former school facility for redevelopment with multi-family housing. Services included Phase I ESA, Phase II investigation, NCDOH Remedial Work Plan development and implementation, and Remedial Action Reports. Issues addressed included soil, USTs, UICs, transformer areas, and water supply well closure.
- **Project Manager, Soil Remediation of Metal Plating Facility, Hauppauge, NY.** Planned remedial project and managed contractor support for soil remediation. Project was completed and approved by SCDHS.
- **Program Manager, Investigation and Remediation of Former Agricultural Properties.** Responsible for all aspects of investigation and remedial plans required for redevelopment of former agricultural properties in Suffolk County, NY. Prepared Soil Management Plans (SMPs) and received regulatory agency approvals.
- **Remedial Design, AS/SVE projects**. Developed pilot test plans, evaluated test results, and prepared conceptual designs for several air sparge/soil vapor extraction (AS/SVE) systems to treat petroleum and/or chlorinated solvent VOCs. These systems were subsequently installed and operated. Provides ongoing review of system operations and remedial monitoring results.
- **Program Manager, Waste Soil Management, Brooklyn, NY.** In responsible charge of several task orders for waste characterization of a 90,000-cy construction soil stockpile at a municipal sewer facility. Responsibilities included development and implementation of Sampling and Analysis Plan (SAP), coordination of staffing, review of lab data, preparation of Field Sampling Summary Reports, coordination with disposal facilities, and preparation of waste profiles.
- **Program Manager, NYS Inactive Hazardous Waste Disposal (Superfund) site, Hicksville, NY.** Responsibilities included developing and implementing pre-demolition investigations,

developing and implementing remedial actions (source removal) in conjunction with retail redevelopment, conceptual design and installation of sub-slab depressurization systems (SSDSs), and maintaining the ongoing OM&M program.

- **Project Manager, Manufacturer Remediation, Patchogue, NY.** Designed and performed indoor underground storage tank abandonment program and leaching pool remediation plan, and managed contractor support for closure activities at a metal tape manufacturing facility. SCDHS provided oversight and approval.
- **Senior Hydrogeologist, Groundwater Containment System, Richmond, CA.** Contributed to the design of a groundwater containment and remediation system for a former municipal landfill, including subsurface groundwater barrier walls and extraction wells. Coordinated technical aspects of groundwater barrier wall construction, including routing, permitting, material selection, and field activities.
- **Project Manager, Soil Remediation, Carle Place, NY.** Designed remedial plan and supervised soil remediation activities at an active construction site involving excavation and disposal of 5,000 tons of PCB-, metal-, and petroleum-contaminated soil. NYSDEC oversaw and approved the completed remediation.
- **Project Manager, Multiple UIC Investigations and Closures, Suffolk and Nassau Counties, NY.** Responsible for investigation and remediation of contaminated cesspool and stormwater drain pool systems. Fully conversant with SCDHS SOP 9-95 and USEPA UIC regulations for investigation and cleanup of leaching pool systems, including Action Levels and Cleanup Standards, groundwater monitoring criteria, and remedial requirements.
- **Project Coordinator, UIC Closure, Hempstead, NY.** Coordinated and supervised all aspects of waste management for a UIC closure, including disposal facility review, waste sampling and classification, manifesting, project closeout, and taxation issues.

Hydrogeologic Evaluations

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

Landfills

- **Program Manager, Greenhouse Gas Monitoring Program, Town of Islip, NY**. Responsibilities include scope and budget management, staffing, client and USEPA coordination, reporting review, and troubleshooting.
- **Project Manager, Landfill Closure Investigations, Town of East Hampton, NY**. Prepared Closure Investigation work plans, including Hydrogeologic investigations, methane investigations, surface leachate investigations, and vector investigations. Prepared final Closure Investigation Reports, approved by the NYSDEC.
- **Project Manager, Landfill Monitoring Networks, Town of East Hampton, NY.** Supervised installation of groundwater and methane monitoring wells at the landfills, including hollow-stem auger and mud-rotary well installations, split-spoon soil sampling and boring log preparation, oversight and interpretation of wireline electric logging, and completion of initial baseline monitoring events.
- **Hydrogeologist, Landfill Groundwater Monitoring, NJ.** Performed groundwater sampling at a radio tower facility constructed on a landfill. Analyzed results and made recommendations.
- **Program Manager, Landfill MonitoringPprograms, Town of East Hampton, NY.** Supervises ongoing groundwater and methane monitoring programs, including field team coordination, communications with the Town, report scheduling, data review, and report review prior to distribution to the client and NYSDEC. Negotiated with NYSDEC for reduced monitoring frequencies based on historic monitoring results.
- **Senior Hydrogeologist, Landfill Plume Modeling, Town of East Hampton, NY.** Conducted groundwater flow modeling to evaluate the nature and extent of a landfill plume and its fate. Findings were presented at public meetings and were used to determine the configuration of the landfill's groundwater monitoring network.
- **Hydrogeologist, Septage Lagoon Superfund Site, Town of East Hampton, NY.** Conducted sampling of former septage lagoons at a landfill. Evaluated the resulting data and prepared a delisting petition for this NYSDEC Superfund site.
- **Hydrogeologist, Containment System Modeling, Richmond, CA.** Used FLOWPATH modeling program to predict groundwater flow directions and evaluate extraction well locations and pumping rates for a groundwater containment and remediation system at a former municipal landfill.
- **Program Manager, Landfill Gas Monitoring Program, Town of Islip, NY**. Manages monthly methane monitoring for all landfills, including onsite and offsite monitoring wells, methane collection systems, and flare systems. Data is recorded electronically and downloaded to computer for formatting prior to expedited delivery to Town.
- **Program Manager, Landfill Monitoring Reporting Program, Town of Smithtown, NY**. Supervised and reviewed quarterly and annual monitoring reports for all monitoring programs at the landfills for Town compliance with NYSDEC requirements, including tabulation and reporting of groundwater and methane monitoring data, solid waste and recycling collection data, yard waste composting operations, and landfill leachate collection and disposal data.
- **Program Manager, Landfill Remediation, Town of Huntington, NY.** An historic landfill was removed from parkland under the NYSDEC's ERP. Responsibilities included work scope development, schedule and budget management, staffing, client and regulatory agency coordination and reporting, and report review and certification.
- **Program Manager, Landfill Financial Assurance Reporting, Town of Smithtown, NY.** Prepares annual Financial Assurance Reports as per Town landfill closure requirements. Services include summarizing landfill closure and monitoring costs, calculating total costs over a 30-year period, evaluating available Town funds using Comptroller's financial reports, assessing available funds using NYSDEC-required procedures, and preparing annual reports.

Environmental Data Analysis

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

- **Data Evaluation, multiple projects**. Reviewed and evaluated numerous soil, groundwater, product, indoor/ambient air, and soil vapor chemical analytical datasets, including evaluation of batch and site-specific QA/QC samples, laboratory narratives, comparison to regulatory agency criteria, historic data, and background data.

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

Community Impacts

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

Expert Witness/Technical Services

- **Expert Witness/Technical Services, residential project, Glen Harbor, NY.** Provided expert witness and technical services regarding environmental conditions and remedial procedures for residential redevelopment of a former oil terminal, including

preparing and obtaining NYSDEC and NCDOH approval of remedial work plans, preparing remedial cost estimates and schedules, and providing testimony at a public hearing before the Town Board from which a change of zone was requested. The proposed change of zone, although subject to considerable public opposition, was approved, allowing redevelopment and associated remediation of the property to move forward.

- **Expert Witness/Technical Services, petroleum spill site, Westbury, NY.** Provided expert witness and technical services to a petroleum company defending NYSDEC cost recovery claims for a petroleum spill. The spill site involved two very large petroleum releases at gasoline stations adjoining the defendant's property. Services provided included evaluating tank tests, groundwater, soil and soil vapor chemical analytical data, petroleum fingerprint data, remediation activities and costs. Prepared numerous detailed timelines of activities, large displays of site information and subsurface conditions, and cost allocation calculations. Conducted a detailed subsurface investigation to evaluate stratigraphic conditions.
- **Expert Witness/Technical Services, petroleum spill site, Brooklyn, NY.** Provided expert witness and technical services to a petroleum company for investigation and remediation cost allocation for a petroleum spill. The spill site included two releases: an historic release related to the client's operations and a recent release related to a contractor's faulty spill bucket installation. Services provided included evaluating groundwater and soil chemical analytical data, assessment of free-phase product migration and removal, and a review of remediation activities. Prepared detailed timelines of plume growth and migration, displays of site information and subsurface conditions, and assessments of future remedial scopes and costs. Provided technical support and presentations during mediation.
- **Expert Technical Services, chlorinated solvent site, Far Rockaway, NY.** Provided expert witness services for federal court litigation, including Expert Reports, Affidavits, depositions, and counsel support. Oversaw supporting technical services, including conducting an RI and additional investigations and developing remedial approaches and cost estimates.
- **Expert Technical Services, solvent plume site, Nassau County, NY.** Provided technical support to a property owner subject to a USEPA investigation as the potential source of a large chlorinated solvent plume, including evaluation of a plume-wide RI/FS, detailed review of property historic information, multiple meetings with the USEPA, client and counsel, and identification of additional potential source areas.
- **Expert Technical Services, solvent plume site, Nassau County, NY.** Provided technical support to a property owner subject to litigation as a potential source of chlorinated solvent impacts to a public supply well, including evaluation of a plume-wide RI/FS and related investigation reports, detailed review of property historic information, meetings with the plaintiff, client and counsel, and identification of more likely chlorinated solvent sources.
- **Expert Technical Services, contaminated fill sites, Town of Brookhaven, NY.** Provided expert technical and witness services for several Town sites where illegal disposal of contaminated fill was suspected. Services provided included site inspections, preparation of investigation scopes and budgets, preparation of technical reports, Expert Reports, and Affidavits, participating in depositions and negotiations, and counsel support. Oversaw supporting technical services, including conducting investigations and developing remedial approaches and cost estimates.
- **Expert Technical Services, development site, Village of Larchmont, NY.** Assisted the Village in successfully opposing the construction of a very large superstore in the adjoining community, including evaluating previous environmental investigations, developing cost estimates and scopes of work for a full environmental site assessment, preparing scoping cost estimates for likely remediation scenarios, preparing technical documents in support of the Village's position, and making a presentation at a public hearing. The proposed project was subsequently withdrawn.
- **Expert Hydrogeologist Services, development site, Town of Carmel, NY.** Provided technical evaluation of a proposed water district. The proposed water district would impact existing residents due to limited available water supplies and likely impact on existing wells. The work included evaluation of aquifer pumping tests, determining impacts on nearby wells, assessment of likely increased water demand, preparation of supporting documents, and presentations at project hearings. The proposed project was subsequently conditionally approved by the NYSDEC with significant modifications to protect the water rights of existing residents.
- **Expert Technical Services, development site, Village of Laurel Hollow, NY.** Provided technical evaluations of potential impacts from a proposed development site, including soil and drainage conditions, loss of protected vegetation, and slope issues.

- **Expert Technical Services, development site, Village of North Haven, NY**. Provided technical evaluations of a proposed development site, including soil and drainage conditions, geomorphic features, and slope issues.
- **Expert Technical Services, road construction projects, Westchester County, NY.** Provided technical services to assess impacts from proposed road construction projects on the Kensico Reservoir and other New York City water supply system facilities. This work included evaluating stormwater pollutant loading calculations, assessing impacts to wetlands, promoting application of more accurate stormwater runoff calculation methods, assessing proposed stormwater management techniques, presenting at public meetings, preparing technical statements for submittal to regulatory agencies, and participating in the NYSDOT SWPPP Guidance committee.
- **Expert Witness Affidavits, multiple projects**. Prepared affidavits regarding environmental conditions at client properties in support of pending legal actions, including landfill issues, wetlands and navigable waterway issues, and petroleum spills.

PFAS Experience

- **Project Director, RI/FS, NYSDEC BCP Site, Far Rockaway, NY.** Prepared RI Work Plan, directed RI implementation, and prepared RI Report that included PFAS sampling, analysis, and evaluation for soil and groundwater.
- **PFAS Sampling, Analysis and Data Interpretation Training.** Developed and implemented an in-house training seminar for FPM field personnel. Continues to provide in-house consulting for PFAS sampling, analysis, and data interpretation. Prepared training seminar update for January 2019 updated NYSDEC PFAS guidance.
- **Technical Assistance, PFAS Remediation, Stewart ANG Base, NY.** Provided technical assistance for development and operation of a wastewater pre-treatment system for aircraft parking and maintenance area runoff. This system successfully treats the wastewater to meet POTW pre-treatment requirements.
- **Project Director, Site Management Sampling Programs, Multiple NYSDEC Sites.** Provides oversight and management of several Site Management sampling programs for which PFAS sampling has been required. Responsible for amending Site Management Plans, data acquisition and interpretation, reporting, and negotiations with NYSDEC.
- **Project Director, RI/FS NYSDEC Superfund Site, East Hampton, NY.** Prepared RI Scope of Work, developed likely remedial scenarios, and prepared cost estimates for area-wide PFAS investigation of a regional airport with multiple Areas of Concern (AOCs), known groundwater contamination, and onsite and offsite water supply wells. Provided litigation support.

Health and Safety

- **Health and safety monitoring, multiple sites**. Implemented HASP monitoring at investigation and remediation sites during intrusive activities, including calibration and operation of photoionization detector (PID) and flame ionization detector (FID) for organic vapors, combustible gas indicator (CGI) for methane, dust meter for particulates, and noise monitor. Compared results to applicable action levels and implemented protective measures as necessary.
- **CAMP monitoring, multiple sites**. Performed community monitoring, including monitoring for noise, particulates (dust), and organic vapors. Recorded observations and compared to applicable action levels. Calibrated and operated noise meters, particulate monitors, and PID/FID. Prepared CAMP monitoring reports and presented results to regulatory agencies and the public.
- **Radiation screening, multiple sites**. Performed screening for radiation at select sites, including operating Geiger counter in different radiation modes and obtaining background readings.

Miscellaneous Projects

- **Phase I Environmental Site Assessments (ESAs)**. Performed numerous Phase I ESAs for industrial, commercial, and residential sites in the metropolitan New York area. Presently supervises the Phase I ESA program, including budgets, staffing, quality control and report preparation.
- **Environmental Trainer.** Conducted aquifer pumping and soil vapor extraction test training. Instructed classes for site investigation methods, aquifer pumping test analysis, soil classifications, and risk assessment.
- **Project Management**. Performs a wide range of project management functions, including development and management of project budgets and schedules, coordination of field and office staffing, document preparation, review, editing, and interaction with clients, regulatory, legal, real estate, consultant, and compliance personnel.

- **Field Mapping Studies**. Organized, supervised, and conducted field mapping studies in Alaska.
- **Downhole Logging**. Directed petroleum well site geophysical logging operations and interpreted geophysical well logs.
- **Geophysical Data Interpretation**. Processed and interpreted seismic reflection data and constructed seismic velocity models.
- **Regulatory Evaluations**. Assisted and reviewed regulator's revision of proposed risk assessment-based UST cleanup guidelines. Reviewed proposed USEPA NPDES permits for remediation effluent.
- **Geologic Mapping**. Constructed and interpreted structural and stratigraphic cross sections, and structure contour, fault surface, isochore, and isopach maps.

Regulatory Compliance

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

Representative DOD Projects

- **Barksdale RFI, Barksdale AFB, LA, $520K-**Lead Geologist for RFI for multiple Base-wide sites at Barksdale AFB, including landfills, petroleum spills, fire training areas, sewage treatment plans, and chemical spills. Managed field crews and sampling of soil, groundwater, and waste, performed sample and waste management, and coordinated with Base representatives. Prepared RFI Report, including analytical data reports, CS, and recommendations.
- **Barksdale LTM Program, Barksdale AFB, LA, $1.7M-**Lead Geologist for Base-wide Barksdale LTM Program for groundwater, including landfills, petroleum and chemical spills, fire training areas, and sewage treatment plants. Supervised field crews, managed samples and waste, prepared LTM Reports and made optimization recommendations.
- **Field Team Leader, Site Characterization, Plattsburgh AFB, NY.** SC investigation of fuel oil USTs and petroleum spills at Base housing, officers' quarters, and support building prior to redevelopment. Working for AFCEE, developed and conducted an SC for over 200 USTs, including soil and groundwater sampling to identify petroleum contamination. Supervised several field crews in an accelerated sampling program to complete the SC prior to winter conditions. Prepared SC Report submitted to and approved by the NYSDEC.

MGP Site Experience

- **Field Sampling Services. Soil Investigation, Brooklyn Union Greenpoint MGP site.** Conducted soil sampling and screening activities during tank removal activities at this former MGP facility. Tasks included visual observations, screening with a calibrated PID, soil sampling, interfacing with the client, subcontractors and NYSDEC personnel, and report preparation.
- **Program Manager. Soil Vapor Intrusion Investigation and Mitigation, Brooklyn MGP site.** Developed and implemented a soil vapor intrusion (SVI) investigation following the discovery of chlorinated solvents in soil vapor beneath a shopping center constructed on an MGP site. Managed all scheduling, budget and contract issues. Reviewed results and developed an SVI mitigation plan to address the chlorinated solvent vapors. Oversaw design and installation of an SSDS to address SVI. Work was completed on time and within budget.

  Field Team Supervisor. Soil Remediation, Brooklyn Union Coney Island MGP site. Coordinated all field activities associated with segregation and removal of lead-paint impacted soil from MGP waste at this NYSDEC-listed MGP site. Conducted pre-excavation waste characterization, implemented HASP, oversaw subcontractor and FPM staff, coordinated with client and NYSDEC, managed waste manifesting, CAMP, and reporting.

FPM group

An Olgoonik Company

Ben T. Cancemi, PG, CPG

Engineering and Environmental Science

Mr. Cancemi has diversified experience in geology and hydrogeology. His professional experience includes groundwater and soil investigations, design and management of soil remediation projects, installation and maintenance of groundwater containment and remediation systems, aquifer testing and interpretation, geotechnical studies, evaluation of site compliance with environmental regulations and environmental permitting.

Functional Role	Title	Years of Experience
Senior Hydrogeologist	Vice President Department Manager - Hydrogeology	27

Personal Data

Education

M.S./2001/Hydrogeology/SUNY Stony Brook
B.S./1995/Geology/SUNY Stony Brook

Registration and Certifications

New York State Professional Geologist, #000658-1
Certified Professional Geologist – American Institute of Professional Geologists
NYC Office of Environmental Remediation – Gold Certified Professional
OSHA 40-hour HAZWOPER and Current 8-hour Health and Safety Training and Current Annual Physical
OSHA 8-hour HAZWOPER Supervisor
OSHA 10-hour Construction Safety and Health
OSHA Permit-Required Confined Space Training
Long Island Geologists
National Groundwater Association

Employment History

2001-Present	FPM Group
1998-2001	Burns & McDonnell Engineering Company
1997-1998	Groundwater and Environmental Services
1996-1997	Advanced Cleanup Technologies

Detailed Experience

Hydrogeologic Evaluations

- **Project Manager, Lower Manhattan, NY. NYCT.** Coordinated and performed constant head hydraulic conductivity (packer) testing in boreholes located in fractured bedrock in lower Manhattan, NY to evaluate fracture connectivity with the nearby Hudson and East Rivers and determine hydraulic conductivity and related parameters such that water management procedures could be implemented for redevelopment of the New South Ferry Subway Station.
- **Project Manager, Manhattan, NY. NYCT** Coordinated and performed a hydrogeologic investigation, including utility clearing, soil borings, rock coring, packer testing, aquifer pumping testing, data collection, and interpretation, to evaluate subsurface conditions and determine geologic parameters for a proposed subway extension of the NYC Transit No.7 Subway Line.
- **Project Manager, Various Sites Long Island, NYC, and Westchester County, NY** Performed aquifer pumping and slug tests and evaluated hydrologic properties using the computer program AQTESOLV.

Site Investigations

- **Program Manager** for ongoing investigation and remedial projects at several New York State Inactive Hazardous Waste Disposal sites, Voluntary Cleanup Program (VCP) sites, and NYC OER e-designated sites. Investigations have included site characterization, Remedial Investigations/Feasibility Studies (RI/FS), and Resource Conservation and Recovery Act (RCRA) facility investigations and closures. Remedial services have included contaminated soil removal; design, installation, and operation of air sparge/soil vapor extraction (AS/SVE) systems and sub-slab depressurization systems (SSDS), capping, and other remedial services.
- **Program Manager NYSDEC BCP Site, Brooklyn, NY** Coordinated and performed an investigation, implemented remedial measures and regulatory reporting at a former dry-cleaning facility in Brooklyn, NY, including soil, groundwater and soil vapor sampling to assess onsite chlorinated solvent impacts. Remedial actions included conducting pilot testing for installation of a sub-slab depressurization system (SSDS), coordinating the installation of vapor barrier and SSDS. Prepared a Final Engineering Report documenting remedial activities and a Site Management Plan for continued site monitoring. Site monitoring is currently being performed and includes SSDS operation and maintenance (O & M), annual air monitoring and periodic reporting.

- **Program Manager NYSDEC Inactive Hazardous Waste Site, Garden City, NY** Coordinated and performed an investigation, implemented remedial measures and regulatory reporting for a former printing facility in Garden City, NY, including soil, groundwater and soil vapor sampling to assess onsite chlorinated solvent impacts. Remedial actions included pilot testing and installation of an air sparge/soil vapor extraction (AS/SVE) system and SSDS, coordinating the installation of an SSDS, removal of contaminated soils from two areas and removal of impacted sediments from twelve leaching structures. Prepared a Final Engineering Report documenting remedial activities. Site monitoring included AS/SVE O & M, and periodic reporting. The AS/SVE has completed remediation and SVI testing has been performed to ensure remediation is complete. Prepared work plan to evaluate potential emerging contaminates including PFAS compounds. Sampling and subsequent analysis and reporting was performed.
- **Program Manager, NYC Redevelopment Site, Queens NY.** Program Manager for environmental activities at a NYC Voluntary Cleanup Program Site. Environmental activities included preparation of a Phase I report, completion of a remedial investigation, preparation of associated work plans, implementation of a community air monitoring program for site activities, excavation and disposal of impacted soils, management and disposal of clean soils, and regulatory reporting.
- **Project Manager Remedial Investigation NYSDEC BCP Site, Queens, NY** Coordinated and performed an investigation at a vacant commercial property Far Rockaway, NY, including soil, groundwater and soil vapor sampling to assess onsite chlorinated solvent impacts from an adjoining offsite source. Prepared Remedial Work Plan and Report and provided monthly updates.
- **Project Manager, Site Investigation, Former Aerospace Facilities, Long Island, NY** Coordinated and performed soil and groundwater sampling and soil vapor studies at several aerospace manufacturing facilities on Long Island, NY. Assessments included an evaluation of past manufacturing and facility operations, storage and use of solvents, petroleum and manufacturing-derived wastes, and impacts to soils, soil vapor, and groundwater. Areas of concern were identified for further evaluation and/or corrective action.
- **Project Manager, Municipal Landfill Monitoring, Town of East Hampton, NY** Coordinated and performed long term groundwater monitoring at two closed Town of East Hampton, NY municipal landfills, including the sampling a multi-depth monitoring well network, analysis and interpretation of analytical and hydrogeologic data, and regulatory reporting in accordance with NYSDEC Part 363 (formerly Part 360) requirements.
- **Project Manager, Site Investigation, Former agricultural facilities, Long Island, NY** Coordinated and performed soil and groundwater investigations at various agricultural and horticultural properties to evaluate impacts of past herbicide and pesticide usage on the underlying soil and groundwater.
- **Program Manager, Municipal Landfill Gas Monitoring, Town of East Hampton, NY** Managed and performed routine methane monitoring at two Town of East Hampton landfills for compliance with NYSDEC requirements and to evaluate potential offsite migration to the surrounding community. Monitored indoor air with a flame ionization detector (FID) to evaluate impacts to buildings.
- **Hydrogeologist, Groundwater Modeling, Town of East Hampton, NY** Assisted with groundwater flow modeling for the Springs-Fireplace Road Landfill to evaluate the nature and extent of the landfill plume, its likely downgradient extent, and its fate.
- **Program Manager, Petroleum Release Sites, Various NYC, Long Island and Westchester County** Coordinated and performed onsite and offsite monitoring at petroleum release sites on Long Island, the New York metropolitan area, and in Westchester County in accordance with NYSDEC Spill program requirements. The monitoring programs generally included sampling multi-depth monitoring well networks utilizing low-flow sampling techniques, analysis/interpretation of analytical and hydrogeologic data, and regulatory reporting.
- **Project Manager, Site Investigation, Logan International Airport, Boston, MA.** Coordinated a soil and groundwater sampling program to evaluate environmental conditions at Terminal A, Logan International Airport, East Boston, Massachusetts. The program included an assessment of the current fuel hydrant system and other locations of potential environmental concern using non-destructive air vacuum

extraction-clearing techniques combined with direct-push sampling.

- **Project Manager, Site Investigation, Pyrotechnics Facility, Suffolk County, NY.** Managed and performed a soil and groundwater investigation, a remedial soil excavation, and groundwater monitoring at a pyrotechnics manufacturing facility in Suffolk County, NY. The work was performed under the direction of the Suffolk County Department of Health Services (SCDHS) to investigate and remediate contamination from historic use of perchlorate-containing materials at the facility.
- **Project Manager, Site Investigation, Automobile Franchise, Westchester County, NY.** Coordinated and performed soil, groundwater and soil vapor investigations at several automobile dealerships in Westchester County, NY to evaluate potential impacts from petroleum and chemical solvent storage and usage and onsite waste water disposal systems.
- **Project Manager, Site, Investigation, Former Mercury Thermometer Manufacturing Facility, Queens, NY.** Coordinated and performed soil and soil vapor intrusion study at a former mercury thermometer manufacturing facility situated in a mixed industrial and residential area. Assessments included an evaluation of past manufacturing and facility operations, storage and use of mercury, manufacturing-derived wastes, and impacts to soils and soil vapor Areas of concern were identified for further evaluation and remedial action.

Phase I Environmental Site Assessments

- **Project Manager, Various Northeastern and Mid-Atlantic States.** Performed numerous Phase I Environmental Site Assessments (ESAs) for commercial and industrial properties throughout the Northeastern and Mid-Atlantic States for various clients including trucking companies, major airlines, telecommunication companies, chemical/ petroleum storage facilities, aerospace manufacturing facilities, machine shops, retail shopping centers, auto dealerships and service stations.

Remediation

- **Project Manager, Remediation, Former Landfill, Suffolk County, NY.** Managed remedial activities at a NY State Environmental Restoration Program (ERP) Site situated at a former hospital landfill in Northport, NY. Responsibilities contractor management and oversight, soil disposal management, confirmatory testing, data review, and preparation of remedial work plan and final engineering report for remedial activities.
- **Project Manager, Remediation - AS/SVE, Various Sites, NYC and Long Island.** Performed pilot testing, design, installation and procurement of numerous multi-depth soil vapor extraction (SVE) and air sparge (AS) remediation systems on Long Island and in the NYC metropolitan area to remediate chlorinated solvents and petroleum. Conducted remediation system operation and maintenance, and evaluations of system performance.
- **Project Manager, Remediation – UIC Structures, Nassau and Suffolk County, NY.** Performed numerous storm water and sanitary leaching structure (UIC) cleanouts utilizing excavation and/or vacuum assisted equipment to remove contaminated sediments and liquids. Conducted waste characterization and profiling, pipe camera surveys, and structure locating utilizing water-soluble dyes and electronic locating equipment.
- **Project Manager, Remediation Sub-Slab Depressurization Systems, NYC, Nassau and Suffolk Counties, NY.** Conceptually designed and oversaw the installation of a sub- slab depressurization system (SSDS) at several commercial properties in the NYC and Long Island to mitigate chlorinated solvent impacts. SSDS monitoring was conducted to ensure proper operation and emissions compliance of with NYSDEC air discharge guidelines.
- **Project Manager, Remediation System O & M, NYC and Long Island.** Operated and maintained remediation systems, including SVE, groundwater pump and treat, AS, dual-phase extraction, SSDS and free-phase petroleum recovery systems.
- **Project Manager, Remediation. White Plains, NY.** Managed and coordinated a petroleum spill investigation to evaluate the nature and extent of a fuel oil release at an office building in White Plains, NY. The investigation included excavation and removal of a 5,000-gallon UST situated over 20 feet below grade, tightness testing of the UST and associated piping, a soil and groundwater investigation, free product recovery utilizing vacuum-enhanced fluid recovery techniques, and coordination and reporting to the NYSDEC and Westchester County Department of Health.

FPM group

An Olgoonik Company

Ben T. Cancemi, PG, CPG

Engineering and Environmental Science

Health and Safety

- **HASP and CAMP Plan Preparation, Various Sites.** Prepared community air monitoring and health and safety plans for several NYSDEC inactive hazardous waste, brownfield cleanup program, volunteer cleanup program, petroleum spill, and NYC e-designation program sites
- **HASP Monitoring, Various Sites.** Performed health and safety monitoring at investigation and remediation sites during intrusive activities. Calibrated and operated photoionization detectors (PID) and flame-ionization detectors (FID) for organic vapors and combustible gas indicators (CGI) for methane. Compared results to applicable action levels and took preventative/protective measures as necessary.
- **CAMP Monitoring, Various Sites.** Performed community monitoring, including monitoring for noise, particulates (dust), and organic vapors. Recorded observations and compared to applicable action levels. Calibrated and operated noise meters, particulate monitors, and PID/FID.
- **Radiation Screening, Various Sites.** Performed screening for radiation at select sites. Operated Geiger counter in different radiation modes and obtained and evaluated background readings.
- **Mercury Screening.** Performed screening of mercury vapor for several projects. Operated and experienced with Jerome and Lumex Mercury Vapor Analyzers.

Expert Witness/Technical Services

- **Expert Witness Services, Glen Cove Waterfront Redevelopment.** Provided expert witness services regarding environmental conditions and remedial procedures for redevelopment of a former industrial and commercial area in Glen Cove, NY.
- **Technical Services, multiple sites, Town of Brookhaven.** Provided technical services regarding environmental conditions at various commercial and residential sites within the municipality to evaluate potential compliance issues with Town code. Services included coordinating subsurface investigations, sampling of various media, methane surveys, tidal surveys, technical oversight of investigation activities.
- **Technical Services, multiple sites, Town of Huntington.** Provide technical review of environmental investigations and soil management plans prepared for proposed development for the Planning Division to asses if the proposed development has been properly evaluated in accordance with Town requirements.

PFAS Experience

- **Project Manager, Multiple NYSDEC and NYC VCP Sites**. Provides oversight and management of several Site Management and Investigations regulatory sampling programs for which PFAS sampling has been required. Responsible for, data acquisition and interpretation, reporting, and negotiations with NYSDEC.
- **Project Manager, Legal Support Services.** Provide support to counsel for providing consulting services regarding PFAS contamination at a municipal airport. Services include review and assessment of analytical data, technical support and preparation of anticipated future investigative and remedial costs.

MGP Site Experience

- **Field Team Leader, Property Transfer of MGP sites**. Conducted soil and groundwater sampling at several Nicor MGP sites in Illinois prior to property transfer to Con Edison. Coordinated sampling crews, oversaw sampling and sample management, and implemented HASP monitoring.
- **Project Manager, Geophysical Investigation at Brooklyn Union Greenpoint MGP site.** Developed and implemented a geophysical investigation at an MGP site that was subject to differential settlement. Coordinated with client and subcontractors, oversaw survey activities, implemented HASP, interpreted results, and prepared a report to document the completed work.

Other

- **Proposal Development.** Prepare and provide detailed work scopes and cost estimates for Phase II investigations, remedial investigations, SVI Investigations, remedial system and SSDS installations, contaminated soil removal, and continued site monitoring for project planning and legal support.
- **Project Manager, RCRA Closure, Nassau County, NY** Coordinated RCRA closure activities and performed confirmatory sampling at a former package manufacturing and printing facility in Nassau County, NY. Project duties included preparation of a closure work plan, contractor procurement, a subsurface site investigation, rinseate sampling, and regulatory agency reporting and coordination, and preparation of a closure report.

- **Project Manager, Former Landfill, Suffolk County, NY.** Prepared a remedial design (RD) work plan for a former hospital landfill on Long Island. The RD work plan included a summary of past investigations, a materials management plan for the excavation and disposal of contaminated soils and debris, a post-excavation sampling plan, a site restoration plan, community air monitoring plan (CAMP), health and safety plan (HASP) and a quality assurance and quality control (QA/QC) plan.
- **Project Manager, Air Monitoring, Nassau County, NY.** Managed and performed monthly soil gas sampling and quarterly indoor air quality sampling at an elementary school in southwestern Nassau County, NY. The monitoring and associated NYSDEC reporting were performed to ensure that a gasoline groundwater plume migrating through the school property was not impacting indoor air at the school.
- **Project Manager, Environmental Compliance, Multiple Sites.** Performed compliance inspections to assess issues of potential environmental concern at manufacturing, aviation, trucking, retail, and not-for-profit facilities.

FPM group

An Olgoonik Company

Robert J. Ferguson, PG, CPG

Engineering and Environmental Science

Robert Ferguson, PG, CPG is a veteran environmental scientist with over 29 years of experience in environmental consulting. His expertise includes environmental compliance, site assessment, remediation, and project management, with a strong focus on regulatory frameworks across New York State and the greater New York City region.

Robert has led multidisciplinary teams of over 50 personnel for both environmental and geothermal operations. His management roles have included staff hiring and development, operational oversight, and ensuring regulatory and financial performance standards are consistently met. He has managed high-level contracts with public and private sector clients and is experienced in facility permitting, hazardous waste operations, and preparation of environmental plans and assessments. Known for his strategic approach and hands-on leadership, Robert brings both technical depth and managerial insight to every project.

Functional Role	Title	Years of Experience
Senior Hydrogeologist	Project Manager	29

Personal Data

Education

B.S./1995/Geology/SUNY Stony Brook

Registration and Certifications

New York State Professional Geologist #000392
Alaska Certified Professional Geologist #236327
Certified Professional Geologist – American Institute of Professional Geologists #11779
OSHA 40-hour HAZWOPER and Current 8-hour Health and Safety Training and Current Annual Physical
OSHA 10-hour Construction Safety and Health
OSHA Permit-Required Confined Space Training
NYS Class A/B PBS Operator
Blood-Borne Pathogens training
FEMA ICS – Level 300
NYS Council of Professional Geologists
Long Island Association of Professional Geologists

Employment History

2025-Present	FPM Group, Ltd.
2012-2025	Miller Environmental Group
2003-2012	Fenley & Nicol Environmental
2002-2003	Groundwater and Environmental Services
2001	Epoch Well Logging, Inc
1998-2000	Burns & McDonnell WCI
1997-1998	Groundwater and Environmental Services
1995-1997	Soil Mechanics Environmental Services

Detailed Experience

Site Investigations

- **Program Manager for Phase I Environmental Site Assessments (ESAs)** Conducted and/or managed more than 200 Phase I ESAs for a wide range of commercial, industrial, and undeveloped properties. These assessments included historical research, site reconnaissance, regulatory file reviews, and identification of Recognized Environmental Conditions (RECs) in accordance with ASTM standards. Responsibilities have also included development and review of technical reports, coordination with regulatory agencies, and ensuring report compliance with applicable environmental regulations. As a manager, provided oversight and mentorship to junior staff to build technical competencies, ensure consistent quality, and support accurate assessments.
- **Project Manager for Phase II Investigations** Developed and executed work scopes for numerous Phase II investigations involving soil, groundwater, and/or vapor sampling.. Well-versed in screening and sampling techniques, laboratory testing, data evaluation, and applicable regulatory criteria. Responsibilities included contractor management, data assessment, evaluation of potential remedial measures, cost estimation, preparation and review of technical reports, and coordination with regulatory agencies to ensure compliance with applicable environmental regulations.
- **Phase II Investigation, Former Auto Repair Property, New Rochelle, NY** Developed and implemented a scope of work to assess RECs identified during a Phase I ESA. Activities included a geophysical survey to identify a former underground storage tank (UST), soil sampling at the UST area, and sub-slab vapor sampling. When chlorinated solvents were identified beneath the slab additional soil and groundwater sampling were conducted to evaluate whether significant solvent impacts were present. Evaluated the resulting data and confirmed that the impacts were minimal and remediation was not indicated. Recommended mitigation for potential soil vapor intrusion for the new building to be constructed on the site.

Remediation

- **Former Manufacturing Facility, Brentwood, NY**
  In responsible charge of remediation of multiple Class V underground injection control (UIC) systems at a former manufacturing facility. Tasks included UIC sampling following Suffolk County Department of Health Services (SCDHS) protocols to evaluate the need for remediation, data assessment, reporting to the SCDHS, remedial work plan preparation, waste classification, contractor coordination, oversight of the remedial process, post-remediation data assessment, and report preparation. The SCDHS approved the completed work, enabling a property transaction and redevelopment to proceed.

Site Management

- **Site Management** In responsible charge of multiple activities for compliance with site management requirements at NYSDEC sites. Conducts site-wide inspections, prepares inspection reports and photologs, conducts groundwater monitoring, monitors sub-slab depressurization systems for emissions and performance, and prepares Periodic Review Reports (PRRs) for submittal to the NYSDEC and NYSDOH.
- **Cardwell Condenser NYSDEC Site #152035** Manages groundwater monitoring, annual site-wide inspections, and PRR preparation for this NYSDEC Inactive Hazardous Waste Disposal Site impacted by chlorinated solvents. Coordinates with the Site owner for onsite services and ensures that all activities are compliant with the NYSDEC-approved Site Management Plan (SMP).
- **IWI Industries NYSDEC Site #152102** Manages ongoing site-wide inspections and PRR preparation for this NYSDEC Inactive Hazardous Waste Disposal Site impacted by petroleum and metals. Responsibilities include assessing the monitoring well network, confirming the continued absence of petroleum, documentation of site use, assessing the condition of the cover system, ensuring that the site complies with the provisions of the SMP, and preparation of the required PRRs.
- **Izzy's Dry Cleaner NYSDEC Site #130200** Conducts ongoing management under the SMP for this NYSDEC Site, which is managed under an Order on Consent and has been redeveloped with an assisted living facility. Responsibilities include coordinating with onsite personnel for access, conducting site-wide inspections, confirming the condition of sub-slab vapor monitoring points, documentation of Site conditions and use, and preparation of the required PRRs.
- **Former Mangrove Feather Factory NYSDEC Site #130251** Manages SSDS operation and monitoring, effluent sampling and analysis, site-wide inspections to confirm use, engineering control condition, and compliance with institutional controls, and PRR preparation and submittal under the NYSDEC-approved SMP.
- **Mom's Cleaners Site NYSDEC Site #152184** In responsible charge of SSDS operation, monitoring and maintenance and quarterly groundwater monitoring for this NYSDEC Inactive Hazardous Waste Disposal site. This work includes operations at adjoining properties that require additional coordination.
- **Former Deutsch Relays, NYSDEC Site #152003** Managed data reduction and evaluation for a multi-unit soil vapor intrusion testing project involving over 50 condos. Responsibilities included data management and presentation, evaluation relative to New York State Department of Health criteria, and assessment of potential soil vapor intrusion vs impacts from onsite property maintenance materials. The procedures and results were reported to the NYSDEC and NYSDOH as part of the annual PRR.

Landfills

- **Landfill Monitoring Reporting** In responsible charge of landfill monitoring reporting for multiple Long Island municipal landfills, including landfills for the Towns of Smithtown, Islip, Southold, and East Hampton. The programs include monitoring of groundwater, landfill gas, landfill gas recovery systems, and/or leachate. Responsibilities include data management and evaluation, report preparation, interpretation, and submittals to the NYSDEC.

Emergency Responses & Materials Management

- **NYSDEC Post-Superstorm Sandy Emergency Spill Response, Nassau and Suffolk Counties, NY.** Managed emergency environmental response after Superstorm Sandy under the direction of the New York State Department of Environmental Conservation (NYSDEC). Coordinated multiple strike teams across both counties, ensuring rapid deployment and effective field operations under high-pressure conditions. He served as the primary liaison with NYSDEC officials, facilitating real-time communication and decision-making. Responsibilities included oversight of hazardous and non-hazardous waste

collection and management, including secure storage, transportation, and compliant disposal of all recovered solid and liquid materials.

- **Project Manager, *Boston 30* Discharge into NYS Waterway:** In 2013, the barge *Boston 30* sustained a catastrophic hull breach off the coast of Staten Island near a sensitive estuary. The incident triggered a complex emergency response involving multiple regulatory agencies and environmental stakeholders. Responsibilities included coordinating on-site logistics, ensuring safe and efficient deployment of response assets, and maintaining direct communication with federal, state, and local regulators. Key tasks involved managing containment strategies to mitigate environmental damage, overseeing recovery and handling of spilled material, and ensuring that all response activities complied with applicable environmental laws and best practices for wildlife protection. The release proximity to an ecologically sensitive area added significant urgency and regulatory scrutiny to the response effort.
- **Project Manager, NYPA Power Cable Release, Long Island Sound, NY** In 2014, a vessel accidentally dropped an anchor on a submerged oil-filled transmission cable owned by the New York Power Authority (NYPA) in Long Island Sound. The incident resulted in significant damage to the cable and raised immediate environmental and regulatory concerns. Project management responsibilities included detailed documentation of the incident, direct coordination with regulatory agencies, including the U.S. Coast Guard and NYSDEC, and close collaboration with dive and hydrographic survey teams to accurately locate the damaged cable section. Daily progress reports and environmental assessments were prepared and communicated to relevant stakeholders, ensuring transparency and compliance throughout the investigation and response to this release.
- **Project Manager, NYPA Power Transmission Cable Removal, Cumberland Head, NY** In 2018 served as Project Lead for decommissioning and removal of seven oil-filled transmission cables submerged in Lake Champlain between Cumberland Head, New York, and Grand Isle, Vermont. The project involved complex logistical and environmental planning, including the safe extraction of oil from the cables prior to removal. One of the cables lay within five feet of a protected historic shipwreck at a depth of 190 feet, requiring extreme caution. Dive teams provided shallow water support, while a remotely-operated vehicle was deployed to document pre- and post-removal conditions, ensuring the wreck remained undisturbed. Responsibilities included managing field operations, coordinating with environmental and regulatory stakeholders, and maintaining strict compliance with all applicable preservation and environmental protocols.

APPENDIX C

SITE SURVEY

SCHEDULE A DESCRIPTION

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING AT MELVILLE, TOWN OF HUNTINGTON, COUNTY OF SUFFOLK AND STATE OF NEW YORK, KNOWN AND DESIGNATED ON A CERTAIN MAP ENTITLED, "MAP OF INDUSTRIAL PARK, SECTION NO. 4" AND FILED IN THE SUFFOLK COUNTY CLERK'S OFFICE ON MARCH 22, 1966 AS MAP NO. 4596 AND BY LOT NO. 19, WHICH LOT IS MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF MELVILLE PARK ROAD DISTANT 519.73 FEET WESTERLY MEASURED ALONG THE NORTHERLY SIDE OF MELVILLE PARK ROAD FROM THE WESTERLY END OF THE CURVE CONNECTING THE NORTHERLY SIDE OF MELVILLE PARK ROAD AND THE WESTERLY SIDE OF MAXESS ROAD;

RUNNING THENCE SOUTH 83 DEGREES 31 MINUTES WEST ALONG THE NORTHERLY SIDE OF MELVILLE PARK ROAD, 478.52 FEET;

THENCE NORTH 6 DEGREES 29 MINUTES WEST, 517.57 FEET;

THENCE NORTH 76 DEGREES 40 MINUTES 26 SECONDS EAST, 481.95 FEET;

THENCE SOUTH 6 DEGREES 29 MINUTES EAST 575.00 FEET TO THE NORTHERLY SIDE OF MELVILLE PARK ROAD AND THE POINT OR PLACE OF BEGINNING.

"SOIL MANAGEMENT AREA 1"

BEGINNING AT A POINT IN BLOCK 1, LOT 5 SAID POINT BEING DISTANT THE FOLLOWING COURSES FROM THE POINT OF BEGINNING OF ABOVE SCHEDULE A;

A. ALONG THE NORTHERLY LINE OF MELVILLE PARK ROAD SOUTH 83 DEGREES 31 MINUTES 00 SECONDS WEST A DISTANCE OF 430.72 FEET TO A POINT THENCE;

B. THROUGH BLOCK 1, LOT 5 NORTH 6 DEGREES 29 MINUTES 00 SECONDS WEST A DISTANCE OF 140.64 FEET TO SAID POINT OF BEGINNING, THENCE THE FOLLOWING FOUR (4) COURSES THROUGH SAID LOT 5;

1. NORTH 6 DEGREES 29 MINUTES 00 SECONDS WEST 48.00 FEET TO A POINT, THENCE;
2. NORTH 83 DEGREES 31 MINUTES 00 SECONDS EAST, 49.00 FEET TO A POINT, THENCE;
3. SOUTH 6 DEGREES 29 MINUTES 00 SECONDS EAST, 48.00 FEET TO A POINT, THENCE;
4. SOUTH 83 DEGREES 31 MINUTES 00 SECONDS WEST 49.00 FEET TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 2,352 S.F. OR 0.054 ACRES

"SOIL MANAGEMENT AREA 2"

BEGINNING AT A POINT IN BLOCK 1, LOT 5 SAID POINT BEING DISTANT THE FOLLOWING COURSES FROM THE POINT OF BEGINNING OF ABOVE SCHEDULE A;

A. ALONG THE NORTHERLY LINE OF MELVILLE PARK ROAD SOUTH 83 DEGREES 31 MINUTES 00 SECONDS WEST A DISTANCE OF 405.75 FEET TO A POINT THENCE;

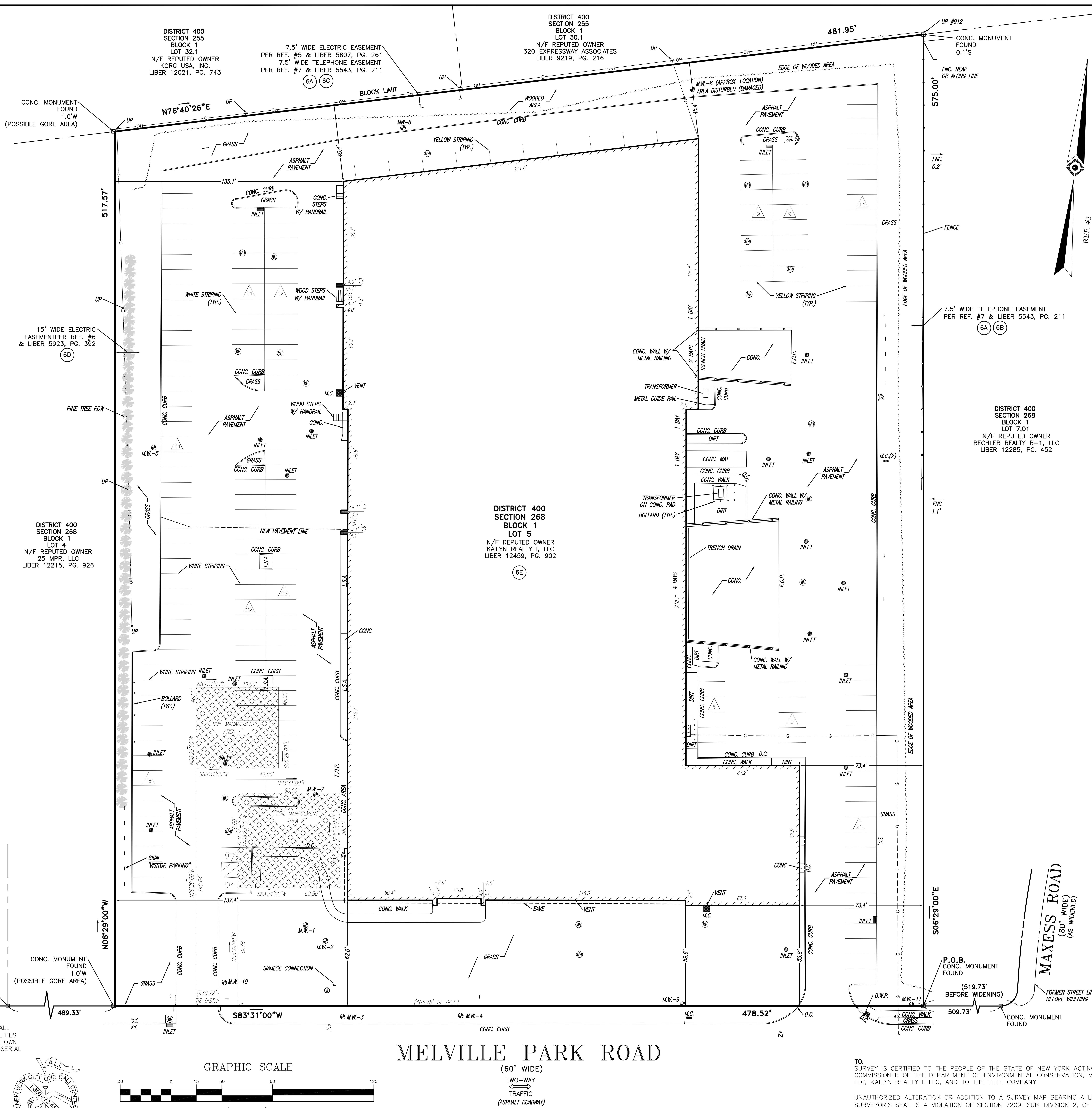
B. THROUGH BLOCK 1, LOT 5 NORTH 6 DEGREES 29 MINUTES 00 SECONDS WEST A DISTANCE OF 69.86 FEET TO SAID POINT OF BEGINNING, THENCE THE FOLLOWING FOUR (4) COURSES THROUGH SAID LOT 5;

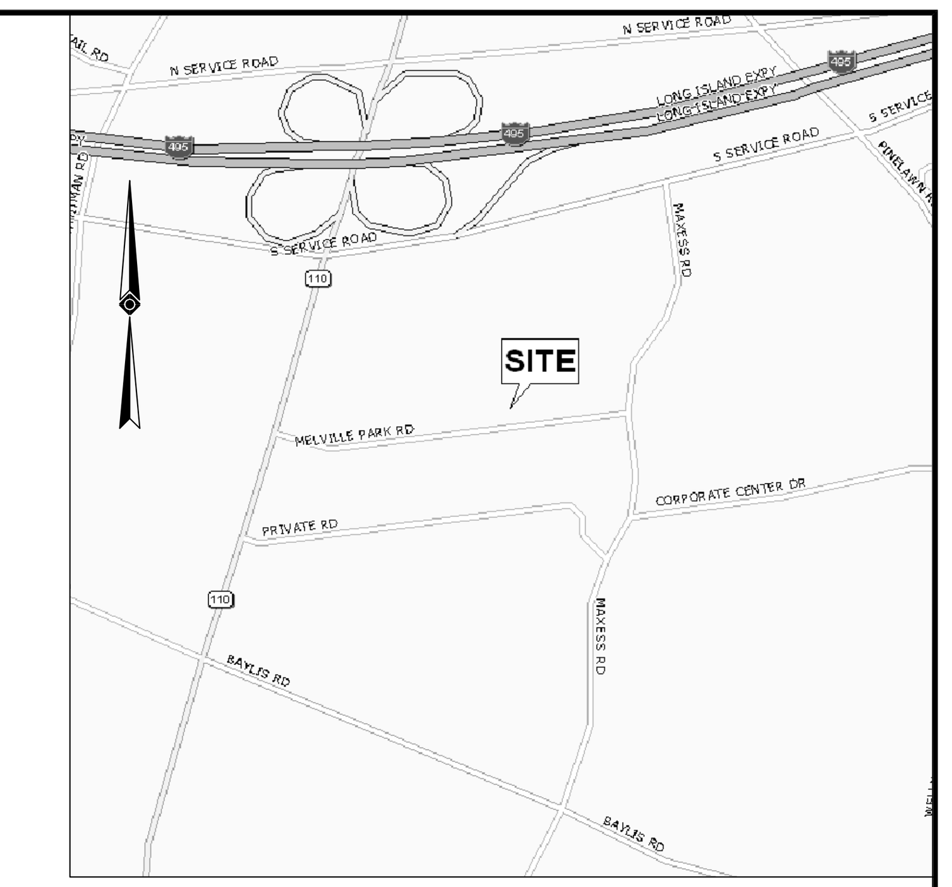
1. NORTH 6 DEGREES 29 MINUTES 00 SECONDS WEST 56.00 FEET TO A POINT, THENCE;
2. NORTH 83 DEGREES 31 MINUTES 00 SECONDS EAST, 60.50 FEET TO A POINT, THENCE;
3. SOUTH 6 DEGREES 29 MINUTES 00 SECONDS EAST, 56.00 FEET TO A POINT, THENCE;
4. SOUTH 83 DEGREES 31 MINUTES 00 SECONDS WEST 60.50 FEET TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 3,388 S.F. OR 0.078 ACRES

LEGEND

Symbol	Description
HYD	HYDRANT
WV	WATER VALVE
GV	GAS VALVE
	SIAMESE CONNECTION
OH	OVERHEAD WIRES
G	UNCONFIRMED LOC. UNDERGROUND GAS LINE PER UTILITY MARKOUT (SEE NOTE #3)
	UTILITY POLE
	GUY WIRE
G	GAS METER
	SIGN
	BOLLARD
	METAL GUIDE RAIL
L.S.A.	LANDSCAPED AREA
D.C.	DEPRESSED CURB
M.W.	MONITORING WELL
M.C.	METAL COVER
D.W.P.	DETECTABLE WARNING PAD
E.O.P.	EDGE OF PAVEMENT
10	PARKING SPACE COUNT
1.0'	DENOTES OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
MH	UNKNOWN MANHOLE
W	WATER METER
	AREAS SUBJECT TO SOIL MANAGEMENT AT DEPTH OF 13.5 FEET OR MORE PER REF. #4
6A	TITLE REPORT EXCEPTION





VICINITY MAP
©2008 DeLorme. Street Atlas USA

NOTES:

1. PROPERTY KNOWN AS LOT 5, BLOCK 1, SECTION 268, DISTRICT 400 AS SHOWN ON THE OFFICIAL TAX MAP OF THE TOWN OF HUNTINGTON, COUNTY OF SUFFOLK, STATE OF NEW YORK.
2. AREA = 261,408 S.F. OR 6.00 AC.
3. THE LOCATION OF ALL UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. UTILITY INFORMATION SHOWN IS LIMITED TO VISIBLE UTILITY HARDWARE AND UTILITY MARKOUTS AT THE SURFACE AND DOES NOT INCLUDE SUCH ITEMS AS SUBSURFACE PIPING, UTILITY LINES, ETC. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY COMMONWEALTHLAND TITLE INSURANCE COMPANY, **TITLE NO. L584113S**, WITH AN EFFECTIVE DATE OF **JUNE 15, 2010.** WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II:
   - (6A) TELEPHONE AGREEMENT IN LIBER 5543, PAGE 211 – 7.5' TELEPHONE EASEMENT – AFFECTS NORTHERLY AND EASTERLY PORTION OF PROPERTY, SHOWN.
   - (6B) AGREEMENT IN LIBER 5608, PG. 329 – NEW YORK TELEPHONE COMPANY SURRENDERS ITS RIGHTS AND PRIVILEGES ALONG EASTERLY BOUNDARY LINE TO ALEXANDER N. LEVINE, DAVID LEVINE, PHILLIP KAPLAN AND HAROLD CAGEN, D.B.A., MELVILLE INDUSTRIAL ASSOCIATES AS DESCRIBED IN LIBER 5543, PAGE 211, SHOWN.
   - (6C) ELECTRIC AND GAS AGREEMENT IN LIBER 5607, PAGE 261 – 7.5' ELECTRIC EASEMENT, AFFECTS NORTHERLY PORTION OF PROPERTY, SHOWN.
   - (6D) ELECTRIC EASEMENT IN LIBER 5923, PAGE 392 – 15' ELECTRIC EASEMENT, AFFECTS EASTERLY PORTION OF PROPERTY, SHOWN.
   - (6E) DECLARATION OF COVENANTS AND RESTRICTIONS IN LIBER 11725, PAGE 42 – ENVIRONMENTAL COVENANTS AND RESTRICTIONS, BLANKET IN NATURE, LOT 5 SHOWN.
6. BY GRAPHIC PLOTTING ONLY PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE PER REF. #2.
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
8. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

REFERENCES:

1. THE OFFICIAL TAX ASSESSOR'S MAP OF THE TOWN OF HUNTINGTON, COUNTY OF SUFFOLK, STATE OF NEW YORK, DISTRICT 400, SECTION 268.
2. MAP ENTITLED, "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, SUFFOLK COUNTY, NEW YORK (ALL JURISDICTIONS), MAP INDEX – SHEET 1 OF 2, MAP NUMBER 36103C0620H," MAP REVISED: SEPTEMBER 25, 2009.
3. MAP ENTITLED, "MAP OF MELVILLE INDUSTRIAL PARK, SECTION NO. 2, SITUATED AT MELVILLE, TOWN OF HUNTINGTON, SUFFOLK, COUNTY, N.Y.," PREPARED BY BALDWIN & CORNELIUS CO., FILED IN THE SUFFOLK COUNTY CLERKS OFFICE ON AUGUST 30, 1963 AS FILE NO. 3856, ABS. NO. 4389.
4. MARKUP PLAN PROVIDED BY CLIENT, 6-9-2010. (THE ENGINEERING AND INSTITUTIONAL CONTROLS FOR THIS EASEMENT ARE SET FORTH IN THE SITE MANAGEMENT PLAN (SMP). A COPY OF THE SMP MUST BE OBTAINED BY ANY PARTY WITH AN INTEREST IN THE PROPERTY. THE SMP CAN BE OBTAINED FROM NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION, DIVISION OF ENVIRONMENTAL REMEDIATION, SITE CONTROL SECTION, 625 BROADWAY, ALBANY, NY 12233.)
5. MAP ENTITLED, "MAP OF MELVILLE INDUSTRIAL PARK, SECTION NO. 3 SITUATED AT MELVILLE, TOWN OF HUNTINGTON, SUFFOLK COUNTY," PREPARED BY BALDWIN & CORNELIUS CO., FILE NO. 3857, ABS. NO. 4390, FILED IN THE NASSAU COUNTY CLERK'S OFFICE ON AUGUST 30, 1963.
6. MAP ENTITLED, "SURVEY OF LOT 13 & PART OF LOT 14, MELVILLE INDUSTRIAL PARK, SECT. 3, SITUATE AT MELVILLE, TOWN OF HUNTINGTON, SUFFOLK CO. N.Y.," PREPARED BY HAROLD R. BAUSH, DATED OCTOBER 6, 1965, LAST REVISED DECEMBER 21, 1965.
7. MAP ENTITLED, "EXHIBIT 'C', MAP OF MELVILLE INDUSTRIAL PARK, SECTION 3, MELVILLE, TOWN OF HUNTINGTON, COUNTY OF SUFFOLK, STATE OF NEW YORK,"

No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN:	APPROVED:	DATE
3	REVISE PER FIELD UPDATE	J.C.	J.W.	J.P.L.	5-18-11
2	REVISE TO ADD CERTIFICATION LANGUAGE	--	G.M.	J.P.L.	12-21-10
1	REVISE TO ADD "SMP" LANGUAGE	--	G.M.	J.P.L.	8-23-10

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY THE STATE OF NEW YORK ONE-CALL SYSTEM (1-800-272-4480) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): **101401035**

UTILITY COMPANY	PHONE NUMBER
AT&T CORPORATION	903-753-3145
LIGHTPOWER FIBER NY	631-363-6924
LIPA & NATIONAL GRID	631-567-7800
MCI	800-289-3427
OPEN ACCESS, INC	631-815-1132
SUFFOLK CO. DEPT. PUBLIC WORKS	631-854-4185
SOUTH HUNTINGTON WATER DISTRICT	631-427-8190
TOWN OF HUNTINGTON	631-351-3056
VERIZON COMMUNICATIONS	718-471-4206

NEW YORK CITY ONE CALL CENTER & L.I. 1-800-272-4480 STOP-CALL-THEN Dig Safely

TO:
SURVEY IS CERTIFIED TO THE PEOPLE OF THE STATE OF NEW YORK ACTING THROUGH ITS COMMISSIONER OF THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, METRO ASSETS III, LLC, KAILYN REALTY I, LLC, AND TO THE TITLE COMPANY

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

FIELD DATE: 5-27-10, 5-26-10
FIELD BOOK NO.: 10-26
FIELD BOOK PG.: 86
FIELD CREW: G.A./J.O./G.E.
DRAWN: G.M.

ALTA/ACSM LAND TITLE SURVEY
METROVEST EQUITIES, INC.

35 MELVILLE PARK ROAD
LOT 5, BLOCK 1, SECTION 268, DISTRICT 400
MELVILLE, (TOWN OF HUNTINGTON), SUFFOLK COUNTY
STATE OF NEW YORK

CONTROL POINT ASSOCIATES, INC.
35 TECHNOLOGY DRIVE
WARREN, NJ 07059
908.668.0099 - 908.668.9595 FAX

NEW BRITAIN CORPORATE CENTER
1600 MANOR DRIVE, SUITE 120
CHALFONT, PA 18914
215.712.9800 – 215.712.9802 FAX

REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
G.J.S.	J.P.L.	7-7-2010	1"=30'	C10100.01	1 OF 1

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 10, 11(A), 13, 14 & 19 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NEW YORK, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH A BLUE INK SEAL

5-18-2011
DATE

JOHN P. LYNCH
NEW YORK PROFESSIONAL LAND SURVEYOR #50720

APPENDIX D

EC/IC CERTIFICATION

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. **152102**

Site Name I.W. Industries, Inc.

Site Address: 35 Melville Park Road Zip Code: 11747
City/Town: Melville
County: Suffolk
Site Acreage: 6.000

Reporting Period: October 31, 2022 to October 31, 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? Commercial and 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. 152102 **Box 3**

Description of Institutional Controls

Parcel	Owner	Institutional Control
268-1-005	Kailyn Realty I, LLC	Landuse Restriction Ground Water Use Restriction Soil Management Plan Monitoring Plan Site Management Plan O&M Plan IC/EC Plan

March 30, 2000 Record of Decision:
- Site may be used for commercial or industrial use only.
- Use of groundwater underlying the Site is prohibited without treatment rendernig it safe for the intended use.
- All future activities on the Site that will disturb the ECs are prohibited unless conducted in a manner approved by the DEC.
- Vegetable gardens and farming on the Site are prohibited.
- Free-phase product monitoring shall occur and measureable product shall be removed.
- Certifications of Institutional and Engineering Controls shall be performed.

Box 4

Description of Engineering Controls

Parcel	Engineering Control
268-1-005	Cover System

March 30, 2000 Record of Decision:
Institutional Controls consisting of a deed notice and a deed restriction to prevent exposures to any residual contamination remaining after implementation of the remedy.

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. 152102

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 Perry Youngwall (print name) at 35 Melville Park Rd, Melville NY 11747 (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

10/25/2025
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, P.E. at FPM Group, 640 Johnson Ave, Suite 101, Bohemia, NY 11977.
print name print business address

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

Stephanie O. Davis, P.E. _____ 11-12-2025
Signature of Qualified Environmental Professional, for the Owner or Remedial Party, Rendering Certification | Stamp (Required for PE) | Date

APPENDIX E

PRODUCT MONITORING LOG

PRODUCT REMOVAL MONITORING LOG
I.W. INDUSTRIES, INC. SITE
35 MELVILLE PARK ROAD, MELVILLE, NEW YORK

Date	Well	Depth to Product (ft)	Depth to Water (ft)	Product Thickness (ft)	Notes
8/22/11	MW-7	NA	46.00	0	No sheen noted.
	MW-2	NA	46.31	0	No sheen noted.
	MW-1	NA	46.83	0	No sheen noted.
9/7/11	MW-7	NA	46.19	0	No sheen noted.
	MW-2	NA	46.51	0	No sheen noted.
	MW-1	NA	47.01	0	No sheen noted.
10/5/11	MW-7	NA	46.17	0	No sheen noted.
	MW-2	NA	46.50	0	No sheen noted.
	MW-1	NA	47.00	0	No sheen noted.
12/13/11	MW-7	NA	46.44	0	No sheen.
	MW-2	NA	46.79	0	No sheen.
	MW-1	NA	47.27	0	No sheen.
1/24/12	MW-7	NA	46.60	0	No visible sheen.
	MW-2	NA	46.67	0	No visible sheen.
	MW-1	NA	47.46	0	No visible sheen.
2/16/12	MW-7	NA	46.58	0	No visible sheen.
	MW-2	NA	46.63	0	No visible sheen.
	MW-1	NA	47.18	0	No visible sheen.
3/9/12	MW-7	NA	46.79	0	No visible sheen.
	MW-2	NA	46.85	0	No visible sheen.
	MW-1	NA	47.31	0	No visible sheen.
5/18/12	MW-7	NA	46.96	0	No visible sheen.
	MW-2	NA	47.00	0	No visible sheen.
	MW-1	NA	47.59	0	No visible sheen.
6/6/12	MW-7	NA	47.09	0	No sheen or odor noted.
	MW-2	NA	47.13	0	No sheen or odor noted.
	MW-1	NA	47.65	0	No sheen or odor noted.
7/20/12	MW-7	NA	47.20	0	No visible sheen.
	MW-2	NA	47.26	0	No visible sheen.
	MW-1	NA	47.76	0	No visible sheen.
12/26/12	MW-7	NA	47.45	0	No visible sheen.
	MW-2	NA	47.50	0	No visible sheen.
	MW-1	NA	47.95	0	No visible sheen.
1/31/13	MW-7	NA	47.62	0	No sheen observed.
	MW-2	NA	47.68	0	No sheen observed.
	MW-1	NA	48.18	0	No sheen observed.
11/7/16	MW-7	NA	52.26	0	No sheen or odor observed.
	MW-2	NA	52.27	0	No sheen or odor observed.
	MW-1	NA	52.84	0	No sheen or odor observed.
5/25/17	MW-7	NA	51.76	0	No sheen or odor observed.
	MW-2	NA	51.78	0	No sheen or odor observed.
	MW-1	NA	52.33	0	No sheen or odor observed.

FPM

APPENDIX F

SITE INSPECTION FORMS

Site-Wide Inspection List
I.W. Industries Site
35 Melville Park Road, Melville, New York

Date of Inspection: 11/20/2023

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

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

Compliance with Institutional Controls

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

- The Controlled Property may be used for commercial or industrial use. Confirm whether commercial or industrial use is occurring:

  The site is used solely for commercial purposes (see photo below)

FPM

- The Controlled Property may not be used for non-commercial (residential) use. Confirm that inappropriate use is not occurring:

  No residential use is occurring at the property

- All Engineering Controls (seals over abandoned leaching pools LP-1 through LP-3, and free-phase product removal system) must be operated and maintained as specified in the Site Management Plan for the Controlled Property until approval to discontinue is obtained from the NYSDEC. Confirm operation and maintenance of ECs:

  Confirmed; Leaching pool EC is properly operating and maintained (see photo below showing cover over LP-1/LP-2 area).

- Periodic inspections and certifications must be conducted in accordance with the SMP (Section 3.7). Confirm compliance with periodic inspections and certifications:

  Confirmed; this inspection complies with and satisfies site requirements.

- Groundwater and other environmental or public health monitoring, and reporting of information thus obtained, must be performed in a manner specified in the SMP (Section 3.7). Confirm that the required monitoring and reporting are in accordance with the SMP:

  Confirmed; groundwater and product monitoring requirements were previously satisfied. No groundwater or product monitoring was required during this period.

- Onsite environmental monitoring devices (groundwater monitoring and product recovery wells), will be protected and replaced as necessary to ensure continued functioning in the manner specified in the SMP until permission to discontinue is obtained from the NYSDEC. Confirm that monitoring devices have been protected and/or replaced if necessary:

  Confirmed; monitoring wells were observed to be properly protected.

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

  Confirmed; no vegetable gardens are present.

- All soil disturbance activities that will impact residual contamination as defined in the SMP, including building renovation/expansion, subgrade utility line repair/relocation, and new construction, must be conducted in accordance with the NYSDEC-approved SMP. Confirm that these activities are in compliance with the SMP:

  Confirmed; no soil disturbances were observed.

- 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 or that appropriate treatment is in place:

  Confirmed; no use of groundwater is occurring.

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

  Confirmed; property use is compliant with the easement.

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

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

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

  Confirmed; the property deed remains unchanged and there are no additional conveyances.

- 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 easement is referenced in the leases.

- Grantor covenants and agrees that it shall periodically in accordance with site management reporting requirements, 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 SMP for such controls and giving access to such Controlled Property to evaluate continued maintenance of such controls. Confirm the submittal of the Periodic Certification Statement:

  This statement will be submitted in the PRR for this reporting period.

Compliance with Engineering Controls

Engineering Controls (ECs) at this Site include the abandonment of leaching pools LP-1 through LP-3 and free-phase product recovery. Each of these ECs is addressed below:

LP-1 through LP-03 Compliance Inspection

Leaching pools LP-1 through LP-3 were abandoned and the former locations of these structures were sealed by placement of a one-foot concrete seal above the backfill. The areas above the seals were backfilled with approved materials and repaved. A site plan showing the former LP-1 through LP-3 locations is included at the end of this checklist.

Activities that have the potential to disrupt the LP-1 through LP-3 seals must be reported in advance to the property owner and Respondent such that they can be monitored and documented by the Remedial Engineer and any necessary repairs made. Examples of activities that may disturb the LP-1 through LP-3 seals include:

- Cutting or removal of pavement in these areas to the depth of the seals (four to five feet below grade)
- Breakup or significant deterioration of pavement in these areas
- Construction within the backfill material above the seals
- Planting or removal of vegetation (trees/shrubs) through the seals
- Excavations for subsurface utilities or other purposes
- Any activities that may disturb the ground in the area of the former LP-1 through LP-3 structures

The areas above the LP-1 through LP-3 seals must be inspected at least once during each five-quarter reporting period. More frequent inspections may be conducted during construction activities with the potential to affect these areas. An inspection shall also be conducted following a severe condition (flood, fire, etc.) with the potential to affect the LP-1 through LP-3 seals. The following checklist shall be used during each inspection.

A visual inspection of the areas above the seals over the former locations of LP-1, LP-2 and LP-3 at the Site must be conducted, to include the visible overlying materials (pavement). Representative digital photographs must be taken showing the nature and condition of these areas. The following questions must be answered. Please attach supporting information as necessary.

- If pavement is present over the former LP-1 through LP-3 locations, note and describe its appearance and continuity:

  Pavement is continuous and in good condition.

- The seals above LP-1 through LP-3 are covered by backfill and pavement. Is any of the backfill material visible? Are the seals visible?

  No backfill material or seals are visible.

- Asphalt and/or concrete pavement cover the seals over the former locations of LP-1, LP-2 and LP-3. Are these materials continuous or are there significant penetrations? Describe:

  Materials are continuous with no penetrations – see photo above.

- The seals above LP-1 through LP-3 consist of at least one foot of concrete above each former structure. Is any of this concrete visible? If so, describe the condition:

  The concrete is covered with asphalt and not visible.

- If the concrete seals are visible, then corrective measures are indicated. Describe the nature and timing of the necessary corrective measures.

  No corrective measures required.

- Provide any other pertinent information regarding the condition of the LP-1 through LP-3 seals here: _____

  _____

Free-Phase Product Removal System Compliance Inspection

This property is equipped with a free-phase product monitoring and removal system, including monitoring wells MW-1, MW-2 and MW-7 and associated free-phase product removal materials, when necessary. Free-phase product monitoring and removal procedures are documented in Section 2.2.1.2 and 3.2.2 of the Site Management Plan (SMP). A site plan showing wells MW-1, MW-2 and MW-7 is included at the end of this checklist.

Activities that have the potential to disrupt the free-phase product monitoring and recovery must be reported in advance to the property owner and Respondent such that they can be monitored and documented by the Remedial Engineer and any necessary repairs made. Examples of activities that may disturb the monitoring and recovery system include:

- Cutting or removal of pavement in the well areas
- Breakup or significant deterioration of pavement in the well areas
- Paving in the well areas
- Planting or removal of vegetation (lawn/trees/shrubs) in the well areas
- Excavations for subsurface utilities or other purposes
- Any activities that may disturb the ground in the well areas

Free-phase product monitoring and removal will be conducted on a monthly basis until the criteria for completion/termination are met and permission to discontinue monitoring/removal is

provided in writing by the NYSDEC (Section 2.2.1.2 of SMP). During the monthly monitoring events, the Monthly Free-Phase Product Monitoring Log (attached) will be updated. A complete inspection of the product monitoring and recovery system must be performed at least once during each five-quarter reporting period. More frequent inspections may be conducted during construction activities with the potential to affect this system. A complete inspection shall also be conducted following a severe condition (flood, fire, etc.) with the potential to affect the product monitoring/recovery system. The following checklist shall be used during each complete inspection. Supplemental information should be attached to the checklist, if needed. Copies of completed checklists, the product monitoring log, and any supplemental information will be included in the Periodic Site Management Report.

A visual inspection of the product monitoring/recovery wells (MW-1, MW-2 and MW-7) must be conducted. Representative digital photographs must be taken showing the condition of the wells and their immediately vicinity. The following questions must be answered. Please attach supporting information as necessary.

- Describe the condition of each well and its vicinity:

  Wells in the plume area and other representative wells at the site were inspected and determined to be in good condition.

  Each well is protected with a bolt-down flush-mounted manhole and a locked expansion-fit plug. Are these protective devices in place and properly operating? **Yes**. If not, explain the corrective measures to be taken. _____
  _____
  _____

- Product removal materials should be installed in the wells with noted free-phase product. Is product present in any of the wells? _____. If so, are the product removal materials properly installed and serviced?

  Product monitoring requirements were previously satisfied; no product monitoring was required during this period. No product was observed in any of the Site wells when the condition of the wells was checked.

- Comment on the condition of any installed product removal materials: _____
  _____
  _____
  _____

- Are there any indications of potential damage to the wells from ongoing facility operations or maintenance? **No**. If yes, then describe the potential for damage and corrective measures to be implemented: _____.
  _____
  _____

- Is the Monthly Free-Phase Product Monitoring Log up to date? __**NA**____. Provide any comments concerning product monitoring/recovery during the inspection period:

  No product monitoring was required during this period.

- Provide any other pertinent information regarding the condition of the product monitoring/removal system here: ____NA_____

- Using the above-described completed checklists, provide a written evaluation of the condition and continued effectiveness of the ECs:

  The ECs are in good condition and continue to be effective.

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:

  Site noted to be in good condition and no changes were noted since the previous inspection.

Site Management Activities

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

No residual contamination management necessary. Product and groundwater monitoring discontinued with NYSDEC approval. Community air monitoring, nuisance control, H&S monitoring, well repair not necessary.

Compliance with Permits and Schedules

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

  Inspection confirmed that no well maintenance was necessary

Site Records

- The Site records may include, but are not limited to, groundwater monitoring reports, the site-wide inspection checklist product monitoring log, soil management documents, community air monitoring documents, non-routine notifications to the NYSDEC, regulatory agency correspondence, reports, and the Periodic Site Management Report. Confirm that each type of Site record is up to date and provide comments:
-

Groundwater monitoring, product monitoring, community air monitoring were not required. NYSDEC correspondence up to date. Site-wide inspection completed and recorded.

Inspector Information

Name and Affiliation of Inspector

Stephanie O. Davis, PG; Vincent Manuella; FPM Group

Date of Inspection: **11/30/2023**

Reason for Inspection:

EC/IC certification

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

_____

_____

_____

_____

Photolog, November 20, 2023
35 Melville Park Road, Melville, NY

Above: A view of the front of the Site from the southwest corner.

Above: A view of the east side of the Site, facing north.

Photolog, November 20, 2023
35 Melville Park Road, Melville, NY

Above: Monitoring well MW-11 at the southeast corner of the Site. This monitoring well is representative of the others onsite.

Above: Public water connection on the Site.

Photolog, November 20, 2023
35 Melville Park Road, Melville, NY

Above: Intact pavement showing no new disturbances above cover over former leaching pools LP-1 and LP-2.

Above: Intact pavement featuring no new disturbances above cover over former leaching pool LP-3.

Site-Wide Inspection Checklist
I.W. Industries Site
35 Melville Park Road, Melville, New York

Date of Inspection: 12/3/2024

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

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

Compliance with Institutional Controls

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

- The Controlled Property may be used for commercial or industrial use. Confirm whether commercial or industrial use is occurring:

  The site is used solely for commercial purposes, as observed during the site-wide inspection and shown on the photo of the property sign below.

- The Controlled Property may not be used for non-commercial (residential) use. Confirm that inappropriate use is not occurring:

  No residential use is occurring at the property.

- All Engineering Controls (seals over abandoned leaching pools LP-1 through LP-3, and free-phase product removal system) must be operated and maintained as specified in the Site Management Plan for the Controlled Property until approval to discontinue is obtained from the NYSDEC. Confirm operation and maintenance of ECs:

  The cover over the abandoned leaching pools is intact and maintained (see photo below showing intact undisturbed cover over LP-1/LP-2 area). The product removal system was previously discontinued with NYSDEC approval.

- Periodic inspections and certifications must be conducted in accordance with the SMP (Section 3.7). Confirm compliance with periodic inspections and certifications:

  This inspection complies with and satisfies annual site inspection requirement for 2024. The next certification will be due in 2025.

- Groundwater and other environmental or public health monitoring, and reporting of information thus obtained, must be performed in a manner specified in the SMP (Section 3.7). Confirm that the required monitoring and reporting are in accordance with the SMP:

  Groundwater and product monitoring requirements were previously satisfied. No groundwater or product monitoring was required or conducted during this period.

- Onsite environmental monitoring devices (groundwater monitoring and product recovery wells), will be protected and replaced as necessary to ensure continued functioning in the manner specified in the SMP until permission to discontinue is obtained from the NYSDEC. Confirm that monitoring devices have been protected and/or replaced if necessary:

The site's monitoring wells were observed to be properly protected. All remaining monitoring wells were present.

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

  No vegetable gardens are present.

- All soil disturbance activities that will impact residual contamination as defined in the SMP, including building renovation/expansion, subgrade utility line repair/relocation, and new construction, must be conducted in accordance with the NYSDEC-approved SMP. Confirm that these activities are in compliance with the SMP:

  No soil disturbances were observed or were reported by the property representative who was interviewed during the site-wide inspection.

- 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 or that appropriate treatment is in place:

  No use of groundwater has occurred.

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

  Property use is compliant with the Environmental Easement and the ECs remain intact.

- 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 property deed remains unchanged and there were no additional conveyances reported.

- 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 easement is referenced in the leases, as confirmed by the property representative.

- Grantor covenants and agrees that it shall periodically in accordance with site management reporting requirements, 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 SMP for such controls and giving access to such Controlled Property to evaluate continued maintenance of such controls. Confirm the submittal of the Periodic Certification Statement:

  This statement will be submitted in the PRR for this reporting period.

Compliance with Engineering Controls

Engineering Controls (ECs) at this Site include the abandonment of leaching pools LP-1 through LP-3 and free-phase product recovery. Each of these ECs is addressed below:

LP-1 through LP-03 Compliance Inspection

Leaching pools LP-1 through LP-3 were abandoned and the former locations of these structures were sealed by placement of a one-foot-thick concrete seal above the backfill. The areas above the seals were backfilled with approved materials and repaved.

Activities that have the potential to disrupt the LP-1 through LP-3 seals must be reported in advance to the property owner and Respondent such that they can be monitored and documented by the Remedial Engineer and any necessary repairs made. Examples of activities that may disturb the LP-1 through LP-3 seals include:

- Cutting or removal of pavement in these areas to the depth of the seals (four to five feet below grade)
- Breakup or significant deterioration of pavement in these areas
- Construction within the backfill material above the seals
- Planting or removal of vegetation (trees/shrubs) through the seals
- Excavations for subsurface utilities or other purposes
- Any activities that may disturb the ground in the area of the former LP-1 through LP-3 structures

The areas above the LP-1 through LP-3 seals must be inspected at least once during each five-quarter reporting period. More frequent inspections may be conducted during construction activities with the potential to affect these areas. An inspection shall also be conducted following a severe condition (flood, fire, etc.) with the potential to affect the LP-1 through LP-3 seals. The following checklist shall be used during each inspection.

A visual inspection of the areas above the seals over the former locations of LP-1, LP-2 and LP-3 at the Site must be conducted, to include the visible overlying materials (pavement). Representative digital photographs must be taken showing the nature and condition of these areas. The following questions must be answered. Please attach supporting information as necessary.

- If pavement is present over the former LP-1 through LP-3 locations, note and describe its appearance and continuity:

The pavement is continuous and in good condition.

- The seals above LP-1 through LP-3 are covered by backfill and pavement. Is any of the backfill material visible? Are the seals visible?

  No backfill material or seals are visible.

- Asphalt and/or concrete pavement cover the seals over the former locations of LP-1, LP-2 and LP-3. Are these materials continuous or are there significant penetrations? Describe:

  The asphalt and concrete pavements are continuous with no penetrations – see photo on page 2.

- The seals above LP-1 through LP-3 consist of at least one foot of concrete above each former structure. Is any of this concrete visible? If so, describe the condition:

  The concreate seals are covered with asphalt and not visible.

- If the concrete seals are visible, then corrective measures are indicated. Describe the nature and timing of the necessary corrective measures.

  No corrective measures required.

- Provide any other pertinent information regarding the condition of the LP-1 through LP-3 seals here: _____

  _____

Free-Phase Product Removal System Compliance Inspection

This property is equipped with a free-phase product monitoring and removal system, including monitoring wells MW-1, MW-2 and MW-7 and associated free-phase product removal materials, when necessary. Free-phase product monitoring and removal procedures are documented in Section 2.2.1.2 and 3.2.2 of the Site Management Plan (SMP). A site plan showing wells MW-1, MW-2 and MW-7 is included at the end of this checklist.

Activities that have the potential to disrupt the free-phase product monitoring and recovery must be reported in advance to the property owner and Respondent such that they can be monitored and documented by the Remedial Engineer and any necessary repairs made. Examples of activities that may disturb the monitoring and recovery system include:

- Cutting or removal of pavement in the well areas
- Breakup or significant deterioration of pavement in the well areas
- Paving in the well areas
- Planting or removal of vegetation (lawn/trees/shrubs) in the well areas
- Excavations for subsurface utilities or other purposes
- Any activities that may disturb the ground in the well areas

Free-phase product monitoring and removal will be conducted on a monthly basis until the criteria for completion/termination are met and permission to discontinue monitoring/removal is provided in writing by the NYSDEC (Section 2.2.1.2 of SMP). During the monthly monitoring events, the Monthly Free-Phase Product Monitoring Log (attached) will be updated. A complete

inspection of the product monitoring and recovery system must be performed at least once during each five-quarter reporting period. More frequent inspections may be conducted during construction activities with the potential to affect this system. A complete inspection shall also be conducted following a severe condition (flood, fire, etc.) with the potential to affect the product monitoring/recovery system. The following checklist shall be used during each complete inspection. Supplemental information should be attached to the checklist, if needed. Copies of completed checklists, the product monitoring log, and any supplemental information will be included in the Periodic Site Management Report.

A visual inspection of the product monitoring/recovery wells (MW-1, MW-2 and MW-7) must be conducted. Representative digital photographs must be taken showing the condition of the wells and their immediately vicinity. The following questions must be answered. Please attach supporting information as necessary.

- Describe the condition of each well and its vicinity:

  Wells in the former product area and other representative wells at the site were inspected and determined to be in good condition.

  Each well is protected with a bolt-down flush-mounted manhole and a locked expansion-fit plug. Are these protective devices in place and properly operating? **Yes**. If not, explain the corrective measures to be taken. _____

  _____

  _____

- Product removal materials should be installed in the wells with noted free-phase product. Is product present in any of the wells? _**No**_____. If so, are the product removal materials properly installed and serviced?

  Product monitoring requirements were previously satisfied; no product monitoring was required during this period. No product was observed in any of the Site wells when the wells were checked.

- Comment on the condition of any installed product removal materials: ___NA_____

  _____

  _____

  _____

- Are there any indications of potential damage to the wells from ongoing facility operations or maintenance? **No**. If yes, then describe the potential for damage and corrective measures to be implemented: _____.

  _____

  _____

- Is the Monthly Free-Phase Product Monitoring Log up to date? __**NA**____. Provide any comments concerning product monitoring/recovery during the inspection period:

  No product monitoring was required during this period.

- Provide any other pertinent information regarding the condition of the product monitoring/removal system here: _____

Using the above-described completed checklists, provide a written evaluation of the condition and continued effectiveness of the ECs:

The ECs are in good condition and continue to be effective.

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 noted to be in good condition and no changes were noted since the previous inspection.

Site Management Activities

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

No residual contamination management is necessary. Product and groundwater monitoring have been discontinued with NYSDEC approval. Community air monitoring, nuisance control, H&S monitoring, and well repair are not necessary.

Compliance with Permits and Schedules

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

Inspection confirmed that no well maintenance was necessary.

Site Records

- The Site records may include, but are not limited to, groundwater monitoring reports, the site-wide inspection checklist product monitoring log, soil management documents, community air monitoring documents, non-routine notifications to the NYSDEC, regulatory agency correspondence, reports, and the Periodic Site Management Report. Confirm that each type of Site record is up to date and provide comments:
-

Groundwater monitoring, product monitoring, and community air monitoring were not required. NYSDEC correspondence is up to date. The Site-wide inspection was completed and recorded.

Inspector Information

Name and Affiliation of Inspectors:

Stephanie O. Davis, PG; Vincent Manuella; FPM Group

Date of Inspection: **12/3/2024**

Reason for Inspection: **Annual Site-wide inspection for EC/IC certification**

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

_____

_____

_____

_____

Photolog, December 3, 2024
35 Melville Park Road, Melville, NY (continued)

Above: A view of the front of the Site looking east. The property is occupied by two commercial companies: Transaero and Motorcar Classics.

Above: A view of the east side of the Site, facing north.

Photolog, December 3, 2024
35 Melville Park Road, Melville, NY (continued)

Above: Monitoring well MW-16 at the northwest corner of the Site. The condition of this monitoring well (intact, manhole cover in place) is representative of the other monitoring wells.

Above: Intact pavement over the cover on top of former leaching pools LP-1 and LP-2. No cover disturbance was observed or reported.

Photolog, December 3, 2024
35 Melville Park Road, Melville, NY (continued)

Above: Intact pavement over the cover on top of former leaching pool LP-3. No cover disturbance was observed or reported.

Site-Wide Inspection Checklist
I.W. Industries Site
35 Melville Park Road, Melville, New York

Date of Inspection: 8/12/2025

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

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

Compliance with Institutional Controls

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

- The Controlled Property may be used for commercial or industrial use. Confirm whether commercial or industrial use is occurring:

  The site is used solely for commercial purposes, as observed during the site-wide inspection and shown on the photo of the property sign below.

- The Controlled Property may not be used for non-commercial (residential) use. Confirm that inappropriate use is not occurring:

  No residential use is occurring at the property.

FPM

- All Engineering Controls (seals over abandoned leaching pools LP-1 through LP-3, and free-phase product removal system) must be operated and maintained as specified in the Site Management Plan for the Controlled Property until approval to discontinue is obtained from the NYSDEC. Confirm operation and maintenance of ECs:

  The cover over the abandoned leaching pools is intact and maintained (see photo below showing intact undisturbed cover over LP-1/LP-2 area). The product removal system was previously discontinued with NYSDEC approval.

- Periodic inspections and certifications must be conducted in accordance with the SMP (Section 3.7). Confirm compliance with periodic inspections and certifications:

  This inspection complies with and satisfies annual site inspection requirement for 2025; certification will be provided in the 2025 PRR. The next inspection will be due in 2026.

- Groundwater and other environmental or public health monitoring, and reporting of information thus obtained, must be performed in a manner specified in the SMP (Section 3.7). Confirm that the required monitoring and reporting are in accordance with the SMP:

  Groundwater and product monitoring requirements were previously satisfied. No groundwater or product monitoring was required or conducted during this period.

- Onsite environmental monitoring devices (groundwater monitoring and product recovery wells), will be protected and replaced as necessary to ensure continued functioning in the manner specified in the SMP until permission to discontinue is obtained from the NYSDEC. Confirm that monitoring devices have been protected and/or replaced if necessary:

  The site's monitoring wells were observed to be properly protected. All remaining monitoring wells were present.

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

  No vegetable gardens are present.

- All soil disturbance activities that will impact residual contamination as defined in the SMP, including building renovation/expansion, subgrade utility line repair/relocation, and new construction, must be conducted in accordance with the NYSDEC-approved SMP. Confirm that these activities are in compliance with the SMP:

  No soil disturbances were observed or were reported by the property representative.

- 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 or that appropriate treatment is in place:

  No use of groundwater was observed or reported and we conclude that no groundwater use has occurred.

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

  Property use is compliant with the Environmental Easement and the ECs remain intact.

- 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 property deed remains unchanged and there were no additional conveyances reported.

- 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 easement is referenced in the leases, as confirmed by the property representative.

- Grantor covenants and agrees that it shall periodically in accordance with site management reporting requirements, 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 SMP for such controls and giving access to such Controlled Property to evaluate continued maintenance of such controls. Confirm the submittal of the Periodic Certification Statement:

  This statement will be submitted in the PRR for this reporting period.

Compliance with Engineering Controls

Engineering Controls (ECs) at this Site include the abandonment of leaching pools LP-1 through LP-3 and free-phase product recovery. Each of these ECs is addressed below:

LP-1 through LP-03 Compliance Inspection

Leaching pools LP-1 through LP-3 were abandoned and the former locations of these structures were sealed by placement of a one-foot-thick concrete seal above the backfill. The areas above the seals were backfilled with approved materials and repaved.

Activities that have the potential to disrupt the LP-1 through LP-3 seals must be reported in advance to the property owner and Respondent such that they can be monitored and documented by the Remedial Engineer and any necessary repairs made. Examples of activities that may disturb the LP-1 through LP-3 seals include:

- Cutting or removal of pavement in these areas to the depth of the seals (four to five feet below grade)
- Breakup or significant deterioration of pavement in these areas
- Construction within the backfill material above the seals
- Planting or removal of vegetation (trees/shrubs) through the seals
- Excavations for subsurface utilities or other purposes
- Any activities that may disturb the ground in the area of the former LP-1 through LP-3 structures

The areas above the LP-1 through LP-3 seals must be inspected at least once during each five-quarter reporting period. More frequent inspections may be conducted during construction activities with the potential to affect these areas. An inspection shall also be conducted following a severe condition (flood, fire, etc.) with the potential to affect the LP-1 through LP-3 seals. The following checklist shall be used during each inspection.

A visual inspection of the areas above the seals over the former locations of LP-1, LP-2 and LP-3 at the Site must be conducted, to include the visible overlying materials (pavement). Representative digital photographs must be taken showing the nature and condition of these areas. The following questions must be answered. Please attach supporting information as necessary.

- If pavement is present over the former LP-1 through LP-3 locations, note and describe its appearance and continuity:

  The pavement is continuous and in good condition. Some surface patches were noted and appeared to have been placed to maintain the pavement continuity.

- The seals above LP-1 through LP-3 are covered by backfill and pavement. Is any of the backfill material visible? Are the seals visible?

  No backfill material or seals are visible.

- Asphalt and/or concrete pavement cover the seals over the former locations of LP-1, LP-2 and LP-3. Are these materials continuous or are there significant penetrations? Describe:

  The asphalt and concrete pavements are continuous with no penetrations – see photo on page 2.

- The seals above LP-1 through LP-3 consist of at least one foot of concrete above each former structure. Is any of this concrete visible? If so, describe the condition:

  The concreate seals are covered with asphalt and are not visible.

- If the concrete seals are visible, then corrective measures are indicated. Describe the nature and timing of the necessary corrective measures.

  No corrective measures required.

- Provide any other pertinent information regarding the condition of the LP-1 through LP-3 seals here: _____

  _____

Free-Phase Product Removal System Compliance Inspection

This property is equipped with a free-phase product monitoring and removal system, including monitoring wells MW-1, MW-2 and MW-7 and associated free-phase product removal materials, when necessary. Free-phase product monitoring and removal procedures are documented in Section 2.2.1.2 and 3.2.2 of the Site Management Plan (SMP). A site plan showing wells MW-1, MW-2 and MW-7 is included at the end of this checklist.

Activities that have the potential to disrupt the free-phase product monitoring and recovery must be reported in advance to the property owner and Respondent such that they can be monitored and documented by the Remedial Engineer and any necessary repairs made. Examples of activities that may disturb the monitoring and recovery system include:

- Cutting or removal of pavement in the well areas
- Breakup or significant deterioration of pavement in the well areas
- Paving in the well areas

- Planting or removal of vegetation (lawn/trees/shrubs) in the well areas
- Excavations for subsurface utilities or other purposes
- Any activities that may disturb the ground in the well areas

Free-phase product monitoring and removal will be conducted on a monthly basis until the criteria for completion/termination are met and permission to discontinue monitoring/removal is provided in writing by the NYSDEC (Section 2.2.1.2 of SMP). During the monthly monitoring events, the Monthly Free-Phase Product Monitoring Log (attached) will be updated. A complete inspection of the product monitoring and recovery system must be performed at least once during each five-quarter reporting period. More frequent inspections may be conducted during construction activities with the potential to affect this system. A complete inspection shall also be conducted following a severe condition (flood, fire, etc.) with the potential to affect the product monitoring/recovery system. The following checklist shall be used during each complete inspection. Supplemental information should be attached to the checklist, if needed. Copies of completed checklists, the product monitoring log, and any supplemental information will be included in the Periodic Site Management Report.

A visual inspection of the product monitoring/recovery wells (MW-1, MW-2 and MW-7) must be conducted. Representative digital photographs must be taken showing the condition of the wells and their immediately vicinity. The following questions must be answered. Please attach supporting information as necessary.

- Describe the condition of each well and its vicinity:

  Wells in the former product area and other representative wells at the site were inspected and determined to be in good condition.

  Each well is protected with a bolt-down flush-mounted manhole and a locked expansion-fit plug. Are these protective devices in place and properly operating? **Yes, with one exception**. If not, explain the corrective measures to be taken.

  The locking well cap for the PVC casing of MW-2 is missing, but the well continues to be protected by the steel manhole lid. Replacement of the well cap will be scheduled._____

- Product removal materials should be installed in the wells with noted free-phase product. Is product present in any of the wells? _**No**_____. If so, are the product removal materials properly installed and serviced?

  Product monitoring requirements were previously satisfied; no product monitoring was required during this period. No product was observed in any of the Site wells that were checked for product (MW-1, MW-2 and MW3).

- Comment on the condition of any installed product removal materials: ___**NA**_____

- Are there any indications of potential damage to the wells from ongoing facility operations or maintenance? **No**. If yes, then describe the potential for damage and corrective measures to be implemented: _____.
  _____
  _____

- Is the Monthly Free-Phase Product Monitoring Log up to date? __**NA**____. Provide any comments concerning product monitoring/recovery during the inspection period:

  No product monitoring was required during this period.

- Provide any other pertinent information regarding the condition of the product monitoring/removal system here: _____

Using the above-described completed checklists, provide a written evaluation of the condition and continued effectiveness of the ECs:

The ECs are in good condition and continue to be effective.

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 noted to be in good condition and no changes were noted since the previous inspection.

Site Management Activities

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

No residual contamination management is necessary. Product and groundwater monitoring have been discontinued with NYSDEC approval. Community air monitoring, nuisance control, H&S monitoring, and/or well repair are not necessary.

Compliance with Permits and Schedules

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

Inspection confirmed that no well maintenance was necessary, other than replacement of the locking cap on the PVC casing of well MW-2.

Site Records

- The Site records may include, but are not limited to, groundwater monitoring reports, the site-wide inspection checklist product monitoring log, soil management documents, community air monitoring documents, non-routine notifications to the NYSDEC, regulatory agency correspondence, reports, and the Periodic Site Management Report. Confirm that each type of Site record is up to date and provide comments:
-

Groundwater monitoring, product monitoring, and community air monitoring were not required. NYSDEC correspondence is up to date. The Site-wide inspection was completed and recorded.

Inspector Information

Name and Affiliation of Inspectors:

Stephanie O. Davis, PG and Rob Ferguson, PG, FPM Group

Date of Inspection: **8/12/2025**

Reason for Inspection: **Annual Site-wide inspection for EC/IC certification**

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

_____

_____

_____

_____

Photolog, August 12, 2025
35 Melville Park Road, Melville, NY (continued)

Above: A view of the front of the Site looking northeast. The property is occupied by two commercial companies: Transaero and Motorcar Classics.

Above: A view of the east side of the Site, facing northwest.

Photolog, August 12, 2025
35 Melville Park Road, Melville, NY (continued)

Above: Monitoring well MW-5 on the west side of the Site. The condition of this monitoring well (intact, manhole cover in place) is representative of the other monitoring wells.

Above at top left: Intact pavement over the cover on top of former leaching pools LP-1 and LP-2. No cover disturbance was observed or reported.

Photolog, August 12, 2025
35 Melville Park Road, Melville, NY (continued)

Above: Intact pavement over the cover on top of former leaching pool LP-3. No cover disturbance was observed or reported. Asphalt patches have been placed to ensure the continuity of the pavement.