Town of Islip

Periodic Review Report

Former CAMCO Site

2125 Smithtown Boulevard, Ronkonkoma, New York
NYSDEC Site Number 152206

June 2026

Periodic Review Report

Former CAMCO Site, NYSDEC Site Number 152206

June 2026

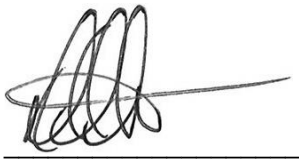
Prepared By:

Arcadis of New York, Inc.
290 Broadhollow Road, Suite 307E
Melville, New York 11747
Phone: 631 249 7600
Fax 631 249 7610

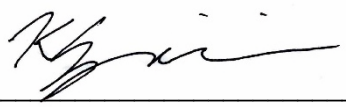
Prepared For:

Town of Islip
Department of Aviation and Transportation
Long Island MacArthur Airport
100 Arrival Avenue, Suite 100
Ronkonkoma, New York 10039

Our Ref:
30263236.00003



David E. Stern, LEP
Project Manager



Kevin Czerwinski
Field Inspector



Christopher D, Engler. PE
Vice President/ Principal Engineer

This document is intended only for the use of the individual or entity for which it was prepared and may contain information that is privileged, confidential and exempt from disclosure under applicable law. Any dissemination, distribution or copying of this document is strictly prohibited.

Contents

Executive Summary 2

Summary 2

Effectiveness of the Remedial Program 2

Recommendations 2

1 Site Overview 3

2 Evaluation of Remedy, Performance, Effectiveness, and Protectiveness 4

3 IC/EC Plan Compliance Report 4

4 Monitoring Plan Compliance Report 4

5 Operation & Maintenance (O&M) Plan Compliance Report 4

6 Overall PRR Conclusions and Recommendations 5

7 References 6

Figures

Figure 1 Site Location

Figure 2 Site Layout

Photolog

Parcel A

Parcel B

Appendices

Appendix A. Site Inspection and PRR Forms

This document is intended only for the use of the individual or entity for which it was prepared and may contain information that is privileged, confidential and exempt from disclosure under applicable law. Any dissemination, distribution or copying of this document is strictly prohibited.

Executive Summary

Summary

The former Central Aviation & Marine Corporation (CAMCO) facility (Site) is located at 2125 Smithtown Boulevard in Ronkonkoma, Suffolk County, New York. The Site consists of two parcels, measuring approximately 2.03 acres (Parcel A) and 0.62 acres (Parcel B), respectively (**Figure 1**). The owner of the Site is the Town of Islip. Parcel A is comprised of a vacant lot and Parcel B, where a building existed in 2023, currently consists of an empty lot.

The extent of contamination associated with Parcel A included tetrachloroethene and associated dechlorinated compounds and petroleum related compounds in shallow soil vapor, the presence of Aroclor in soil, and petroleum related volatile organic compounds (VOCs) in groundwater. Remedial action on-site work for Parcel A was initiated on November 18, 2014, and final site restoration was completed on March 20, 2015.

The extent of contamination associated with Parcel B included tetrachloroethene in shallow soil vapor, and petroleum related VOCs and pesticides in the groundwater. There were no exceedances of New York State Department of Environmental Conservation (NYSDEC) Unrestricted Use Soil Cleanup Objectives (SCOs) in soil. Remedial activities were not performed at Parcel B.

The warehouse building at Parcel B was demolished and slab foundation by Town of Islip lessee without prior NYSDEC approval. Because Parcel B building demolition and slab removal occurred without NYSDEC approval and subsurface soils inspection, the NYSDEC required the Town of Islip to submit a work plan for soil and soil vapor investigation at the Parcel B location. In March 2026, in NYSDEC confirmed that a Notice of Violation was not warranted in this circumstance and requested re-submission of the January 2025 work plan. ISP re-submitted the Parcel B investigation work plan to NYSDEC in March 2026 for review. NYSDEC comments were received in May 2026, and the final, revised work plan was forwarded to the NYSDEC on June 10, 2026, and is pending review and approval as of the date issuance of this report.

As directed by NYSDEC, this PRR covers the 2024 and 2025 reporting periods. Following NYSDEC approval of this PRR, subsequent PRRs will revert to the one-year inspection and reporting schedule.

Effectiveness of the Remedial Program

Site remediation activities associated with Parcel A were completed in March 2015 and the parcel remains vacant and undisturbed. As of the date of issuance of this report, soil and soil vapor investigations are proposed and pending at the Parcel B site to document subsurface conditions.

Recommendations

There are no recommendations with respect to changes to the SMP, the frequency of submissions of periodic review reports (PRRs) or requirements for discontinuing the SMP. It is recommended that the Town of Islip implement subsurface investigations described in revised Parcel B Work Plan submitted to the NYSDEC on June 10, 2026 upon NYSDEC approval of work plan and notice to proceed.

This document is intended only for the use of the individual or entity for which it was prepared and may contain information that is privileged, confidential and exempt from disclosure under applicable law. Any dissemination, distribution or copying of this document is strictly prohibited.

1 Site Overview

The Site is located at 2125 Smithtown Boulevard in Ronkonkoma, Suffolk County, New York on the west side of the Long Island MacArthur Airport complex and on the east side of Smithtown Avenue, approximately one (1) mile north of Veterans Memorial Highway and one (1) mile south of the Long Island Expressway (I-495).

The surrounding area consists of: (1) a paved access roadway, Suffolk County Police to the north; (2) Long Island MacArthur Airport runways and vacant land to the east; (3) Paved roadway and small aircraft hangers to the south; and (4) Smithtown Avenue and commercial properties to the west.

History of the Site as presented herein was based on Eryou Engineering (April 2020) “Former CAMCO Site Periodic Review Report” and indicates the nature and extent of contamination prior to site remediation associated with two parcels identified as Parcel A and Parcel B.

The environmental impacts on Parcel A consisted of soil and groundwater contamination. The nature of contamination associated with Parcel A consisted of tetrachloroethene and associated dechlorinated compounds and petroleum related compounds in shallow soil vapor, the presence of Aroclor in soil and petroleum related VOCs and SVOCs and inorganics in groundwater.

The nature of contamination associated with Parcel B consisted of tetrachloroethene in shallow soil vapor. Based on analytical results, there were no SCO exceedances in the soil. There were, however, petroleum-related VOCs and pesticide impacts to groundwater.

Remedial action on-site work for Parcel A was initiated on November 18, 2014, and final site restoration was completed on March 20, 2015. The work included the excavation and off-site disposal of approximately 200 tons of non-hazardous VOC impacted soil and backfilling with clean imported fill. Based upon post-excavation sampling results, the IRM goal was achieved with no remaining VOCs found at concentrations exceeding the 6NYCRR part 375-Table 375-6.8(a): Unrestricted Use Soil Cleanup Objectives (SCOs).

Remedial activities were not performed at Parcel B and the building and surrounding area soils were to remain intact and undisturbed and institutional controls (ICs) implemented as recommended in 2015 EnviroTrac Site Management Plan pending future site redevelopment.

The warehouse building and building slab at Parcel B were subsequently demolished and slab foundation removed in March 2024 by Town of Islip lessee, Modern Aviation, without prior NYSDEC approval. As a result of Parcel B building demolition and slab removal being completed in 2024 without subsurface soils inspection being performed, the NYSDEC required the Town of Islip to submit a work plan for investigation at the Parcel B site. A *Work Plan for Soil/Soil Vapor Investigation* at the CAMCO Parcel B site (hereafter Parcel B Work Plan) was submitted to the NYSDEC in January 2025. In March 2026, NYSDEC confirmed that a Notice of Violation was not warranted in this circumstance and requested re-submission of the January 2025 Parcel B Work Plan. ISP re-submitted the Parcel B Work Plan to NYSDEC in March 2026 for review. NYSDEC comments were received in May 2026, and the final, revised Parcel B Work Plan was forwarded to the NYSDEC on June 10, 2026 and is pending review and approval as of the date issuance of this report (refer to PRR Forms in **Appendix A** which include Parcel B Work Plan).

As directed by NYSDEC, this PRR covers the 2024 and 2025 reporting periods. Following NYSDEC approval of this PRR, following PRRs will revert to the 1-year inspection and reporting schedule.

This document is intended only for the use of the individual or entity for which it was prepared and may contain information that is privileged, confidential and exempt from disclosure under applicable law. Any dissemination, distribution or copying of this document is strictly prohibited.

2 Evaluation of Remedy, Performance, Effectiveness, and Protectiveness

During the May 29, 2026, site-wide inspection, Parcel A was vacant with vegetated land and no soil disturbance. Parcel B included barren sandy soils associated with the former warehouse building footprint and remnant asphalt parking lot. A soil, groundwater, and soil vapor investigation is proposed and pending at the Parcel B site to document subsurface site soil/soil vapor conditions and groundwater quality at the downgradient site boundary.

3 IC/EC Plan Compliance Report

Institutional controls (ICs) and their objectives include the following: (1) maintain and monitor existing site controls; (2) prevent future exposure to remaining contamination; and (3) limit the use and development of the Site to restricted residential, commercial, or industrial uses only.

The Site, Parcel A and Parcel B, are currently comprised of vacant land with Town of Islip intent to adhere to SMP recommendations and complete Parcel B Work Plan soil/soil vapor investigations following NYSDEC notice to proceed.

There are currently no Engineering Controls (EC's) applicable to this Site.

4 Monitoring Plan Compliance Report

A revised Parcel B Work Plan for soil/soil vapor investigations was submitted to NYSDEC on June 10, 2026. Subsurface investigations at Parcel B will be initiated upon NYSDEC approval.

An inspection form for the site inspections and PRR are included in **Appendix B**.

5 Operation & Maintenance (O&M) Plan Compliance Report

The site remedy does not rely on mechanical systems, such as groundwater treatment systems, sub-slab depressurization systems, or air sparge/soil vapor extraction systems, to protect public health and the environment. Therefore, the operation and maintenance of such components is not included in this document.

This document is intended only for the use of the individual or entity for which it was prepared and may contain information that is privileged, confidential and exempt from disclosure under applicable law. Any dissemination, distribution or copying of this document is strictly prohibited.

6 Overall PRR Conclusions and Recommendations

The following conclusions are made based on the site inspection:

- The Town of Islip did not meet SMP requirements of prior NYSDEC notification of Parcel B 2024 building demolition and the handling of disturbed soils resulting from demolition activities, however the Town understands the requirements of the SMP regarding future work.
- There was no EC component required.

Recommendations include:

- The Town of Islip will implement subsurface investigations described in revised Parcel B Work Plan upon NYSDEC approval of work plan and notice to proceed.
- The continued periodic inspections of the Site and adherence to all SMP recommendations.
- In accordance with NYSDEC Order on Consent, the ISP and the Town of Islip should notify NYSDEC in accordance with SMP requirements of any future earthwork and redevelopment activities at the Site.
- Any future new buildings constructed at the site shall be fitted with vapor mitigation barriers and evaluated for soil vapor intrusion as per 2015 SMP recommendation.
- Following successful completion of the site investigation and determination that subsurface conditions do not contravene NYSDEC soil or groundwater quality criteria, and confirmation that soil vapor concentrations at the site (if present) are managed consistent with New York State Soil Vapor Intrusion Guidance criteria, the subsequent PRR can be submitted and the IC/EC certified. Additionally, subsequent PRRs can revert to the annual submittal schedule.

This document is intended only for the use of the individual or entity for which it was prepared and may contain information that is privileged, confidential and exempt from disclosure under applicable law. Any dissemination, distribution or copying of this document is strictly prohibited.

7 References

EnviroTrac (December 2015), *Former CAMCO Site, 2125 Smithtown Avenue Suffolk County Ronkonkoma New York, Site Management Plan*

Eryou Engineering (April 2020), *Former CAMCO Site, 2125 Smithtown Avenue Suffolk County Ronkonkoma New York, Periodic Review Report*

Arcadis (October 2023), *Former CAMCO Site, 2125 Smithtown Avenue Suffolk County Ronkonkoma New York, Periodic Review Report*

Arcadis (November 2024), *Former CAMCO Site, 2125 Smithtown Avenue Suffolk County Ronkonkoma New York, Periodic Review Report*

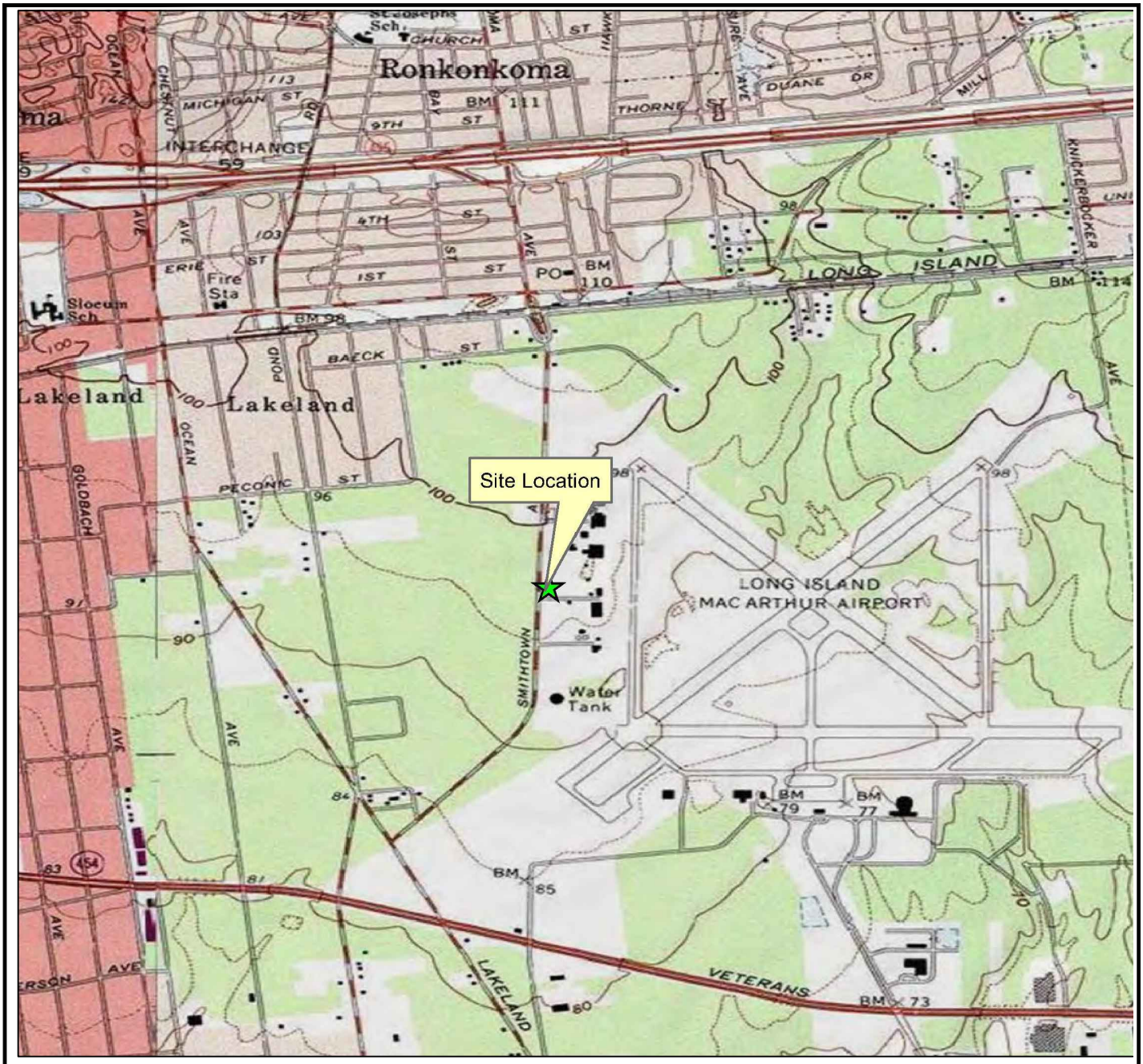
Arcadis (January 6, 2025), Soil/Soil Vapor Investigation Work Plan Central Aviation & Marine Corp (CAMCO) - Parcel B

NYSDEC (May 21, 2026), Comments Letter to Arcadis (April 6, 2026) Soil/Vapor Investigation Work Plan Central Aviation & Marine Corp (CAMCO) – Parcel B

This document is intended only for the use of the individual or entity for which it was prepared and may contain information that is privileged, confidential and exempt from disclosure under applicable law. Any dissemination, distribution or copying of this document is strictly prohibited.

Arcadis of New York, Inc.
290 Broadhollow Road, Suite 307E
Melville
New York 11747
Phone: 631 249 7600
Fax: 631 249 7610
www.arcadis.com

Figures



QUAD: CENTRAL ISLIP
APPROXIMATE ELEVATION: 87 FEET



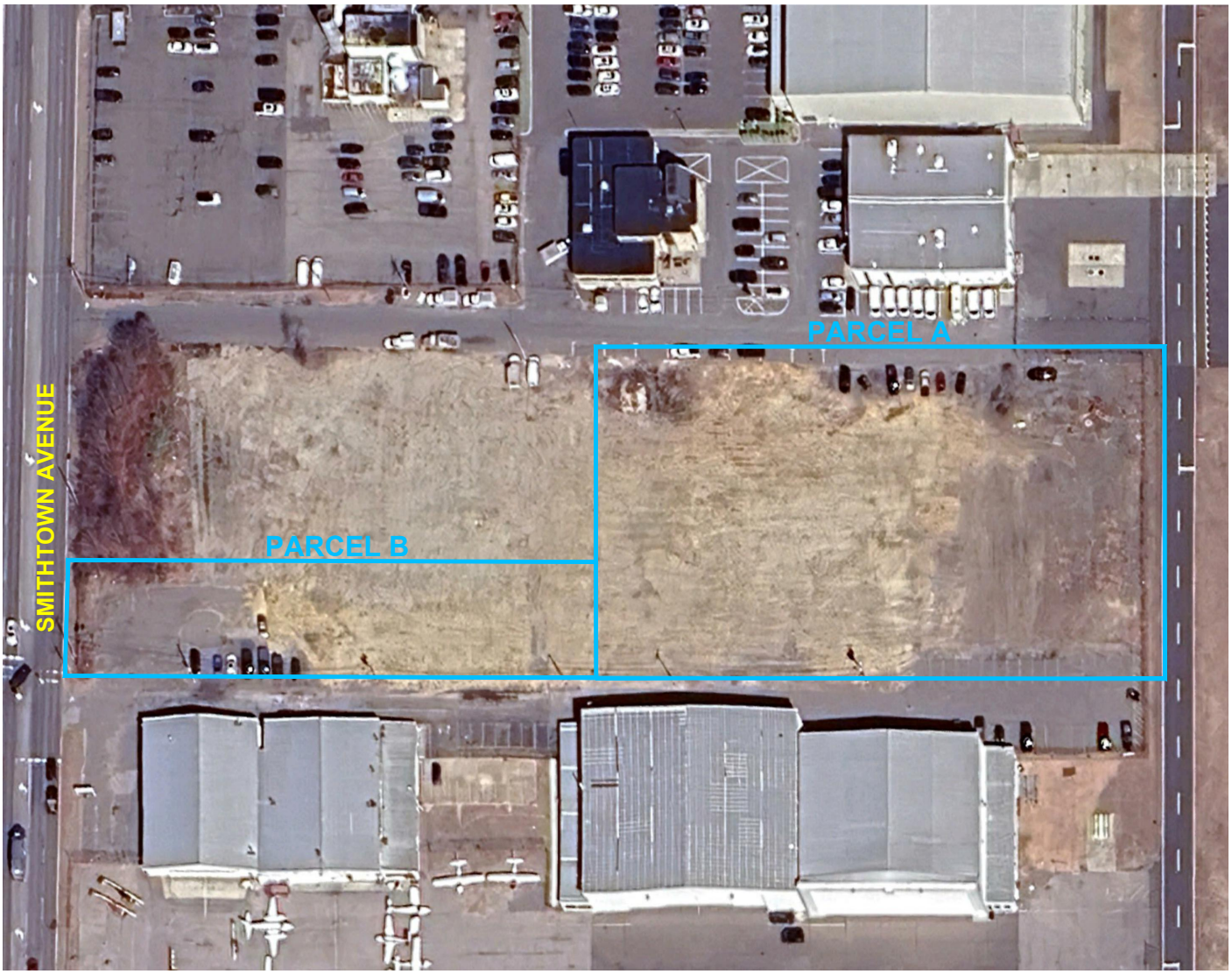
CAMCO
2125 SMITHTOWN AVENUE
RONKONKOMA, NEW YORK

SITE LOCATION MAP

ARCADIS

FIGURE
1

CITY: MANCHESTER DIV/GROUP: ENVCAD DB: B.SMALL PM: TM:
C:\Users\BSSmall\OneDrive - ARCADIS\BIM360 - OneDrive Sync Location\AUS-CAMCO-PRR-RONKONKOMA New York\2022\01-In Progress\01-DWG\GEN-F01-SITELOC.dwg LAYOUT: 1 SAVED: 10/12/2022 5:06 PM ACADVER: 24.2S (LMS TECH) PAGESETUP: --- PLOTSTYLETABLE: --- PLOTTED:
10/12/2022 5:06 PM BY: SMALL, BRIAN



SOURCE: GOOGLE EARTH PRO - MARCH 26, 2025



0 120' 240'

GRAPHIC SCALE

CAMCO
2125 SMITHTOWN AVENUE
RONKONKOMA, NEW YORK

SITE LAYOUT

ARCADIS

FIGURE
2

C:\Users\BSSmall\DCVACCDocs\Arcadis ACC USAUS-99999999-CAMCO_2125 SMITHTOWN_RONKONKOMA_NY\Project Files\10_WIP\10T_ARC_ENV\2026\01-DWG\GEN-F02-SITELAYOUT.dwg LAYOUT: 2 SAVED: 6/9/2026 9:19 AM ACADVER: 24.2S (LMS TECH) PAGESETUP: ---- PLOTSTYLETABLE: ---- PLOTTED: 6/22/2026 6:03 PM BY: SMALL, BRIAN

Photo Log

Project Photographs

Former CAMCO Site, Ronkonkoma, New York



Photo: 1

Date: May 29, 2026

Location: Parcel A

Description: Vacant Land looking west.



Photo: 2

Date: May 29, 2026

Location: Parcel A

Description: Vacant land looking northwest.

Project Photographs

Former CAMCO Site, Ronkonkoma, New York



Photo: 3

Date: May 29, 2026

Location: Parcel B

Description: Looking east at vacant lot where warehouse building was formerly located,



Photo: 4

Date: May 29, 2026

Location: Parcel B

Description: Groundwater monitoring well MW-4 from prior environmental investigations was observed at remnant Parcel B parking lot.

Appendix A

Site Inspection and PRR Forms

5/20/2026

Robert Schneider
Deputy Commissioner Of Aviation & Transport
Town of Islip, Long Island MacArthur Airport
Long Island MacArthur Airport
100 Arrival Avenue, Suite 100
Ronkonkoma, NY 11779
rschneider@islipny.gov

Re: Reminder Notice: Site Management Periodic Review Report and IC/EC Certification Submittal

Site Name: Central Aviation and Marine Corporation
Site No.: 152206
Site Address: 2125 Smithtown Avenue
Ronkonkoma, NY 11716

Dear Robert Schneider:

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 **June 30, 2026**. Guidance on the content of a PRR is enclosed.

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

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

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

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

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

Documents may be submitted to the project manager 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.

New York State Department of Environmental Conservation

Enclosures

PRR General Guidance
Certification Form Instructions
Certification Forms

ec: w/ enclosures

ec: w/ enclosures
Jolene Lozewski, Project Manager
Bob Corcoran, Section Chief
Girish Desai, Hazardous Waste Remediation Supervisor, Region 1
Arcadis U.S., Inc - David Stern - david.stern@arcadis.com

The following parcel owner did not receive an ec:
Town Of Islip - Parcel Owner

Enclosure 1

Certification Instructions

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

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

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

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

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

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

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

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

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

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

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

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

Site Details **Box 1**

Site No. 152206

Site Name Central Aviation and Marine Corporation

Site Address: 2125 Smithtown Avenue Zip Code: 11716
City/Town: Ronkonkoma
County: Suffolk
Site Acreage: 3.941

Reporting Period: October 30, 2023 to October 30, 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.
* Demolition documentation attached.

	YES	NO
5. Is the site currently undergoing development?		X

Box 2

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

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

A Corrective Measures Work Plan must be submitted along with this form to address these issues.
** Parcel B Soil/Soil Vapor Investigation Work Plan attached.

Christopher D. Engler _____ 08/07/2026_____
Signature of Owner, Remedial Party or Designated Representative Date

SITE NO. 152206 **Box 3**

Description of Institutional Controls

Parcel	Owner	Institutional Control
50-106-1-6.7	Town of Islip	Monitoring Plan IC/EC Plan Ground Water Use Restriction Landuse Restriction Building Use Restriction Site Management Plan

-The property may only be used for restricted residential, commercial or industrial purposes provided that the long-term Institutional Controls included in this SMP are employed.

-The property may not be used for a higher level of use, such as unrestricted use, without the necessary additional investigation and possible remediation.

-All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with this SMP.

-Restriction of the use of site groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or County DOH.

-Requires compliance with the Department approved Site Management Plan.

-Gardening and/or farming activities at the property are prohibited.

-Any future new buildings constructed on site will be fitted with vapor mitigation barriers and evaluated for soil vapor intrusion.

-Conceptual site redevelopment plans include removal of the existing one-story steel frame slab-on-grade building on Parcel B. If demolished, or altered so as to disturb or remove in its entirety or a portion of the concrete slab, subsurface soils in the footprint and immediate surrounding area will be inspected to determine the existence of any soil contamination. If found, the contaminated soils must be delineated and addressed by necessary means.

-The site owner or remedial party will submit to NYSDEC a written statement that certifies, under penalty of perjury, that: (1) controls employed at the Controlled Property are unchanged from the previous certification or that any changes to the controls were approved by the NYSDEC; and, (2) nothing has occurred that impairs the ability of the controls to protect public health and environment or that constitute a violation or failure to comply with the SMP. NYSDEC retains the right to access such Controlled Property at any time in order to evaluate the continued maintenance of any and all controls. This certification shall be submitted annually, or an alternate period of time that NYSDEC

Box 4

Description of Engineering Controls

None Required

Not Applicable/No EC's

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. 152206

Box 6

SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1,2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I _____ at _____,
print name print business address

am certifying as _____(Owner or Remedial Party)

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

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

EC CERTIFICATIONS

Box 7

Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I _____ at _____,
print name print business address

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

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

Parcel B Building Demolition Letter

ISP
Long Island MacArthur Airport

Angie M. Carpenter
Supervisor

Shelley LaRose Arken
Commissioner

Robert A. Schneider
Deputy Commissioner

November 15, 2024

Mr. John Sheehan, P.G.
Project Manager, Region 1
New York State Department of
Environmental Conservation
SUNY at Stony Brook
50 Circle Road
Stony Brook, NY 11790

Subject: Notice of CAMCO Parcel B Building Demolition
2125 Smithtown Avenue
Ronkonkoma, NY 11716

Dear Mr. Sheehan:

By this letter, the Town of Islip (Town) is informing the New York Department of Environmental Conservation (NYSDEC) that the warehouse building known as the Central Aviation and Marine Corporation (CAMCO) building situated on Parcel B at street address 2125 Smithtown Avenue Ronkonkoma, New York was demolished on or about March 1, 2024.

The warehouse building slab foundation was removed, sanitary leaching pools backfilled, and the site graded level using on-site soils. This project did not require import of soils for backfilling/grading. The demolition contractor reported that no visible evidence of soil impacts were observed at the time of building demolition and no soils were removed or otherwise disposed from the site. Concrete and asphalt demolition debris were disposed of at a local disposal/recycling facilities.

The Town is in the process of preparing a Work Plan for subsurface investigation at the footprint of the former CAMCO Parcel B warehouse building (to be submitted to NYSDEC under separate cover). Site figure, photographs and building demolition documentation (which are also included in the 2024 Periodic Review Report submittal) are included as attachments in this letter.

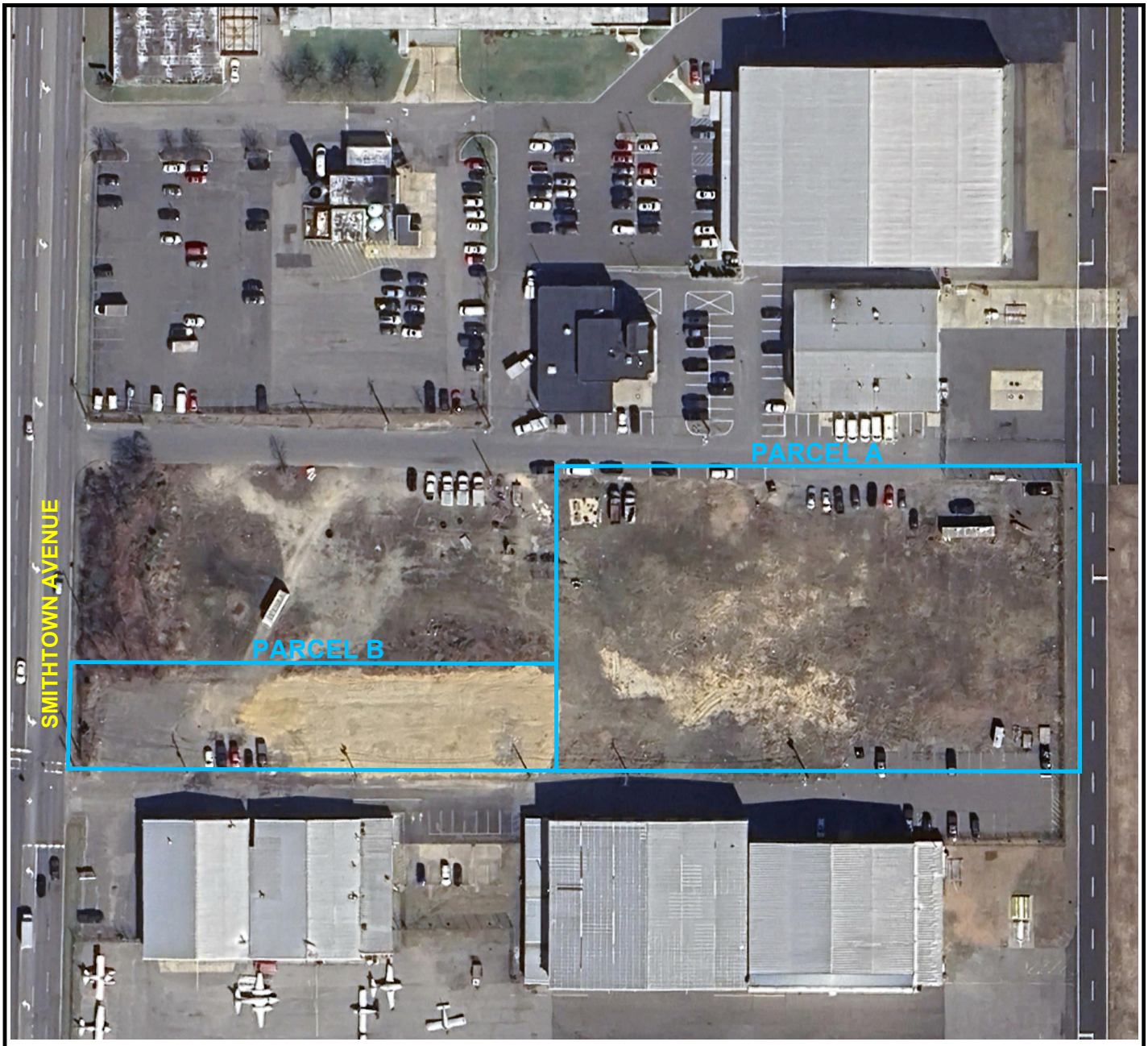
Kindly contact me with any questions regarding the CAMCO building demolition and pending Work Plan submittal.

Sincerely,

Robert Schneider
Deputy Commissioner

Cc: Shelley LaRose Arken, Commissioner
David Stern, Arcadis
Enc. CAMCO Building Demolition Permit

Figure



SOURCE: GOOGLE EARTH PRO - MARCH 2024



0 120' 240'

GRAPHIC SCALE

CAMCO
2125 SMITHTOWN AVENUE
RONKONKOMA, NEW YORK

SITE LAYOUT

ARCADIS

FIGURE
2

C:\Users\BSSmall\DC\ACCDocs\Arcadis ACC US\AUS-99999999-CAMCO_2125 SMITHTOWN_RONKONKOMA_NY\Project Files\10_WIP\10T_ARC_ENV\2024\01-DWG\GEN-F0X-SITELAYOUT.dwg LAYOUT: 2 SAVED: 11/11/2024 1:34 PM ACADVER: 24.2S (LMS TECH) PAGESETUP: ---- PLOTSTYLETABLE:
---- PLOTTED: 11/11/2024 1:34 PM BY: SMALL, BRIAN

Photographs

Project Photographs

Former CAMCO Site, Ronkonkoma, New York



Photo: 1

Date: September 28, 2024

Location: Parcel B

Description: Remnant parking lot looking west.



Photo: 2

Date: September 28, 2024

Location: Parcel B

Description: Looking east at vacant lot where warehouse building was formerly located.

Attachment

Demolition Documentation

Town of Islip
Department of Planning and Development
Building Division
Certificate of Occupancy

Specifications

Demolition of Accessory Structure Permit #-219180 Accessory Structure, Foundation and All Debris Removed and Properly Graded
MB:lh
(Modern Aviation)

This certifies that the structures or uses listed herein contains the following improvements, relative to the permit number referenced below, which conform substantially with the terms and requirements of the New York State Building Code and the Town of Islip Zoning Ordinance at the time of construction and that the premises may be occupied and/or used for the purpose as stated. The actual zoning of the subject parcels shall be shown on the Town of Islip Official Map and/or other documentation at the direction of the Commissioner of Planning and Development.

The improvements listed herein or any part thereof shall not be used for any purpose other than for which they are certified. This certificate will be null and void if the improvements are altered in any manner, additions are made thereto without authorization from the Town of Islip Division of Building, or if any of the criteria listed in Town of Islip Code Section 68-15 are applicable.

Official copy must have original signature and
raised Town of Islip Seal

Permit No 106000100006009M176
Date Issued 03/12/2024

x

Address 2125 Smithtown Ave
Hamlet Ronkonkoma

JET ENVIRONMENTAL TESTING, INC.
114 WEDGEWOOD DRIVE • CORAM, NY 11727
PHONE (631) 331-3811 • FAX (631) 642-7499

November 16, 2023

Mr. Mark Carmen
Modern Aviation ISP
Chief Executive Officer
90 Arrival Ave
#18
Ronkonkoma, NY 11779

Re: Pre-Demolition Asbestos Inspection
Vacant Building
2125 Smithtown Ave
Ronkonkoma, NY

Mr. Carmen,

On October 16, 2023, Jet Environmental Testing performed a pre-demolition asbestos inspection at the above referenced site. The inspection was performed by John Makoso, a NYS Department of Labor Asbestos Inspector #14-01737.

The inspection included sampling all suspect asbestos containing materials (ACM). Guidelines used for the inspection were established by the Environmental Protection Agency (EPA) in the Guidance for Controlling Asbestos Containing Materials in Buildings, Office of Pesticides and Toxic Substances, DOC #560/5-85-024 and 40 CFR Part 763.

Field information was organized in accordance with the observation of homogenous materials. A homogenous material is defined as a suspect material of similar age, appearance, texture and installation. Each material was grouped together as a specific homogenous material and sampled.

Bulk samples of suspect ACM were analyzed by Polarized Light Microscopy (PLM) with dispersion staining, as described in 40 CFR Part 763 and the National Emissions Standard for Hazardous Air Pollutants (NESHAPS).

The New York State Department of Health has recently revised the PLM Stratified Point Counting Method. The new method, "Polarized Light Microscopy Methods for Identifying and Quantitating Asbestos in Bulk Samples" can be found as item 198.1 in the Environmental Laboratory Approval Program (ELAP) Certification manual.

The State of New York ELAP has determined that analysis of Non-friable, Organically Bound Materials (NOB) are not reliably performed by PLM. Therefore, if PLM analysis of an NOB yields a negative result, the sample must be confirmed by Transmission Electron Microscopy (TEM).

All samples were initially analyzed by PLM. Samples which produced a negative PLM result and which are classified as NOB were then re-analyzed utilizing TEM methodology.

The sample analysis was performed by EMSL Analytical Laboratories, Inc., 528 Mineola Avenue, Carle Place, NY 11469, ELAP #11469 for Polarized Light Microscopy and NVLAP #101048-0 for Transmission Electron Microscopic analyses of bulk asbestos.

The inspection revealed asbestos materials are present in the building. The materials confirmed to be **friable** ACM, the location and estimated quantities are as follows:

Material	Location	Quantity
1x1 Tan FT	N. Warehouse	240 SF

A detailed description of all the materials sampled, the location, the sample results and the estimated quantities are listed in the inspection results spreadsheet enclosed. Also enclosed please find the sample analysis worksheets.

While the survey performed was semi-destructive, ACM may also exist behind walls, floors or ceilings and any other sealed, non-exposed building areas that were not demolished during the survey. If suspect materials not listed in this report are uncovered during demolition or activities or for any other reason, then work should stop, and the material should be sampled and analyzed to determine the presence or absence of asbestos in the uncovered materials.

The quantities of identified ACM listed are **visual estimates** only and should not be used as a specification for abatement. The asbestos abatement contractor should verify the estimated quantities, in the field. Prior to demolition of the premises, all ACM identified in this report should be removed in accordance with all applicable asbestos regulations including, but not limited to the following, 40 CFR Part 763, and NYCRR Part 56. Air monitoring is required when asbestos is removed or disturbed.

The pre-construction or pre-demolition survey is a resource for initiating the Project Design Survey, if ACM is found and an abatement project is planned. It is not a substitute for a Project Design Survey Report. It must not be used as a document with which to solicit bids for abatement.

In accordance with the Construction Asbestos Standard, 29 CFR 1926.1101 established by the Occupational Health and Safety Administration (OSHA), some of the requirements of the standard would apply even if the installed construction materials do not contain >1% asbestos. The work practice requirements and prohibitions that must be observed regardless of the exposure levels and of the percentage of asbestos in the installed construction materials are; 29 CFR 1926.1101(g)(1)(ii), 29 CFR 1926.1101(g)(1)(iii), CFR 1926.1101(g)(3)(i), CFR 1926.1101 (g)(3)(ii), 29 CFR 1926.1101(g)(3)(iv).

There are numerous other provisions that apply to work activities involving installed construction materials even where the material does not contain >1% asbestos if at least one of the asbestos

permissible exposure limits (PEL) is exceeded. Thus, the current standard contains engineering controls and work practices that apply regardless of the exposure levels to certain work activities involving only installed building materials that meet the definition of ACM. The OSHA standard covers all materials containing less than or greater than 1% asbestos.

Jet Environmental Testing, Inc. would like to thank you for the opportunity to provide asbestos consulting services to Modern Aviation ISP on this project.

Please contact us if you should have any questions or need any additional informational concerning this report.

Regards,

John Makoso
Project Manager

JET ENVIRONMENTAL TESTING, INC. OCTOBER 16, 2023

ADDRESS: 2125 SMITHTOWN AVE, RONKONKOMA, NEW YORK

Sample Number	Location	Material	Results	Affected ACM Total Quantity	Notes
1A, 1B, 1C	Warehouse	Sheetrock	None Detected	-----	-----
2A, 2B, 2C	Warehouse	Spackle	None Detected	-----	-----
3A, 3B	N. Warehouse	1x1 Tan FT	**1.3% Chrysotile**	**240 SF**	-----
4A, 4B	Warehouse	Wire Insulation	Inconclusive/ None Detected	-----	None Detected via TEM Analysis

EMSL Analytical, Inc.
528 Mineola Avenue Carle Place, NY 11514
Tel/Fax: (516) 997-7251 / (516) 997-7528
http://www.EMSL.com / carleplacelab@emsl.com

EMSL Order: 062319819
Customer ID: JETE50
Customer PO:
Project ID:

Attention: Rich Maniscalco
Jet Environmental, Inc.
114 Wedgewood Drive
Coram, NY 11727

Phone: (631) 331-3811
Fax: (631) 331-3809
Received Date: 10/16/2023 8:00 PM
Analysis Date: 10/18/2023 - 10/19/2023
Collected Date: 10/16/2023

Project: 2125 Smithtown Ave, Ronkonkoma, Modern Aviation

Test Report:Asbestos Analysis of Bulk Material

Test	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos
Sample ID 1A		**Description**	Warehouse - Sheetrock		
062319819-0001		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	10/18/2023	Brown/ White	10.00% Cellulose	70.00% Gypsum 20.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 1B		**Description**	Warehouse - Sheetrock		
062319819-0002		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	10/18/2023	Brown/ White	11.00% Cellulose	73.00% Gypsum 16.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 1C		**Description**	Warehouse - Sheetrock		
062319819-0003		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	10/18/2023	Brown/ White	10.00% Cellulose	70.00% Gypsum 20.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 2A		**Description**	Warehouse - Spackle		
062319819-0004		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	10/18/2023	White		80.00% Ca Carbonate 20.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 2B		**Description**	Warehouse - Spackle		
062319819-0005		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	10/18/2023	White		86.00% Ca Carbonate 14.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**

Initial report from: 10/19/2023 18:56:58

EMSL Analytical, Inc.
528 Mineola Avenue Carle Place, NY 11514
Tel/Fax: (516) 997-7251 / (516) 997-7528
http://www.EMSL.com / carleplacelab@emsl.com

EMSL Order: 062319819
Customer ID: JETE50
Customer PO:
Project ID:

Test Report:Asbestos Analysis of Bulk Material

Test	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos
Sample ID 2C		**Description**	Warehouse - Spackle		
062319819-0006		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	10/18/2023	White		83.00% Ca Carbonate 17.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 3A		**Description**	N Warehouse - 1x1 Tan FT		
062319819-0007		**Homogeneity**	Heterogeneous		
PLM NYS 198.1 Friable					**Not Analyzed**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB	10/19/2023	Gray	None	98.70% Other	**1.30% Chrysotile**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 3B		**Description**	N Warehouse - 1x1 Tan FT		
062319819-0008		**Homogeneity**			
PLM NYS 198.1 Friable					**Not Analyzed**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB	10/19/2023				**Positive Stop (Not Analyzed)**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 4A		**Description**	Warehouse - Wire Insulation		
062319819-0009		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable					**Not Analyzed**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB	10/19/2023	White		100.00% Other	**Inconclusive: None Detected**
TEM NYS 198.4 NOB	10/19/2023	White		100.00% Other	**None Detected**
Sample ID 4B		**Description**	Warehouse - Wire Insulation		
062319819-0010		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable					**Not Analyzed**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB	10/19/2023	White		100.00% Other	**Inconclusive: None Detected**
TEM NYS 198.4 NOB	10/19/2023	White		100.00% Other	**None Detected**

Initial report from: 10/19/2023 18:56:58

EMSL Analytical, Inc.
528 Mineola Avenue Carle Place, NY 11514
Tel/Fax: (516) 997-7251 / (516) 997-7528
http://www.EMSL.com / carleplacelab@emsl.com

EMSL Order: 062319819
Customer ID: JETE50
Customer PO:
Project ID:

Test Report:Asbestos Analysis of Bulk Material

The samples in this report were submitted to EMSL for analysis by Asbestos Analysis of Bulk Materials via NYS ELAP Approved Methods . The reference number for these samples is the EMSL Order ID above. Please use this reference number when calling about these samples.

Report Comments:

Sample Receipt Date: 10/16/2023
Analysis Completed Date: 10/18/2023
Sample Receipt Time: 8:00 PM
Analysis Completed Time: 1:58 PM

Analyst(s):

Sawyer Fries PLM NYS 198.1 Friable (6)

Anthony Miraglia PLM NYS 198.6 NOB (3)

Luisa Vargas TEM NYS 198.4 NOB (2)

Samples reviewed and approved by:

Daniel Clarke, Asbestos Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. Estimation of uncertainty available upon request. This report is a summary of multiple methods of analysis, fully compliant reports are available upon request. All samples examined for the presence of vermiculite when analyzed via NYS 198.1. A combination of PLM and TEM analysis may be necessary to ensure consistently reliable detection of asbestos . Polarized-light microscopy is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. This report must not be used to claim product endorsement by NVLAP of any agency or the U.S. Government . Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing. NOB= Non friable organically bound; N/A= Not applicable VCM= Vermiculite containing material.

Samples analyzed by EMSL Analytical, Inc. Carle Place, NY NYS ELAP 11469, NVLAP Lab Code 101048-10

Initial report from: 10/19/2023 18:56:58

JET ENVIRONMENTAL TESTING, INC.
114 WEDGEWOOD DRIVE • CORAM, NY 11727
PHONE (631) 331-3811 • FAX (631) 642-7499

January 15, 2024

Panzner Demo & Abatement
88 Barthold Avenue
Patchogue, NY 11772

Re: Air Monitoring & Analysis
Modern Aviation Company
Warehouse
2125 Smithtown, NY

Enclosed please find Jet Environmental Testing's air monitoring report for the asbestos abatement project performed at the above referenced site on January 12, 2024.

The results of analysis indicate all samples are less than the clean air requirements as stipulated by Part 56 of Title 12 of the Official Compilation of Codes, Rules and Regulations of the State of New York (12NYCRR 56). Results are considered satisfactory as every sample analyzed by phase contrast microscopy demonstrates an airborne fiber concentration of less than 0.01 fibers per cubic centimeter.

Jet Environmental Testing Inc. would like to thank you for the opportunity to provide asbestos consulting services to Modern Aviation ISP on this project.

Please contact us if you should have any questions or need any additional information concerning this report.

Regards,

John Makoso
Project Manager

EMSL Analytical, Inc.

528 Mineola Avenue Carle Place, NY 11514
Tel/Fax: (516) 997-7251 / (516) 997-7528
http://www.EMSL.com / carleplacelab@emsl.com

EMSL Order: 062400328
Customer ID: JETE50
Customer PO:
Project ID:

Attention: Rich Maniscalco
Jet Environmental, Inc.
114 Wedgewood Drive
Coram, NY 11727

Phone: (631) 331-3811
Fax: (631) 331-3809
Received Date: 01/12/2024 01:17 PM
Analysis Date: 01/12/2024
Collected Date: 01/12/2024

Project: Modern Aviation Company, 2125 Smithtown Ave, Ronkonkoma, Warehouse

Test Report: Fiber Count by Phase Contrast Microscopy (PCM), NIOSH 7400 Method - A Rules, Revision 3, Issue 3, 6/15/2019

Sample	Location	Sample Date	Volume (L)	Fibers	Fields	LOD (f/b/cc)	Fibers/mm²	Fibers/cc	Notes
B1	N. Area	01/12/2024	900	<5.5	100	0.0030	<7.01	<0.0030	
062400328-0001									
B2	Center Area	01/12/2024	900	<5.5	100	0.0030	<7.01	<0.0030	
062400328-0002									
B3	S. Area	01/12/2024	900	<5.5	100	0.0030	<7.01	<0.0030	
062400328-0003									
B4	SW Warehouse	01/12/2024	900	<5.5	100	0.0030	<7.01	<0.0030	
062400328-0004									
B5	S Warehouse	01/12/2024	900	<5.5	100	0.0030	<7.01	<0.0030	
062400328-0005									
B6	E Warehouse	01/12/2024	900	<5.5	100	0.0030	<7.01	<0.0030	
062400328-0006									
B7	Blank	01/12/2024		<5.5	100		<7.01		Field Blank
062400328-0007									
B8	Blank	01/12/2024		<5.5	100		<7.01		Field Blank
062400328-0008									

The results reported have been blank corrected as applicable.

Analyst(s):
Ricky Calzolano PCM II

Daniel Clarke, Asbestos Laboratory Manager
or other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. Limit of detection is 7 fibers/mm². Fiber counts outside the recommended fiber density range of the method (100-1300 fibers) have greater than optimal variability and are probably biased. Field blank results, when available, are used to blank correct results. NIOSH 7400 requires field blanks be submitted at a rate of 10%, with a minimum of 2 per set. Measurement of uncertainty available upon request. The results in this report meet all requirements of the NELAC standards unless otherwise noted. Inter-laboratory Sr values: 5-20 fibers = 0.38, 21-50 fibers = 0.32, 51-100 fibers = 0.22, inter-laboratory Sr values (Average of EMSL round robin data) = 0.33.
Samples analyzed by EMSL Analytical, Inc. Carle Place, NY AIHA-LAP, LLC-dnLAP Accredited #102044, CT PH-0243, NYS ELAP 11448, MA AA000208, VT AL-4C5208.

Initial report from: 01/13/2024 10:10 AM

Printed: 01/13/2024 10:11 AM

EMSL Analytical, Inc.

528 Mineola Avenue Carle Place, NY 11514
Tel/Fax: (516) 997-7251 / (516) 997-7528
http://www.EMSL.com / carleplacelab@emsl.com

EMSL Order: 062400327
Customer ID: JETE50
Customer PO:
Project ID:

Attention: Rich Maniscalco
Jet Environmental, Inc.
114 Wedgewood Drive
Coram, NY 11727

Phone: (631) 331-3811
Fax: (631) 331-3809
Received Date: 01/12/2024 01:17 PM
Analysis Date: 01/12/2024
Collected Date: 01/12/2024

Project: Modern Aviation Company, 2125 Smithtown Ave, Ronkonkoma, Warehouse

Test Report: Fiber Count by Phase Contrast Microscopy (PCM), NIOSH 7400 Method - A Rules, Revision 3, Issue 3, 6/15/2019

Sample	Location	Sample Date	Volume (L)	Fibers	Fields	LOD (f/b/cc)	Fibers/mm²	Fibers/cc	Notes
F1 *062400327-0001*	N Area	01/12/2024	1050	<5.5	100	0.0026	<7.01	<0.0026	
F2 *062400327-0002*	Center Area	01/12/2024	1050	<5.5	100	0.0026	<7.01	<0.0026	
F3 *062400327-0003*	S Area	01/12/2024	1050	<5.5	100	0.0026	<7.01	<0.0026	
F4 *062400327-0004*	Decon Entry	01/12/2024	1050	<5.5	100	0.0026	<7.01	<0.0026	
F5 *062400327-0005*	Decon Exit	01/12/2024	1050	<5.5	100	0.0026	<7.01	<0.0026	
F6 *062400327-0006*	WA Entry	01/12/2024	1050	<5.5	100	0.0026	<7.01	<0.0026	
F7 *062400327-0007*	Blank	01/12/2024		<5.5	100		<7.01		Field Blank
F8 *062400327-0008*	Blank	01/12/2024		<5.5	100		<7.01		Field Blank

The results reported have been blank corrected as applicable.

Analyst(s):
Ricky Calzolano PCM II

Daniel Clarke, Asbestos Laboratory Manager
or other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. Limit of detection is 7 fibers/mm². Fiber counts outside the recommended fiber density range of the method (100-1300 fibers/mm²) have greater than normal variability and are probably biased. Field blank results, when available, are used to blank correct results. NIOSH 7400 requires field blanks be submitted at a rate of 10%, with a minimum of 2 per set. Measurement of uncertainty available upon request. The results in this report meet all requirements of the NELAC standards unless otherwise noted. Intra-laboratory Sr values: 5-30 fibers = 0.36, 31-50 fibers = 0.32, 51-100 fibers = 0.22. Inter-laboratory Sr values (Average of EMSL round robin data) = 0.35.
Samples analyzed by EMSL Analytical, Inc. Carle Place, NY AIHA LAP, LLC-ELAP Accredited #152544, CT PH-0248, NYS ELAP 11459, MA AA000200, VT AL-0C5638

Initial report from: 01/13/2024 10:13 AM

INSPECTION REPORT

TOWN OF ISLIP
BUILDING DIVISION
One Manitton Court, Islip New York, 11751

Records Department (Scheduling Inspections) (631) 224-5470
Building Inspectors (631) 224-5470
Plumbing Inspectors (631) 595-3756

PERMIT DESCRIPTION: **DEMO - accessory building - Modern Aviation** PERMIT # **219180**

OWNER'S NAME: **Town Of Islip**

SUBJECT PREMISES: **2125 Smithtown Ave, Ronkonkoma 11779** TAXMAP **0500-10600-0100-006009**

DATE: **03/01/2024** THE ABOVE PARCEL WAS INSPECTED BY: **Mike B**

INSPECTION STATUS: **N/A**

Please review the results of your inspection below.

- If a follow-up inspection is required, please schedule with the Records Department at (631) 224 - 5470
- If you have any questions, please contact the inspector prior to commencement of work.
- Please refer to the CO checklist for this permit for any additional requirements.

Demo of building now completed.
Waste line and septic tank was buried under slab. Remove both and install clean fill.
When above has been completed call records for final inspection.
03/01/2024 mb

A copy of this inspection report will be left at the Subject Premises whenever possible, and will be emailed to all parties of the application.

Suffolk County Department of Health Services
Office of Wastewater Management
360 Yaphank Avenue, Suite 2C
Yaphank, New York 11980
(631) 852-5700 OR HealthWWM@suffolkcountyny.gov

CERTIFICATION OF SEWAGE DISPOSAL SYSTEM ABANDONMENT

Health Department Reference Number: _____

Suffolk Tax Map #: Dist: _____ Sect(s)_____ Blk(s)_____ Lot(s)_____

Project Name or Address: 2125 Smithtown Avenue, Ronkonkoma, NY 11779

Subdivision Name & Lot # Modern Aviation - Accessory Building

Applicant Name:_____

I HEREBY CERTIFY THAT:

1. The first septic tank/leaching pool, from the foundation, was located and uncovered, **AND**
2. If liquid sewage was noted therein, was pumped dry by a licensed sewage hauler, **AND**
3. Tank/pool was inspected for outlet line to an overflow pool, **AND**
4. Overflow pool(s) was/were located, uncovered and items #2 and #3 were repeated until all parts of sanitary system were located, **AND**
5. All parts of sanitary system were removed or filled with clean backfill and any corbelled block domes collapsed.

I also certify that the sanitary system abandoned consisted of: (1) Tank + (4) Pools

First tank/pool 8 feet diameter 8 feet deep (✓)precast ( )block ( ) other_____
First overflow pool 8 feet diameter 8 feet deep (✓)precast ( )block ( ) other_____
Next overflow pool 8 feet diameter 8 feet deep (✓)precast ( )block ( ) other_____
Next overflow pool 8 feet diameter 8 feet deep (✓)precast ( )block ( ) other_____
+ Next overflow pool 8 feet diameter 8 feet deep (✓) precast

Company which pumped out sanitary system if different from certifying company:
Name of Company: n/a - all pools dry
Address:_____
Consumer Affairs License Number: _____

Contractor Signature: _____ Date 3/7/24
Print Name/Company: Panzner Demo & Abatement Corp. Phone 631-581-4151
Address: 88 Barthold Avenue, Patchogue, NY 11772
Consumer Affairs License Number: H-54327 & LW 49981

This certification <u>shall not</u> be used in lieu of inspections required by personnel of the Department and <u>may be</u> duplicated on company letterhead, provided it contains the above information.

PHOTOCOPIES OF DOCUMENTS WILL NOT BE ACCEPTED

X

SYSTEM GENERATED
PAUMANOK ENVIRONMENTAL — Inbound
88 OLD DOCK ROAD — Date: 3/01/24
YAPHANK, NY 11980 — Time In:16:00 PM
(631) 775-5900 — Time Out:16:05 PM
Cust#: 16-0000506 — Ticket:16-466086
WO#:
Operator: KEVIN ZAPATANGA
PANZNER DEMOLITION
88 BARTHOLD AVE
PATCHOGUE, NY 11706
Contract: PANZNER DEMOLITION
Origin: NO FUEL SURCHARGE
Truck: PANZNER/ROLL OFF
Trailer:
Cmt:
Gross: 52380 LB 1
Tare: 40540 LB 1
Net: 11840 LB

Material	Unit	Qty
IN C&D YD	YD	40.00
IN C&D TN	TN	5.92

$44.64

Modern
Asphalt 2125 Smithtown Ave Ronkonkoma
Warren
4/04/25 Jan

M=MANUAL T=STORED TARE 1/2=SCALE

R.J. Murray Enterprises Inc.
131 Old Northport Road
Kings Park NY, 11754

Ticket #: 129587
Date: 03/01/2024 8:30 AM
Phone: (631) 544-4400
Email: info@rjmurrayinc.com

Customer: PANZNER
PANZNER DEMO & ABATEMENT CORP
88 BARTHOLD AVE
PATCHOGUE NY, 11772

Order Number:

Tons: 0
Loads: 0

R6 -
WeighMaster: GENIA - genia
Location:

Remarks: THANK YOU

Payment Information

Type	Amount	Number
Credit Card	$164.80	31082

Material Qty	Material ID	Material Description	Price	Label	Tax $	Line Total $
20.000	CLCONCRETE	Clean Concrete	$8.00	YD	$0.00	$160.00
3.000	HF	Credit Card Fee	$1.60	PCT	$0.00	$4.80

Moberr Irrigation 225 Smithtown Ave Ronkonkoma Warren Zeyes

R.J. Enterprises Inc. does NOT accept: Bog, clay, grass, thatch, lumber railroad ties or trash of any type. **$164.80**

$50 Reloading Charge
EACH LOAD SUBJECT TO MINIMAL DUMP/PICK UP FEE $25.00
You MUST be in your truck while you are being loaded.

Customer Signature:

X

As of January 1st 2024 there will now be a 3% credit card fee applied to all credit card transactions.

Con-Aggregates LLC
294B Old Northport Road Kings Park, NY 11725
PHONE:(631) 446-3263
OPEN 7AM - 4:30PM M-F / 7AM - 2PM SAT.

INBOUND
Ticket: 5605
Date: 03/01/2024
Time In: 11:56 am
Time Out:

Customer: Panzner Demo.
Origin: Ronkonkama
Plate No: R6

YARDS: 20

Waste Code	Quantity	UM
Clean Concrete	20	CY

Weight Master:_____ Driver:_____
Notes:

Modern Aviation
2125 Smithtown Ave
Ronkonkoma
20yds
Warren

Van

X

Kurrass Materials Inc

PO Box 2182
East Patchogue
NY 11772

Invoice

Phone #
631-286-0080

Date	Invoice #
3/1/2024	390589

Bill To	Ship To
Panzner Demolition 88 Barthold Ave East Patchogue, NY 11772	

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	NET 30 Days		3/1/2024			

Quantity	Item Code	Description	U/M	Price Each	Amount
20	Dump Asphalt	Dump Asphalt	Yd	30.00	600.00
		Sales Tax		8.625%	0.00

Total	$600.00
Balance Due	$600.00

Modern Aviation 2125 Smithtown Ave Ronkonkoma
2 yds
Warren

1/m

X

Kurrass Materials Inc

PO Box 2182
East Patchogue
NY 11772

Invoice

Phone #
631-286-0080

Date	Invoice #
3/4/2024	390604

Bill To
Panzner Demolition 88 Barthold Ave East Patchogue, NY 11772

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	NET 30 Days		3/4/2024			

Quantity	Item Code	Description	U/M	Price Each	Amount
4	Dump Concrete	Dump Clean Concrete	Yd	12.00	48.00
		Sales Tax		8.625%	0.00

Warren

Total	$48.00
Balance Due	$48.00

Modern Aviation 2125 Smithtown Ave Ronkonk

4yds

1/am

X

Kurrass Materials Inc

PO Box 2182
East Patchogue
NY 11772

Invoice

Phone #
631-286-0080

Date	Invoice #
3/4/2024	390601

Bill To	Ship To
Panzner Demolition 88 Barthold Ave East Patchogue, NY 11772	

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	NET 30 Days		3/4/2024			

Quantity	Item Code	Description	U/M	Price Each	Amount
20	Dump Concrete	Dump Clean Concrete	Yd	12.00	240.00
		Sales Tax		8.625%	0.00

Total	$240.00
Balance Due	$240.00

Warren

Modern Aviation 2125 Smithtown Ave Ronkonk

20 Yds

X

Kurrass Materials Inc

PO Box 2182
East Patchogue
NY 11772

Invoice

Phone #
631-286-0080

Date	Invoice #
3/4/2024	390598

Bill To
Panzner Demolition 88 Barthold Ave East Patchogue, NY 11772

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	NET 30 Days		3/4/2024			

Quantity	Item Code	Description	U/M	Price Each	Amount
20	Dump Asphalt	Dump Asphalt	Yd	30.00	600.00
		Sales Tax		8.625%	0.00

Warren

Total	$600.00
Balance Due	$600.00

Modern Aviation 2125 Smithtown ave Ronkonk
20yds

Tedesco, Salvatore

From: Tedesco, Salvatore
Sent: Friday, October 4, 2024 2:14 PM
To: Tedesco, Salvatore
Subject: FW: 2125 Smithtown Ave - RFI IMPORTED FILL

From: Dwight Bruno <dbruno@modern-aviation.com>
Sent: Thursday, October 3, 2024 8:42 AM
To: Tedesco, Salvatore <sal.tedesco@arcadis.com>
Subject: Fw: 2125 Smithtown Ave

Arcadis Warning: Exercise caution with email messages from external sources such as this message. Always verify the sender and avoid clicking on links or scanning QR codes unless certain of their authenticity.

Good Morning Sal,
Kindly see email below.

Dwight Bruno
General Manager

Modern Aviation – Ronkonkoma KISP

Main: 631-588-0303

Ext:2206

Fax: 631-588-5645

Cell: 631-379-5064 | **Dbruno**@modern-aviation.com



From: Panzner Demo & Abatement Corp. <panznerdemolition@yahoo.com>
Sent: Tuesday, October 1, 2024 10:33 AM
To: Dwight Bruno <dbruno@modern-aviation.com>
Subject: Re: 2125 Smithtown Ave

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dwight,

CJ states we did not bring any fill to the site.

We used the dirt on site to grade-out and fill.

Thank you,
Jen

Please note, we've moved!
Panzner Demo & Abatement Corp.
& Cherokee Contracting
74 Brook Street
Bayshore, NY 11706
Panzner - Ph. (631) 581-4151
Cherokee - Ph. (631) 650-9603

On Monday, September 30, 2024 at 12:27:18 PM EDT, Dwight Bruno <dbruno@modern-aviation.com> wrote:

Good Afternoon,
Please take a look at the email below and see if you can provide any answers to the question.

Dwight Bruno
General Manager

Modern Aviation – Ronkonkoma KISP

Main: 631-588-0303

Ext:2206

Fax: 631-588-5645

Cell: 631-379-5064 | **Dbruno**@modern-aviation.com

From: Tedesco, Salvatore <sal.tedesco@arcadis.com>
Sent: Monday, September 30, 2024 12:23 PM
To: Dwight Bruno <dbruno@modern-aviation.com>
Cc: JCharalambous@islipny.gov <JCharalambous@islipny.gov>; DBusching@islipny.gov <DBusching@islipny.gov>; Czerwinski, Kevin <Kevin.Czerwinski@arcadis.com>; Stern, David <David.Stern@arcadis.com>
Subject: RE: 2125 Smithtown Ave

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

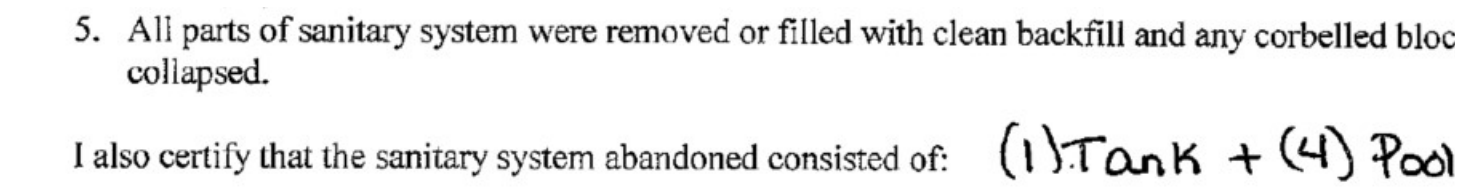
Good day Dwight,

Your support following up and providing requested demolition documentation for the 2125 Smithtown Avenue building has been greatly appreciated.

One last ask I believe.

- Can you check with Panzer on fill material, if any fill was brought to the site?

Not sure if imported fill for grade-out or to backfill the sanitary leaching pools was brought to the site but it's helpful if we can indicate that "clean fill" (via lab test, gravel yard attestation of source, etc.) can be included in our reporting.



5. All parts of sanitary system were removed or filled with clean backfill and any corbelled bloc collapsed.

I also certify that the sanitary system abandoned consisted of: (1) Tank + (4) Pool

Thank you,
Sal

Salvatore Tedesco | sal.tedesco@arcadis.com
Arcadis U.S., Inc.
105 Maxess Road, Suite N108 Melville NY | 11747 | USA
Direct Melville +1.631.391.5246 I Cell +1.631.356.8791

Connect with us! www.arcadis.com | LinkedIn | Twitter | Facebook

ARCADIS

Tedesco, Salvatore

From: Tedesco, Salvatore
Sent: Saturday, September 28, 2024 12:16 PM
To: Tedesco, Salvatore
Subject: FW: 2125 Smithtown Avenue, Ronkonkoma

From: Dwight Bruno <dbruno@modern-aviation.com>
Sent: Thursday, September 26, 2024 10:52 AM
To: Tedesco, Salvatore <sal.tedesco@arcadis.com>
Subject: Fw: 2125 Smithtown Avenue, Ronkonkoma

Arcadis Warning: Exercise caution with email messages from external sources such as this message. Always verify the sender and avoid clicking on links or scanning QR codes unless certain of their authenticity.

Good Morning Sal,
Please see the email below from Panzner.

Dwight Bruno
General Manager

Modern Aviation – Ronkonkoma KISP

Main: 631-588-0303

Ext:2206

Fax: 631-588-5645

Cell: 631-379-5064 | **Dbruno**@modern-aviation.com



From: Panzner Demo & Abatement Corp. <panznerdemolition@yahoo.com>
Sent: Friday, September 13, 2024 10:21 AM
To: Dwight Bruno <dbruno@modern-aviation.com>
Subject: Re: 2125 Smithtown Avenue, Ronkonkoma

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dwight,

We did not do any soil remediation or soil removal/disposal.

Thank you,
Jen

Please note, we've moved!
Panzner Demo & Abatement Corp.
& Cherokee Contracting
74 Brook Street
Bayshore, NY 11706
Panzner - Ph. (631) 581-4151
Cherokee - Ph. (631) 650-9603

On Friday, September 13, 2024 at 09:13:41 AM EDT, Dwight Bruno <dbruno@modern-aviation.com> wrote:

Good Morning,
Copy. I'm looking for the below, do you happen to have any documentation?

- Any soil disposal tickets, weigh tickets, or the like associated with soil removal and disposal.

Dwight Bruno
General Manager

Modern Aviation – Ronkonkoma KISP

Main: 631-588-0303

Ext:2206

Fax: 631-588-5645

Cell: 631-379-5064 | **Dbruno**@modern-aviation.com



From: Panzner Demo & Abatement Corp. <panznerdemolition@yahoo.com>
Sent: Thursday, September 5, 2024 2:29 PM
To: Dwight Bruno <dbruno@modern-aviation.com>
Subject: Re: 2125 Smithtown Avenue, Ronkonkoma

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dwight,

No impacted soil was encountered, we do not have any documentation on that.

Thank you,
Jen

Please note, we've moved!
Panzner Demo & Abatement Corp.
& Cherokee Contracting
74 Brook Street
Bayshore, NY 11706
Panzner - Ph. (631) 581-4151
Cherokee - Ph. (631) 650-9603

On Thursday, September 5, 2024 at 02:04:16 PM EDT, Dwight Bruno <dbruno@modern-aviation.com> wrote:

Good Afternoon,
From the demolition of 2125 Smith Town Ave SWPPP is asking if impacted soils were encountered, if any documentation is available on soil handling, etc.

Dwight Bruno
General Manager

Modern Aviation – Ronkonkoma KISP

Main: 631-588-0303

Ext:2206

Fax: 631-588-5645

Cell: 631-379-5064 | **Dbruno**@modern-aviation.com



Parcel B Work Plan for Soil/Soil Vapor Investigation at CAMCO Site

Ms. Jolene J Lozewski, P.G.
Professional Geologist 1
New York State Department of Environmental Conservation
Division of Environmental Remediation Unit/Bureau A
50 Circle Road
Stony Brook, New York 11790-3409

Arcadis of New York, Inc.
290 Broadhollow Road
Suite 307E
Melville, NY 11747
United States
Phone: 631 249 7600
www.arcadis.com

Date: June 10, 2026
Our Ref: 30263236
Subject: Work Plan for Site Investigation,
Central Aviation Marine Corporation (CAMCO) Facility (Parcel B),
Ronkonkoma, New York. NYSDEC Site #152206.

Dear Ms. Lozewski,

On behalf of the Town of Islip (the Town) and Long Island MacArthur Airport (ISP), Arcadis of New York, Inc. (Arcadis) has prepared this Work Plan for investigation at Parcel B at the Former Central Aviation & Marine Corporation (CAMCO) site (NYSDEC Site #152206, Index #A1-0627-12-091-30-074) in Ronkonkoma, New York. The Site location is shown on **Figure 1**. Parcel B was formerly comprised of a one-story steel frame building that occupied an area of approximately 13,000 square feet. The building had most recently been unoccupied and used for storage. The remainder of the area consisted of asphalt (**Figure 2**).

Background

In March 2024, ISP retained Panzer Demo & Abatement Corp & Cherokee Contracting who demolished and removed the Parcel B warehouse storage building along with the concrete slab foundation. A 13,000 square foot asphalt-paved parking lot remains (**Figure 2**). During a call on October 29, 2024, New York State Department of Environmental Conservation (NYSDEC) directed ISP to investigate the soil quality beneath the former building footprint, as well as assess soil vapor in the same area. The purpose of this specific investigation is to satisfy the October 2024 NYSDEC request to obtain an updated assessment of subsurface environmental conditions at the Parcel B site following demolition activities. This Work Plan outlines the proposed investigation activities, which consists of drilling soil borings, collecting soil samples, installing soil vapor points, collecting a groundwater sample, and sampling soil vapor within the footprint of the recently demolished CAMCO Parcel B building.

Currently, the parcel is not utilized and is vacant. The proposed future use of the parcel is under consideration by the airport.

Scope of Field Program

The following activities will be performed during the field investigation.

1. Utility Locating

Utility locating will be conducted prior to any intrusive activities. Before intrusive work, New York 811 will be contacted by the drilling subcontractor. The utility locating work will be completed by a licensed subcontractor and

will include the following: Non-invasive methods will be used to detect and locate utilities within a 10-foot radius around the proposed drilling locations. Techniques will include ground-penetrating radar (GPR), precision utility location (PUL), electromagnetic induction (EM), and radio frequency (RF) methods. All identified below-grade utility locations will be marked.

2. Soil Borings and Soil Sampling

Soil samples will be collected in accordance with the protocols outlined in the On-Site Remedial Investigation/Feasibility Study Work Plan dated August 22, 2024 (RI-FS Work Plan; pending NYSDEC approval). Two parallel rows of soil borings (total of 7 soil borings) will be drilled within the former building footprint from east to west, spaced 50 feet apart, as identified in **Table 1** (below) and as shown on **Figure 2**. Actual drilling locations may be adjusted in the field based on access limitations or the presence of subgrade utilities.

Each drilling location will be cleared of utilities to a depth of approximately 6 feet below land surface (ft bls) utilizing hand digging (e.g., hand auger). A soil core will then be collected from 6 ft bls to the planned depth of each soil boring (10 ft bls). The soil collected during hand augering and drilling will be field screened on-site using a photoionization detector (PID). Soil samples will be collected at depths of 0-2 inches (in) bls, 2-12 in bls, 4-6 ft bls, and 8-10 ft bls. Samples from 0-2 in bls, 2-12 in bls and 4-6 ft bls will be collected using a hand auger, while samples from 8-10 ft bls and deeper (if needed) will be obtained using direct-push drilling techniques that will be performed by the driller. During drilling, if PID readings or visual/olfactory evidence indicate suspected impacted soil, then the nearest soil sampling interval will be adjusted so that a soil sample can be obtained from the suspect interval exhibiting the greatest indication of impact. If PID readings or visual/olfactory evidence indicate suspected impacted soil at the terminal depth of a boring, then the boring will be deepened to determine the vertical extent of field observed impacts at that location. Additional borings will also be considered should an indication of impacted soil be observed in the field (i.e., based on either elevated PID readings or a visual/olfactory indication). Once complete, each soil boring will be backfilled with clean Filpro® (or equivalent) sand from the bottom up to the surface. Soil cuttings and other investigation-derived waste (IDW) will be collected in 55-gallon drums for future off-site disposal.

Soil samples will be submitted to Eurofins Environment Testing Northeast, LLC for analysis of Target Compound List (TCL) volatile organic compounds (VOCs) by United States Environmental Protection Agency (USEPA) Method 8260D. The soil samples will be analyzed under a 10-day turnaround time. Quality assurance/quality control (QA/QC) samples will include trip blanks, field duplicates, equipment blanks, and matrix spike and matrix spike duplicate samples.

3. Groundwater Sampling

One soil boring in the row positioned in the downgradient direction (south/southwest of the former building) will be converted into a temporary groundwater sampling point. A single grab groundwater sample will be obtained from the water table (approximately 40 ft bls).

The groundwater sample will be submitted to Eurofins Environment Testing Northeast, LLC for analysis of TCL VOCs by USEPA Method 8260D. The groundwater sample will be analyzed under a 10-day turnaround time. A trip blank QA/QC sample will accompany the groundwater sample.

4. Soil Vapor Sampling

Based on site conditions, consideration will be given whether to sample the soil vapor ahead of the soil borings to guide soil boring placement. Soil vapor sampling will be conducted at each soil boring location (total of 7 soil vapor points) as identified in **Table 1** and on **Figure 2**. Each soil vapor point will be installed 5 feet away from the co-located soil boring. The soil vapor probes will consist of new 1/4-inch outside diameter (OD) Teflon tubing, a 6-inch-long stainless-steel screen, and a cap to seal the tubing. The soil vapor probes will be installed to an approximate depth of 5.5 ft bls using a hand auger. After reaching the target depth of 5.5 ft bls, the stainless-steel screen and tubing will be installed. The screen and tubing will be placed in the open borehole by the drilling subcontractor. The screen will be set from 5 to 5.5 ft bls and clean sand will be placed 3 inches below the screen, around the screen, and 3 inches above the screen. Six inches of dry granulated bentonite will be placed on top of the sand layer, followed by hydrated granular bentonite or bentonite slurry up to 1 foot below the surface. The remaining annulus will be filled within the flush-mount protective casing with non-shrink grout cement to approximately 6 inches below land surface. A small amount of Filpro® sand may be added above the cement to prevent tubing contact with cement during curing. The sample tubing will be cut to allow enough length to reach a sample container (typically 2-3 feet of tubing for flush-mount protective casings). Soil vapor probes will be allowed to equilibrate for at least 24 hours before sampling.

After at least 24 hours of equilibration, soil vapor samples will be collected using 2.7-Liter canisters and 0.5-hour flow controllers. The soil vapor samples will be collected in accordance with the New York State Department of Health (NYSDOH) Final Guidance for Evaluating Soil Vapor Intrusion in the State of New York. The soil vapor samples will be collected using a stainless-steel canister. Prior to sample collection, three volumes of air will be purged from the screen and tubing at a flow rate less than 200 milliliters per minute (mL/min). The flow controllers provided by the laboratory will be calibrated to collect soil vapor samples at a flow rate less than 200 mL/min. The soil vapor samples will be submitted to Pace Analytical laboratory for VOC analysis using USEPA Method TO-15. Tracer gas (e.g., helium) testing will be performed during soil vapor sampling in accordance with the NYSDOH Final Guidance for Evaluating Soil Vapor Intrusion in the State of New York to verify the integrity of the soil vapor probe seal.

Table 1. Proposed Soil Borings, Groundwater Sample, and Soil Vapor Point Details

Proposed Soil Boring ID	Proposed Soil Sampling Intervals (in or ft bls)	Proposed Soil Vapor Point Identification
Northern Row (East to West)		
CSB-1	0-2 in, 2-12 in, 4-6 and 8-10	CSVP-1
CSB-2	0-2 in, 2-12 in, 4-6 and 8-10	CSVP-2
CSB-3	0-2 in, 2-12 in, 4-6 and 8-10	CSVP-3
Southern Row (East to West) *		
CSB-4	0-2 in, 2-12 in, 4-6 and 8-10	CSVP-4
CSB-5	0-2 in, 2-12 in, 4-6 and 8-10	CSVP-5
CSB-6	0-2 in, 2-12 in, 4-6 and 8-10	CSVP-6
CSB-7	0-2 in, 2-12 in, 4-6 and 8-10	CSVP-7

Note:

* One boring in the southern row will be converted to a temporary groundwater sampling point.

5. Community Air Monitoring

Community air monitoring for soil boring drilling and soil vapor point installation activities (i.e., during intrusive work) will be conducted continuously during working hours in accordance with the NYSDOH-compliant Community Air Monitoring Plan (CAMP). Daily CAMP reports will be prepared and submitted to NYSDEC and NYSDOH for review (concurrent with the daily field reports – see below). Reports will include CAMP data, description of CAMP action level exceedances, and corrective action taken.

6. Waste Management

IDW management, equipment decontamination, and site control will be performed consistent with previous Site work described in the RI-FS Work Plan. Soil cuttings and other IDW (e.g., personal protective equipment [PPE], decontamination water, etc.) will be segregated by waste type and placed in appropriate waste containers (e.g., Department of Transportation [DOT]-approved 55-gallon steel drums). The containerized IDW generated during the activities will be temporarily stored at a secure location on CAMCO property until disposal. IDW (e.g., drill cuttings) samples will be collected and analyzed, and waste characterization results will be used to develop waste profiles for disposal of IDW. IDW will be eventually transported and disposed offsite to ISP's approved disposal facility.

7. Data Validation and Reporting

During the field program, daily field reports will be submitted to NYSDEC per Part 375-1.6(3) (rev. December 2025).

Once the analytical results from the soil, groundwater, and soil vapor investigation samples are received, they will be reviewed by a qualified data validator as outlined in the Quality Assurance Project Plan (QAPP) included in the RI-FS Work Plan. A Data Usability Summary Report (DUSR) will be prepared for this task. The validated soil analytical data will be compared to the relevant criteria (Part 375-6.8(a) Unrestricted Use Soil Cleanup Objectives) and presented in a tabular format within a letter report. The soil vapor analytical data will also be presented in a tabular format. The groundwater data will be compared to the NYSDEC Technical and Operational Guidance Series (TOGs) criteria. The letter report will also include a site plan showing the actual soil boring, groundwater and soil vapor point locations. The letter report and Electronic Data Deliverable (EDD) will be submitted to NYSDEC.

Jolene Lozewski, PG
NYSDEC
June 10, 2026

Project Schedule

Field activities can commence within two weeks of ISP authorization and NYSDEC approval of this Work Plan, subject to field conditions, weather, force majeure events, and subcontractor availability. The anticipated work sequence is given below. The pace/sequence of work is subject to change based on site conditions and other factors.

1. **Week 1:** mobilization, utility clearing, soil borings, soil sampling, soil vapor point installation, and soil boring abandonment (except for groundwater sampling location.
2. **Week 2:** soil vapor sampling, soil vapor point abandonment, groundwater sampling, waste management, decontamination, and de-mobilization.

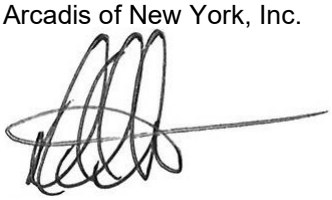
   Note: *Consideration will be given to perform soil vapor points prior to soil borings to guide soil boring placement.*

Work will be performed by subcontractors under full-time oversight by Arcadis. Work hours will take place weekdays between 7:30 a.m. and 5:00 p.m.

Please let us know if you have any questions.

Sincerely,

Arcadis of New York, Inc.



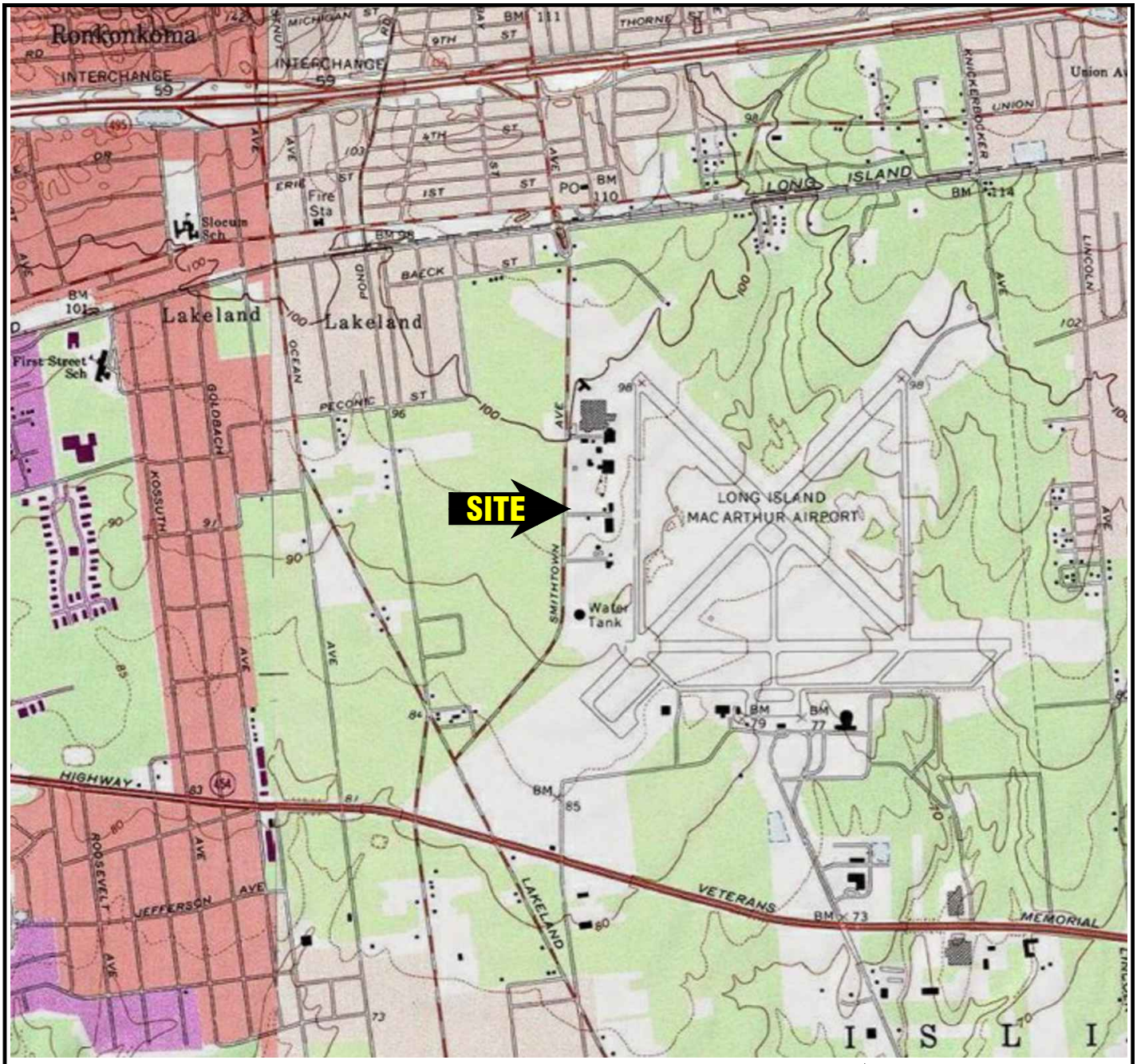
David Stern, LEP
Project Manager

Email: david.stern@arcadis.com
Direct Line: 631.391.5284
Mobile: 516.369.7440

CC. Robert Schneider, Airport Commissioner, ISP
Stephen Siniski, ISP

Enclosures:
Figures 1 and 2

Figures



SOURCE: USGS TOPO MAPS (MAP SERVICE) - COPYRIGHT:© 2013 NATIONAL GEOGRAPHIC SOCIETY, I-CUBED



0 2000' 4000'

GRAPHIC SCALE

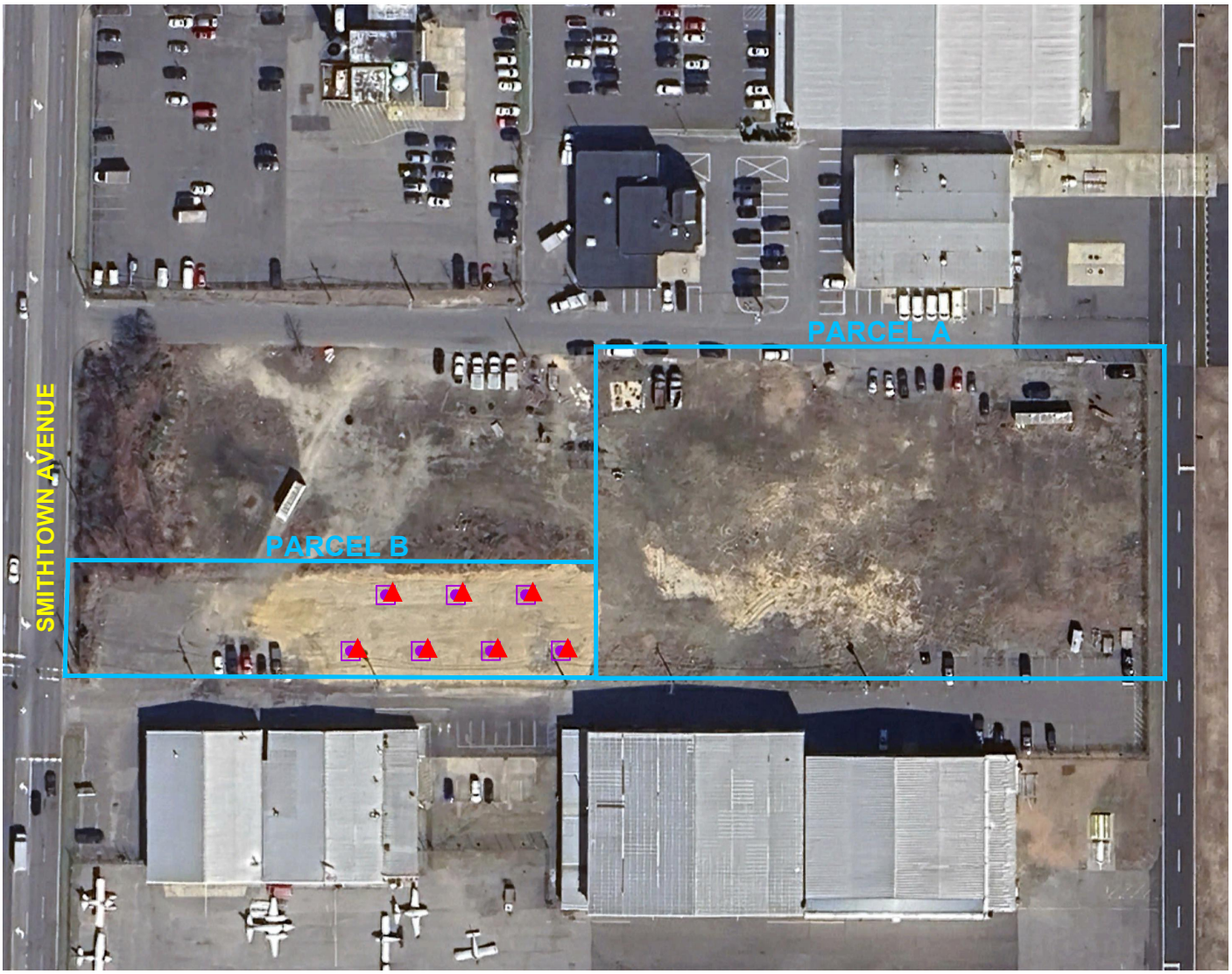
CAMCO
2125 SMITHTOWN AVENUE
RONKONKOMA, NEW YORK

SITE LOCATION

ARCADIS

FIGURE 1

C:\Users\BSSmall\DCVACCDocs\Arcadis ACC USWAUS-99999999-CAMCO_2125 SMITHTOWN_RONKONKOMA_NY\Project Files\10_WIP\10T_ARC_ENV\2024\01-DWG\GEN-F01-SITELOC.dwg LAYOUT: 1 SAVED: 11/8/2024 1:02 PM ACADVER: 24.2S (LMS TECH) PAGESETUP: ---- PLOTSTYLETABLE: ---
PLOTTED: 11/8/2024 1:05 PM BY: SMALL, BRIAN



SOURCE: GOOGLE EARTH PRO - MARCH 2024

LEGEND:

- PROPOSED SOIL BORING
- PROPOSED SOIL VAPOR POINT

NOTE:

ONE SOIL BORING IN SOUTHERN ROW WILL BE CONVERTED TO A TEMPORARY GROUNDWATER SAMPLING POINT.

0 120' 240'

GRAPHIC SCALE



CAMCO
2125 SMITHTOWN AVENUE
RONKONKOMA, NEW YORK

PROPOSED SOIL BORING AND SOIL VAPOR POINT SAMPLING LOCATIONS

ARCADIS

FIGURE
2

C:\Users\BSSmall\DCVACCDocs\Arcadis ACC USA\US-99999999-CAMCO_2125 SMITHTOWN_RONKONKOMA_NY\Project Files\10_WIP\10T_ARC_ENV\2026\01-DWG\GEN-F02-SITELAYOUT.dwg LAYOUT: 2 SAVED: 6/9/2026 9:17 AM ACADVER: 24.2S (LMS TECH) PAGESETUP: ---- PLOTSTYLETABLE: ---- PLOTTED: 6/9/2026 9:18 AM BY: SMALL, BRIAN

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.