PERIODIC REVIEW REPORT
JANUARY 2021 – DECEMBER 2023

BIANCHI/WEISS GREENHOUSES SITE
EAST PATCHOGUE, NEW YORK 11772

NYSDEC Site No. 152209
Work Assignment No. D00982-04.1

Prepared for:

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

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JUNE 2024

TRC Project No. 386554

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Recommendations	1. Additional investigation into the location of monitoring well WO-21 should be performed during the next groundwater sampling event. 2. Rehabilitate the steel covers of monitoring wells WO-36 and WO-42 prior to the next groundwater sampling event. 3. Coordinate with the property owner to provide access to sample potable well PW-01 prior to the next groundwater sampling event.
Engineering Control (EC)	• Off-Site sump pumps and filters
Institutional Control (IC)	• Environmental Notice (EN) o The property may be used for Restricted Residential, Commercial, and/or Industrial use. o Any on-Site activity must be performed in accordance with the SMP. o Department approval is required prior to groundwater use. • SMP (2019) • SMP Addendum No. 1 (2020)
Site Classification	Class 4 Inactive Hazardous Waste Disposal Site (IHWDS)
Site Management Plan	SMP – June 2019 SMP Addendum No. 1 – March 30, 2020
Certification/Reporting Period	January 2021 to December 2023
Inspection	**Frequency**
1. Site Inspection 2. Treatment Systems	Annual Annual
Monitoring	**Frequency**
1. Groundwater	Once every three years
Prior Recommendations	1. Perform Site and EC inspections in accordance with the SMP. 2. Collect and analyze groundwater samples from monitoring wells in accordance with the SMP. 3. Reduce groundwater sampling frequency to once every three years. 4. Eliminate surface water sampling. 5. Eliminate annual Groundwater Monitoring Report (GMR).
Site Management Activities	Two annual Site inspections, one post-storm Site inspection, one groundwater monitoring well maintenance event, one annual sump pump and filtration system inspection and maintenance event and one triennial groundwater sampling event were conducted during this reporting period (January 2021 through December 2023). • 9/7/2021: Annual and post-storm Site inspection. • 11/2/2021: Post-storm Site inspection. • 8/5/2022: Annual Site inspection. • 10/12/2022: Maintenance of monitoring wells WO-18 and WO-19. • 8/15/2023: Annual off-Site sump pump and filtration system inspection and maintenance performed by Environmental Assessment and Remediations (EAR). • 10/10/2023 & 10/11/2023: Triennial groundwater sampling event. Collected groundwater samples from six off-Site monitoring wells were submitted to Con-Test/Pace Analytical Laboratory (Pace) for analysis of Chlordane via United States

	Environmental Protection Agency (USEPA) Method 608. Thirteen (13) off-Site monitoring wells were gauged and inspected.
Significant Findings or Concerns	1. TRC identified multiple monitoring wells (MW-33I, MW-33P, MW-33D, MW-33S, WO-11, WO-15, WO-16, WO-17, WO-18 and WO-19) that had been damaged or destroyed during the reporting period. 2. Chlordane concentrations remain above applicable standards, criteria, and guidance (SCGs) in groundwater, however, the plume is stable.
Cost Evaluation	The total cost of site management activities this reporting period was approximately $78,354. This cost includes TRC engineering (e.g., labor and expense) costs. It should be noted that this total does not include any direct costs incurred by NYSDEC or others.
Green Remediation Metrics	Presented in **Appendix A**.

1.0 Introduction

This Periodic Review Report (PRR) has been prepared for the Bianchi/Weiss Greenhouses Site (the Site) and covers the period January 2021 through December 2023. This PRR was prepared in accordance with the New York State Department of Environmental Conservation (NYSDEC) Department of Environmental Remediation (DER) Work Assignment (WA) No. D009812-04 Notice to Proceed dated February 27, 2020, the NYSDEC-approved amended Scope of Work dated July 20, 2020 (WA No. D009812-04.30), the NYSDEC DER WA Amendment (WAA) No. D009812-04.1 Notice to Proceed dated January 24, 2023, and NYSDEC DER-10, Technical Guidance for Site Investigation and Remediation (NYSDEC DER-10). A Site summary and applicable remedial program information are presented below.

Site Information			
Site Name:	Bianchi/Weiss Greenhouses Site	**NYSDEC Site No:**	152209
Site Location:	East Patchogue, Suffolk County, NY	**Remedial Program:**	State Superfund Program
Site Type:	None	**Classification:**	4 IHWDS
Parcel Identification(s):	Suffolk County Tax Map: • 0200-979.60-03.00-002.000 • 0200-979.60-03.00-008.000 • 0200-979.60-03.00-009.000 • 0200-979.60-03.00-011.000 • 0200-979.60-03.00-020.001	**Parcel Acreage / EE Acreage:**	13.152
Selected Remedy:	Long-term Groundwater Monitoring, Maintenance of Off-Site Sump Pumps and Filters	**Site COC(s):**	• Chlordane
Current Remedial Program Phase:	Post Remedial Action Site Monitoring; Site Management	**Institutional Controls:**	• EN • SMP (2019) • SMP Addendum No. 1 (2020) • Land and Groundwater Use Restrictions
Post-Remediation Monitoring and Sampling Frequency:	Site inspections (annually), sump pump and filter systems inspection and maintenance (annually) and groundwater monitoring (triennially)	**Engineering Controls:**	• Off-Site sump pump and filter systems
Monitoring Locations:	10 overburden monitoring wells, one potable well and two piezometers	**Required Reporting:**	• PRR, every three years

1.1 Site Location, Ownership, and Description

The Site property is located in East Patchogue, Suffolk County, New York, and is identified as Section 979.60 Block 0300 and Lots 002, 008, 009, 011, and 020.001 on the Patchogue Tax Map. The Site is a 13.152-acre area and is bounded by Hedges Road to the north, private residential properties on South Country Road to the south,

Hedges Road and private residential properties to the east, and Orchard Road and private residential properties to the west. The owner of the Site parcels is Post-Morrow Foundation, Inc. (Post-Morrow) who purchased the property in 2023. No buildings are located on-Site. The Site is zoned residential and currently is vacant. Site Location and Site Layout Maps are provided on **Figure 1** and **Figure 2**, respectively.

1.2 Investigation/Remedial History

The following narrative provides a remedial history timeline and a brief summary of the available project records to document key investigative and remedial milestones for the Site.

The Site was used as a commercial greenhouse and nursery operation starting in 1929. On-Site structures included a 1.5-story storage building, a 1.5-story brick/frame residential dwelling, a generator building, a single-story horse barn, a frame garage, and six greenhouses. Planting fields were reported to have been located on the eastern and western portions of the Site; however, the western portions of the Site are presently covered with asphalt or a concrete foundation. Two 275-gallon fuel oil aboveground storage tanks (ASTs), one 1,000-gallon fuel oil AST, and one 20,000-gallon fuel oil underground storage tank (UST) were located on the property. Another UST (capacity and contents unknown) was identified during the Remedial Investigation (RI) in 2009, north of the former generator building.

The Site is currently zoned for residential use but is unoccupied and vacant. It is estimated that the Site was used for greenhouse/nursery operations for at least 70 years. After taking ownership in 2005, Henron Development Corporation (Henron) demolished all on-Site structures.

The following is a summary of investigations and remedial actions that have been completed at the Site.

- 2005 – A soil investigation consisting of the collection and laboratory analysis of eight surface soil samples [1 to 3 inches below ground surface (bgs)] and four subsurface samples collected at depths of 9 to 12 inches bgs was completed by EnviroScience Consultants, Inc. (EnviroScience). Chlordane, heptachlor, and arsenic were detected at concentrations exceeding United States Environmental Protection Agency (USEPA) soil screening levels; additional subsurface investigation was requested by the Suffolk County Department of Health Services (SCDOH).

- 2006 – An additional subsurface soil investigation was conducted by EnviroScience. Activities included investigation of Site subsurface drainage structures as well as subsurface sampling at four of the surface sample locations previously investigated. Samples contained elevated concentrations of chlordane; subsurface drainage structures also contained lead, copper, and semi-volatile organic compounds (SVOCs).

- 2006 – On-Site and downgradient surface water and groundwater samples were collected by the SCDOH. Chlordane was detected in on-Site groundwater and surface water and in off-Site groundwater up to 3,000 feet south-southwest from the Site.

- 2008 to 2009 – Interim remedial measures (IRM) were completed by EA Engineering, P.C. (EA) to remove Site stockpiles and excavate soil from within the on-Site subsurface drainage structures. Excavated material was transported off-Site for disposal. Exposed surface soils were covered with mulch

and silt barriers were placed along the perimeter of the Site to mitigate the potential migration of surface soil off-Site.

- 2009 to 2011 – RI completed by EA. The RI included the installation of soil borings and monitoring wells and collection and laboratory analysis of on-Site and off-Site groundwater, surface water, soil, and sediment samples. Chlordane and lead were determined to be the primary Site contaminants of concern (COCs).

- 2011 – Feasibility Study (FS) completed by EA. The FS included an evaluation of remedial alternatives for the Site based on results of RI.

- 2012 – NYSDEC issued a Record of Decision (ROD) selecting a remedy consisting of Excavation and Off-site Disposal to Residential Soil Cleanup Objectives (SCOs), Connection to Public Water, Upgrade Basement Sumps and Groundwater Monitoring.

- 2014 – Sump pump and filter systems were installed by EAR in the residence located at 547 South Country Road, East Patchogue, NY, downgradient of the Site. Operation of the sump and filter systems began on May 8, 2014.

- 2015 to 2016 – Remedial action performed by EnviroTrac, Ltd (EnviroTrac). A total of approximately 46,444 tons of impacted material were removed and transported off-Site for disposal. Generally, soil was excavated to achieve Restricted Residential Use SCOs on-Site and to achieve Unrestricted Use SCOs off-Site. One 5,000-gallon UST was removed and transported off-Site for disposal by AARCO Environmental Corporation (AARCO) under subcontract to EnviroTrac.

An Order on Consent and Administrative Settlement (Consent Order) between the Department and Site owner (Post-Morrow) was issued in February 2023, requiring Post-Morrow accept responsibility for on-Site management activities in accordance with the SMP. The existing EE was recorded in March 2023.

A detailed Site history, including the dates and descriptions of significant events, and a Custodial Record, detailing known and available Site reports, are included in **Appendix B.**

1.3 Remaining Contamination

Excavation and off-Site disposal of on-Site soil exceeding Restricted Residential SCOs and off-Site soil exceeding Unrestricted Use SCOs for Site related contaminants of concern is generally complete, but, as described in the SMP, chlordane remains in on-Site and off-Site soil and groundwater at concentrations greater than cleanup goals. As such, Site management activities consisting of annual inspections, triennial groundwater monitoring, and annual sump pump maintenance are ongoing.

1.4 Regulatory Requirements/Remedial Controls

As specified in the ROD, the Remedial Action Objectives (RAOs) for the Site are as follows:

- Soil RAOs for Public Health Protection

- Prevent ingestion/direct contact with contaminated soil.
- Prevent inhalation of contaminated dust.

- Soil RAOs for Environmental Protection
  - Prevent migration of contaminants that would result in groundwater contamination.
  - Prevent impacts to biota from ingestion/direct contact with soil causing toxicity or impacts from bioaccumulation through the terrestrial food chain.

- Groundwater RAOs for Public Health Protection
  - Prevent ingestion of groundwater with contaminant levels exceeding drinking water standards.
  - Prevent contact with contaminated groundwater.

- Groundwater RAOs for Environmental Protection
  - Remove the source of ground or surface water contamination.
  - Restore groundwater aquifer to pre-disposal/pre-release conditions, to the extent practicable.

Furthermore, the cleanup goals for the Site include attaining to the extent practicable the following standards, criteria and guidance (SCGs):

- 6 NYCRR Subpart 375-6 Remedial Program SCOs
- NYSDEC "Ambient Water Quality Standards and Guidance Values" (Class GA Values), 6 NYCRR Part 703, Surface Water and Groundwater Quality Standards, and Part 5 of the New York State Sanitary Code

2.0 Institutional and Engineering Control Plan Compliance

Since remaining contamination exists at the Site, Institutional Controls (ICs) and Engineering Controls (ECs) are required to protect human health and the environment. The IC/EC Plan documented in the SMP describes the procedures for the implementation and management of all IC/ECs at the Site.

2.1 Institutional Controls

A series of ICs is required by the ROD and Environmental Notice to: (1) implement, maintain and monitor EC systems; (2) prevent future exposure to remaining contamination; and (3) limit the use and development of the Site to Restricted Residential, Commercial, and Industrial uses only. Adherence to Site ICs is required by the Environmental Notice (**Appendix C**) and will be implemented in accordance with the SMP. In accordance with the SMP, compliance with Site ICs is evaluated with respect to the following:

1. The property may be used for Restricted Residential, Commercial and Industrial uses as defined by Part 375-1.8(g), subject to local zoning laws;
2. All ECs must be operated and maintained as specified in the SMP;
3. All ECs must be inspected at a frequency and in a manner defined in the SMP;
4. The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the New York State Department of Health (NYSDOH) or the SCDOH to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from NYSDEC;
5. Groundwater monitoring must be performed as defined in the SMP;
6. Data and information pertinent to Site management must be reported at the frequency and in a manner as defined in the SMP;
7. All future activities that will disturb remaining contaminated material must be conducted in accordance with the SMP;
8. Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;
9. Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical component of the remedy shall be performed as defined in the SMP;
10. Access to the Site must be provided to agents, employees, or other representatives of the State of New York with reasonable prior notice to the property owner to ensure compliance with the restrictions identified by the Environmental Notice; and
11. Raising of animals for consumption is prohibited.

2.2 Engineering Controls

The ECs for the Site include sump pump and filter systems installed in the structure located at 547 South Country Road, East Patchogue, NY, downgradient from the Site. Details regarding the sump pump and filtration systems are included in the SMP. In accordance with the SMP, compliance with Site ECs is evaluated with respect to the following:

1. Periodic inspection of the complete sump pump and filter system.
2. Components of the sump pump and filtration system should be replaced in kind should the system be damaged.

3.0 Monitoring and Sampling Plan Compliance

The SMP was issued to monitor remaining contamination at the Site and to ensure remedy effectiveness by restricting Site use, Site development and soil movement on the property. The table below shows the SMP-specified monitoring and sampling activities for the Site and the dates those activities were completed:

Summary of SMP Site Monitoring and Sampling Plan				
Site Management Activity	**Frequency**	**Location**	**Analytical Method**	**Completion Date(s)**
Site Inspection[1]	Annually (or following severe weather conditions)	Section 979.60 Block 0300 and Lots 002, 008, 009, 011, and 020.001 on the Patchogue Tax Map (Figure 1)	Not Applicable	9/7/2021, 11/2/2021, 8/5/2022 and 10/12/2022[2]
Treatment System Inspection and Maintenance	Annually	547 South Country Rd, East Patchogue, NY 11772	Not Applicable	8/15/2023
Groundwater Monitoring[3]	Once every three years	• TPMW-01[1] • PDI-PZ-01[1] • PDI-PZ-02[1] • MW-41 • MW-42 • WO-08 • WO-21 • WO-25 • WO-28 • WO-30 • WO-31 • WO-36 • PW-01	Chlordane via USEPA Method 608	10/11/2023
PRR	Once every three years	Not Applicable	Not Applicable	June 2024

Notes:
[1] In accordance with the Consent Order issued in February 2023, ongoing Site management activities including Site inspections and collection and laboratory analysis of groundwater samples from the on-Site monitoring wells are the responsibility of the Site owner.
[2] Site visit to conduct maintenance on groundwater monitoring wells WO-18 and WO-19.
[3] In consultation with NYSDEC in November 2022, monitoring wells MW-42, WO-21, WO-25 and WO-36 were added to the sampling network, and monitoring wells MW-33D, MW-33I, MW-33S, WO-07, WO-09, WO-10, WO-19, WO-26 and WO-27 and potable wells PW-01A and PW-02 were removed from the sampling network.
USEPA – United States Environmental Protection Agency

3.1 Site Inspection

TRC performed Site inspections for the period January 2021 to December 2023 in accordance with the SMP. The Site inspections were conducted to evaluate current Site use, Site security, vegetative cover, Site drainage and condition of Site monitoring wells.

A summary of the Site inspection is presented below:

Summary of Site Activities and Site Monitoring and Sampling January 2021 through December 2023		
Site Management Activity	**Summary of Results**	**Maintenance/Corrective Measure**
Site and Monitoring Well Network Inspection	Annual and post-storm Site inspections were performed on September 7, 2021, November 2, 2021 and August 5, 2022. Fence damage was reported at the eastern and southern perimeters of the Site. TRC confirmed adequate Site security, sufficient vegetative cover, and no issues with Site drainage. During the August 2022 Site inspection, TRC identified that monitoring wells MW-33I, MW-33P, MW-33D, MW-33S, WO-15 and WO-16 were paved over, wells WO-11 and WO-27 were covered in soil as a result of active construction, well WO-17 was missing its cover and filled with asphalt, and wells WO-18 and WO-19 were missing plugs and the covers were replaced with "GAS" covers. All remaining inspected wells were in good condition. TRC returned to the Site on October 12, 2022 to replace the missing well plugs at monitoring wells WO-18 and WO-19, however, the manholes for the wells were filled with asphalt.	Maintenance is required to remove the surface covers and locate the missing monitoring wells. Asphalt should be removed from the monitoring well manholes and the wells should either be rehabilitated or abandoned.
Treatment System Inspection and Maintenance	EAR inspected the off-Site sump pump and filtration system and replaced the filter cartridges on August 15, 2023. The systems were operable but not running during the Site visit and the sump was dry.	Replacement of filter cartridges was completed on August 15, 2023.
Groundwater Gauging and Sampling	On October 10, 2023 and October 11, 2023, 13 off-Site monitoring wells were gauged and six off-Site monitoring wells were sampled utilizing USEPA low-flow sampling methods. Samples were submitted to Pace for analysis of chlordane by USEPA Method 608. Monitoring wells MW-42, WO-21 and WO-36 and potable well PW-01 could not be accessed. The steel covers of monitoring wells WO-36 and MW-42 could not be removed and monitoring well WO-21 could not be located.	Additional investigation is required to locate monitoring well WO-21. Additional coordination with the property is required to access potable well PW-01. The steel covers of monitoring wells WO-36 and MW-42 require maintenance to access the wells.

Site inspection forms and photographic logs from the Site inspection activities are presented in **Appendix D**. Treatment system inspection and monitoring activities and groundwater monitoring activities are further discussed below in Sections 3.2 and 3.3, respectively.

3.2 Sump Pump and Filtration Systems Inspection/Maintenance

On August 15, 2023, NYSDEC call-out contractor EAR conducted annual inspection and maintenance of the off-Site sump pump and filtration systems located at 547 South Country Road, East Patchogue, NY. The systems were operable but not running during the visit and the sumps were dry. System flow meters indicated no flow through the bypass lines of the systems since the previous Site visit in April 2022. EAR replaced the system filter cartridges during the event.

3.3 Groundwater Monitoring Summary

3.3.1 Groundwater Gauging

On October 10, 2023, prior to groundwater sample collection, the off-Site monitoring wells were gauged for depth to water (DTW) measurements to evaluate potential groundwater flow direction. The Site monitoring wells are all screened in the overburden hydrogeologic unit. Potentiometric surface contours with an interpretation of groundwater flow direction for the overburden off-Site wells are presented on **Figure 3**. The groundwater gauging and elevation measurements are included in **Table 1**. A summary of the hydrogeologic information is presented below:

October 2023 Hydrogeologic Summary			
Number of Gauged Wells	**Hydrogeologic Units**	**Hydrogeologic Strata**	**Monitoring Wells**
13	1	Overburden	MW-33D, MW-33I, MW-33S, MW-41, WO-07, WO-08, WO-09, WO-10, WO-25, WO-27, WO-28, WO-30, WO-31
Overburden Groundwater Elevation Range			
Lowest groundwater elevation: -0.52 feet NAVD88 (WO-25) Highest groundwater elevation: 9.05 feet NAVD88 (MW-41)			
Inferred Overburden Groundwater Flow Direction			
Southwest			

Notes:
NAVD88 – North American Vertical Datum 1988

3.3.2 Groundwater Sampling

TRC performed one triennial groundwater sampling event of the off-Site monitoring wells during the reporting period. TRC collected groundwater samples from six off-Site monitoring wells utilizing standard low-flow sampling techniques on October 10 and 11, 2023. Low-flow groundwater sampling logs are presented in **Appendix F**. Groundwater samples, in addition to Quality Assurance/Quality Control (QA/QC) samples collected at the frequencies specified in TRC's July 2020 Generic Quality Assurance Project Plan (QAPP), were submitted to Pace for analysis of chlordane via USEPA Method 608.

A summary of the groundwater sampling information for the October 2023 sampling event and pertinent well details for each well is presented below:

Summary of Groundwater Monitoring and Sampling Activities
October 2023

Monitoring Well Identification	Monitoring Well Details				2023 Groundwater Sampling Event		
	Northing	Easting	Screen Zone (ft. bgs)	Unit Screened	DTW (ft. below TOC)	Analytes	Notes
MW-41	218550.729	1270338.35	30 – 35	Overburden	11.41	Chlordane	
MW-42	215875.012	1269364	NA	Overburden	NM	NS	Well cap could not be removed.
WO-08	217579.246	1269611.877	10 – 15	Overburden	5.80	Chlordane	
WO-21	217157.588	1269885.099	NA	Overburden	NM	NS	Well could not be located.
WO-25	216870.205	1268802.325	10 – 15	Overburden	10.60	Chlordane	
WO-28	216448.529	1268470.565	40 – 45	Overburden	12.73	Chlordane	
WO-30	216294.267	1268171.414	45 – 50	Overburden	9.10	Chlordane	
WO-31	216053.371	1268108.836	45 – 50	Overburden	5.68	Chlordane	
WO-36	216364.318	1269025.992	NA	Overburden	NM	NS	Well cap could not be removed.

Notes:
DTW – Depth to water.
ft. bgs – Feet below ground surface.
NA – Well data not available.
NM – Not measured.
NS – Not sampled.
TOC – Top of well casing.

A complete table with well construction details is included in **Appendix B**.

3.3.3 Groundwater Sample Results

Groundwater analytical data for chlordane are presented in **Table 2**. The Data Usability Summary Reports (DUSRs) are presented in **Appendix E**. Chlordane was detected at concentrations greater than its Class GA Value in groundwater samples collected from four monitoring wells (WO-08, WO-28, WO-30, and WO-31). Additionally, chlordane was detected at a concentration greater than the maximum contaminant level (MCL) of 2.0 micrograms per liter (µg/L) in the groundwater sample collected from monitoring well WO-08. Detected

concentrations of chlordane greater than applicable SCGs for each well are shown on **Figure 4**. A summary of the October 2023 groundwater analytical results is presented below:

Exceedance Summary of Laboratory Analytical Results in Groundwater
October 2023

Constituent	Class GA Value	MCL	Concentration Range (µg/L)	Location with Highest Detection	Frequency Exceeding SCG
Chlordane	0.05	2.0	ND – 6.7	WO-08	4/6

Notes:
ND – Not detected.
µg/L – Micrograms per liter.

Potable well PW-01 could not be accessed during the October 2023 groundwater sampling event. Groundwater concentration trend graphs for four off-Site monitoring wells (MW-41, WO-08, WO-28 and WO-31) are presented on **Figure 5**. Monitoring well MW-41 is located approximately 315 feet upgradient of the Site. Monitoring well WO-08 is located approximately 300 ft downgradient of the Site. Monitoring wells WO-28 and WO-31 are located approximately 1,800 feet and 2,350 feet downgradient of the Site, respectively.

4.0 Cost Summary

The total estimated cost of the site management activities for the reporting period (January 2021 through December 2023) is approximately $78,354. Site management activities during the reporting period included three Site inspections, one groundwater monitoring well maintenance event, one annual sump pump and filtration system inspection and maintenance event performed by EAR, collection and laboratory analysis of groundwater samples from six monitoring wells for chlordane and preparation of a PRR. The total includes TRC labor and expenses associated with the project. It should be noted that the total does not include costs incurred by NYSDEC for site management activities performed by others (including EAR), laboratory analysis performed by NYSDEC's call-out laboratory, or project support. A summary of TRC's 2021 through 2023 site management costs is presented below:

Summary of Site Management Costs
January 1, 2021 through December 31, 2023

Cost Item	Amount Expended (January 1, 2021 through December 31, 2023)	Percent of Total Cost
Engineering Support		
TRC	$77,418.55	99%
Expenses		
TRC	$935.51	1%
Total Cost	**$78,354.06**	----

The following provides a review of each cost item:

- Engineering support includes labor costs associated with project management (e.g., monthly invoicing, project scheduling and coordination, etc.), Site inspections, groundwater sampling and reporting (i.e., Site inspection report and DUSRs).
- Expense costs include travel, equipment and supplies in support of the Site inspections and groundwater sampling activities.

5.0 Conclusions and Recommendations

5.1 Conclusions

- TRC identified multiple monitoring wells (MW-33I, MW-33P, MW-33D, MW-33S, WO-11, WO-15, WO-16, WO-17, WO-18 and WO-19) that had been damaged or destroyed during the reporting period.
- Based on groundwater elevations measured in October 2023, groundwater flow in the overburden hydrogeologic unit is to the southwest. This observation is consistent with historical observations.
- Chlordane, the primary Site COC, was detected at concentrations exceeding applicable SCGs in 4 of 6 groundwater samples collected in October 2023 from the off-Site monitoring wells. Overall, detections of chlordane were highest within close proximity (approximately 300 feet south) of the Site. The highest total chlordane concentration (6.7 µg/L) was detected in WO-08. This data is consistent with historical results and indicates the groundwater plume is stable.
- Site and groundwater use are consistent with the restrictions set forth in the ROD, SMP and Environmental Notice. Groundwater monitoring activities were completed in October 2023 and three Site inspections and Site inspection reports were completed in September 2021, November 2021 and August 2022. The ICs operated as intended this reporting period.
- The remedy continued to be protective of human health and the environment this reporting period.

5.2 Recommendations

- Annual Site inspections should continue to verify the ICs and ECs are in-place and effective to observe any future development of the Site. Maintenance of the ECs should be performed in accordance with the SMP. One Site inspection report should be completed following the inspection event. Henceforth, Site inspections and reporting are the responsibility of the Site Owner.
- Collection and laboratory analysis, for chlordane via USEPA Method 608, of groundwater samples from the entire Site monitoring well network, as described in the SMP, should remain at a frequency of once every three years. The next groundwater sampling event should be performed in the fourth quarter of 2026. Henceforth, monitoring of the on-Site groundwater monitoring wells is the responsibility of the Site Owner.
- Water level measurements should be collected from Site monitoring wells sampled during groundwater sampling events.
- Monitoring well WO-21 could not be located during the October 2023 groundwater sampling event due to the installation of a stone cover over the well. Additional investigation should be conducted to locate the well during the next groundwater sampling event.
- The steel covers of monitoring wells WO-36 and WO-42 could not be removed during the October 2023 groundwater sampling event. Rehabilitation of the well covers should be performed prior to the next groundwater sampling event.
- Coordination with the property owner to provide access to sample potable well PW-01 should be conducted prior to the next groundwater sampling event.

- The certification period should remain at three years with a PRR frequency of one report every three years. The certification period should begin January 2024 and end December 2026, with the next reporting period beginning January 1, 2024 and ending December 31, 2026. The PRR should encompass the off-Site management activities including groundwater monitoring of off-Site wells and inspection and maintenance of the off-Site sump pump and filtration systems.
- The SMP should be revised to reflect the above changes/modifications if the changes are acceptable to the NYSDEC. The SMP revision should include the transfer of responsibility of on-Site management activities including Site inspections, groundwater monitoring of on-Site wells and PPR preparation for on-Site activities.

6.0 Green and Sustainable Remediation

Green remediation/sustainability metrics implemented during this reporting period included utilizing local staff for Site visits and sampling events and visiting multiple sites under a single mobilization to limit travel and gas consumption. Generally, staff located between approximately 30 and 60 miles from the Site were utilized. Con-Test/Pace Analytical Laboratory (Pace), the laboratory utilized for sample analysis, is located in East Longmeadow, Massachusetts, approximately 120 miles from the Site. Approximately 1,225 miles were travelled during this reporting period by the Standby Engineers and Contractors and approximately 620 miles were travelled by the laboratory and equipment delivery services. The sump pump filtration system only operates periodically; therefore energy usage is minimal. A summary of green remediation metrics is included in **Appendix A**.

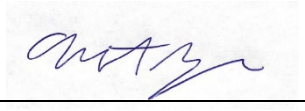
7.0 Certification of Engineering and Institutional Controls

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

- The inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under my direction;
- 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 the Department;
- Nothing has occurred that would impair the ability of the control to protect the public health and environment;
- Nothing has occurred that would constitute a violation or failure to comply with any site management plan for this control;
- 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;
- If a financial assurance mechanism is required under the oversight document for the site, the mechanism remains valid and sufficient for the intended purpose under the document;
- Use of the site is compliant with the environmental notice;
- 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 in this report is accurate and complete.

I certify that all information and statements in this certification form 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, Anthony Raposo, of TRC Engineers, Inc., am certifying as NYSDEC's Designated Site Representative.

I, Anthony Raposo, certify that I am currently a NYS registered professional engineer and that this Periodic Review Report was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10) and DER Green Remediation (DER-31) and that all activities were performed in full accordance with the DER-approved work plan and any DER-approved modifications.



Signature

105387
NYS Professional Engineer No.

6/3/2024
Date

8.0 Future Site Activities

Based on the recommendations in Section 5, the following site management activities will be completed during the next PRR reporting period (January 2024 to December 2026):

- Site Inspections – Annual (next scheduled: Q3 2024) (to be performed by Site Owner)
- EC Inspections – Annual (next scheduled: Q3 2024)
- Groundwater Sampling – Every three years (next scheduled: Q4 2026)
- PRR – Every three years (next scheduled: Q1 2027)

FIGURES

SCALE: 1:2400

1 0.5 0 KILOMETERS 1 2

1000 500 0 METERS 1000 2000

1 0.5 0 1

MILES

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

FEET

QUADRANGLE LOCATION

MAP INCLUDES INFORMATION FROM THE FOLLOWING MAP SHEET(S):
TP, BELLPORT, NY, 7.5 MINUTE DATED 2023,
S, HOWELLS POINT, NY, 7.5 MINUTE DATED 2023,
SW, SAYVILLE, NY, 7.5 MINUTE DATED 2023,
W, PATCHOGUE, NY, 7.5 MINUTE DATED 2023.

MAP OBTAINED THROUGH USE OF TOPOVIEW WITH THE INTERFACE CREATED BY THE NATIONAL GEOLOGIC MAP DATABASE PROJECT (NGMDB), IN SUPPORT OF THE TOPOGRAPHIC MAPPING PROGRAM, MANAGED BY THE USGS NATIONAL GEOSPATIAL PROGRAM (NGP).

TRC
1407 Broadway, Suite 3301
New York, NY 10018
Phone: 212.221.7822
www.TRCcompanies.com

PROJECT:
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
SITE MANAGEMENT PORTFOLIO B
TASK NO. 3 - BIANCHI / WEISS GREENHOUSES - SITE NO. 152209
EAST PATCHOGUE, SUFFOLK COUNTY, NEW YORK

TITLE:

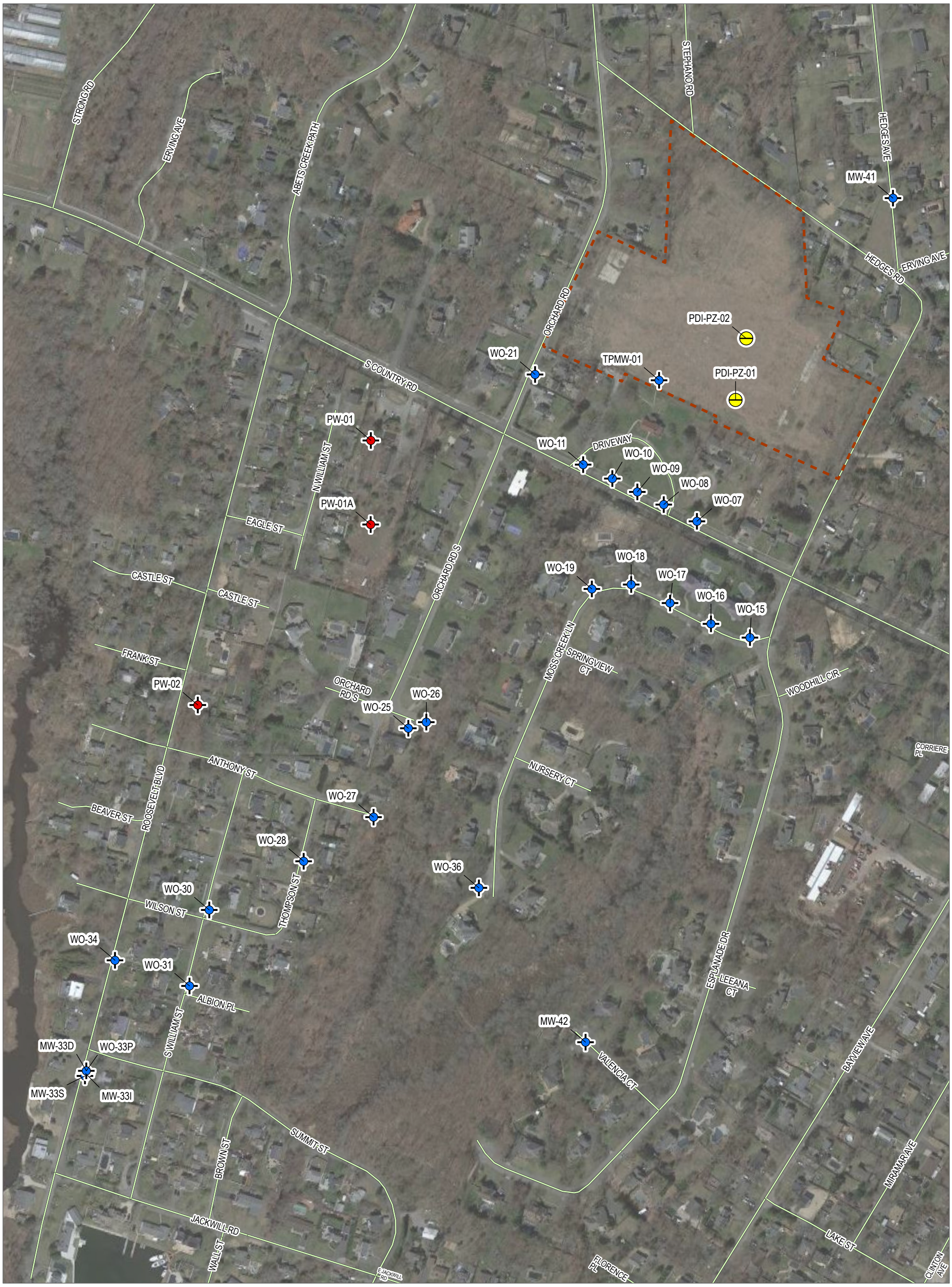
SITE LOCATION MAP

DRAWN BY:	H. DELGADO
CHECKED BY:	M. WELLS
APPROVED BY:	A. RAPOSO
DATE:	JANUARY 2024
PROJ. NO.:	386554.0000.0000
FILE:	Fig 1 - Site Loc. Map (BWG).dwg

FIGURE 1

8.5x11 --- ATTACHED XREFS: --- Bianchi_Weiss-RIFS_workplan-FULL_FI, NY, Bellport, 20230511, TM, NY, Howells Point, 20230511, TM, NY, Patchogue, 20230622, TM, NY, Sayville, 20230622, TM;
DRAWING NAME: \\CLIFTONPARK-VFP\clifton\parkl\ECR\Projects\NYSDEC\D009812\Work Assignments\D009812-04 Site Management Portfolio B\33_Bianchi Weiss Greenhouses 152209\PRR\Q1 2024\Figures\TRC WD\ Fig 1 - Site Loc. Map (BWG).dwg --- PLOT DATE: January 24, 2024 - 1:20PM --- LAYOUT: 8.5x11P

COORDINATE SYSTEM: NAD 1983 STATEPLANE NEW YORK LONG ISLAND FIPS 3104 FEET; MAP ROTATION: 0
-- SAVED BY: LLILL ON 1/24/2024, 16:30:56 PM; FILE PATH: T:\1-PROJECTS\NYSDEC\386554_33_BIANCHIWEISSGREENHOUSES\2-APRX\PRR_2023\PRR_2023.APRX; LAYOUT NAME: FIG02_SITELAYOUT



LEGEND

- SITE BOUNDARY
- ROAD
- GROUNDWATER MONITORING WELL LOCATION AND IDENTIFICATION NUMBER
- PDI PIEZOMETER LOCATION AND IDENTIFICATION NUMBER
- POTABLE WELL LOCATION AND IDENTIFICATION NUMBER

NOTES

1. LOCATIONS AND DIMENSIONS OF PHYSICAL FEATURES AND BOUNDARIES ARE APPROXIMATE, UNLESS STATED OTHERWISE.

2. PIEZOMETER, POTABLE WELL, AND GROUNDWATER MONITORING WELL LOCATIONS FROM THE NOVEMBER 2016 POST-REMEDIAL ACTION GROUNDWATER SAMPLING WORK PLAN, PREPARED BY EA ENGINEERING, P.C.

3. BASE MAP IMAGERY RETRIEVED FROM GOOGLE EARTH SERVICE LAYER DATED APRIL 2021.

0 150 300 FEET

1:3,600 1" = 300'

PROJECT:
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
SITE MANAGEMENT PORTFOLIO B
TASK NO. 33 - BIANCHI/WEISS GREENHOUSES - SITE NO. 152209
EAST PATCHOGUE, SUFFOLK COUNTY, NEW YORK

TITLE:

SITE LAYOUT MAP

DRAWN BY:	L. LILL	PROJ. NO.:	386554.0000.0000
CHECKED BY:	M. WELLS		
APPROVED BY:	A. RAPOSO		FIGURE 2
DATE:	JANUARY 2024		

TRC
1407 BROADWAY, SUITE 3301
NEW YORK, NY 10018
PHONE: 212-221-7822

FILE: PRR_2023

COORDINATE SYSTEM: NAD 1983 STATEPLANE NEW YORK LONG ISLAND FIPS 3104 FEET; MAP ROTATION: 0
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LEGEND

- SITE BOUNDARY
- ROAD
- GROUNDWATER SURFACE ELEVATION CONTOUR (1.00' INTERVALS)
- INFERRED GROUNDWATER FLOW DIRECTION
- 3.47 GROUNDWATER SURFACE ELEVATION (NAVD88)
- GROUNDWATER MONITORING WELL LOCATION AND IDENTIFICATION NUMBER
- GROUNDWATER ELEVATION DATA FROM MONITORING WELL, PIEZOMETER, OR POTABLE WELL NOT USED TO GENERATE CONTOURS
- POTABLE WELL LOCATION AND IDENTIFICATION NUMBER

NOTES

1. LOCATIONS AND DIMENSIONS OF PHYSICAL FEATURES AND BOUNDARIES ARE APPROXIMATE, UNLESS STATED OTHERWISE.

2. PIEZOMETER, POTABLE WELL, AND GROUNDWATER MONITORING WELL LOCATIONS FROM THE NOVEMBER 2016 POST-REMEDIAL ACTION GROUNDWATER SAMPLING WORK PLAN, PREPARED BY EA ENGINEERING, P.C.

3. FT NAVD 88 - NORTH AMERICAN VERTICAL DATUM OF 1988 (US FEET).

4. BASE MAP IMAGERY RETRIEVED FROM GOOGLE EARTH SERVICE LAYER DATED APRIL 2021.

N

0 150 300 FEET

1:3,600 1" = 300'

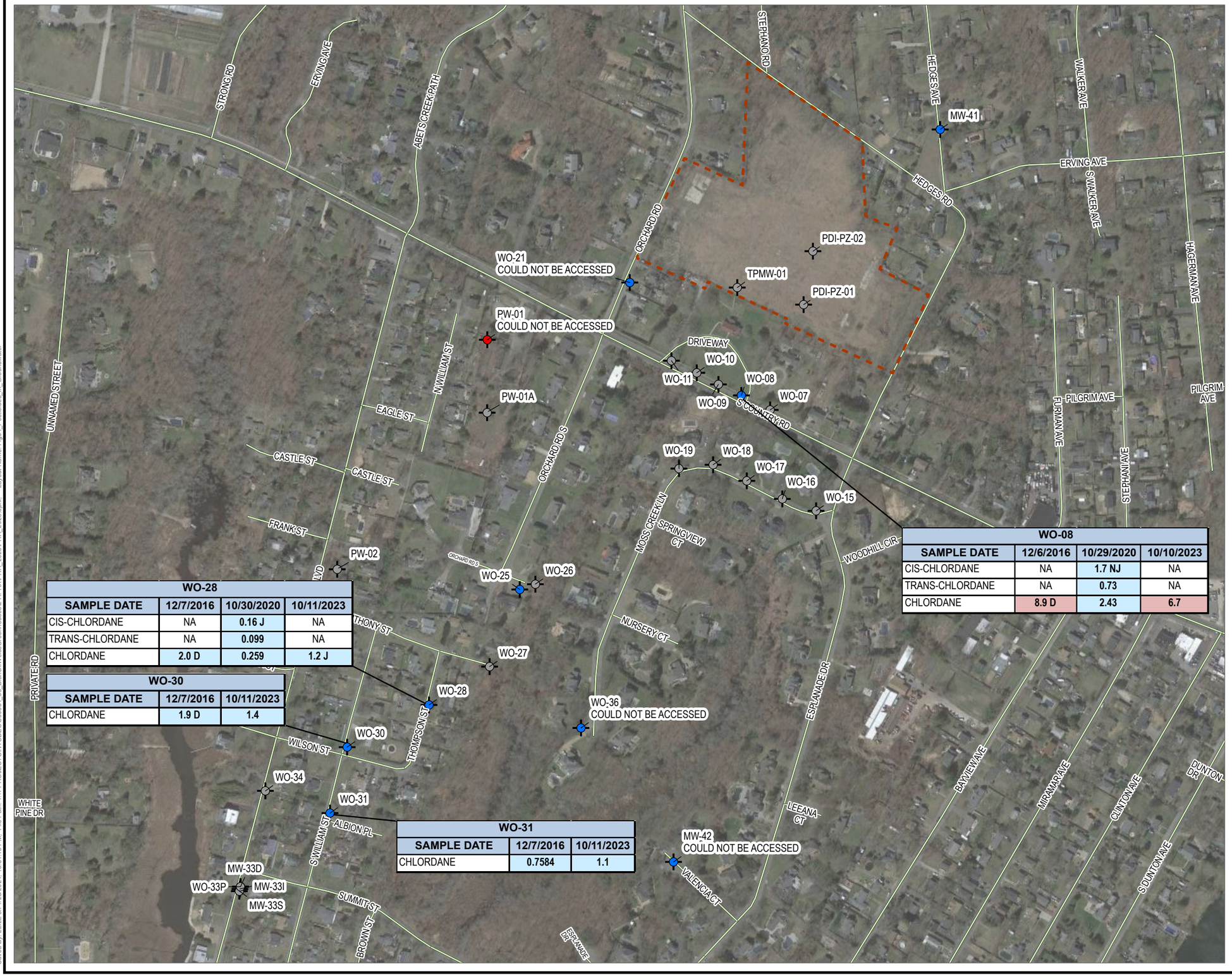
PROJECT:
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
SITE MANAGEMENT PORTFOLIO B
TASK NO. 33 - BIANCHI/WEISS GREENHOUSES - SITE NO. 152209
EAST PATCHOGUE, SUFFOLK COUNTY, NEW YORK

TITLE:
GROUNDWATER SURFACE ELEVATIONS AND FLOW MAP

DRAWN BY:	L. LILL	PROJ. NO.:	386554.0000.0000
CHECKED BY:	M. WELLS		
APPROVED BY:	A. RAPOSO		FIGURE 3
DATE:	JANUARY 2024		

TRC
1407 BROADWAY, SUITE 3301
NEW YORK, NY 10018
PHONE: 212-221-7822

FILE: PRR_2023



WO-28			
SAMPLE DATE	12/7/2016	10/30/2020	10/11/2023
CIS-CHLORDANE	NA	0.16 J	NA
TRANS-CHLORDANE	NA	0.099	NA
CHLORDANE	2.0 D	0.259	1.2 J

WO-30		
SAMPLE DATE	12/7/2016	10/11/2023
CHLORDANE	1.9 D	1.4

WO-31		
SAMPLE DATE	12/7/2016	10/11/2023
CHLORDANE	0.7584	1.1

WO-08			
SAMPLE DATE	12/6/2016	10/29/2020	10/10/2023
CIS-CHLORDANE	NA	1.7 NJ	NA
TRANS-CHLORDANE	NA	0.73	NA
CHLORDANE	8.9 D	2.43	6.7

LEGEND

- GROUNDWATER MONITORING WELL LOCATION AND IDENTIFICATION NUMBER
- GROUNDWATER MONITORING WELL, PIEZOMETER, AND POTABLE WELL LOCATION AND IDENTIFICATION NUMBER (NOT A PART OF OFF-SITE MONITORING WELL SAMPLING NETWORK)
- POTABLE WELL LOCATION AND IDENTIFICATION NUMBER
- SITE BOUNDARY
- ROAD

NOTES

1. LOCATIONS AND DIMENSIONS OF PHYSICAL FEATURES AND BOUNDARIES ARE APPROXIMATE, UNLESS STATED OTHERWISE.

2. PIEZOMETER, POTABLE WELL, AND GROUNDWATER MONITORING WELL LOCATIONS FROM THE NOVEMBER 2016 POST- REMEDIAL ACTION GROUNDWATER SAMPLING WORK PLAN, PREPARED BY EA ENGINEERING, P.C.

3. WO-30 AND WO-31 WERE NOT SAMPLED DURING THE 2020 GROUNDWATER SAMPLING EVENT.

4. DECEMBER 2016 GROUNDWATER SAMPLING WAS CONDUCTED BY EA ENGINEERING, P.C. (EA) AND LABORATORY RESULTS WERE OBTAINED FROM A LETTER, DATED APRIL 14, 2017, PREPARED BY EA FOR THE NYSDEC.

5. ON-SITE PIEZOMETERS AND GROUNDWATER MONITORING WELLS WERE NOT SAMPLED BY TRC DURING THE REPORTING PERIOD.

6. THE 2020 CHLORDANE SAMPLING RESULTS ARE PRESENTED AS THE SUM OF THE CONCENTRATIONS OF CIS- & TRANS-CHLORDANE ISOMERS.

7. ONLY COMPOUNDS WHICH EXCEED CLASS GA VALUES AND MCLs ARE SHOWN IN DATA BOXES.

8. BASE MAP RETRIEVED FROM GOOGLE EARTH SERVICE LAYER DATED APRIL 2021.

ACRONYMS:
(a) - STANDARD FOR CHLORDANE USED
D - SAMPLE WAS DILUTED
J - ESTIMATED VALUE
N - INDICATES PRESUMPTIVE EVIDENCE OF A COMPOUND
NA - NOT ANALYZED

GROUNDWATER RESULTS ARE IN MICROGRAMS PER LITER (µG/L).		
BOLD AND HIGHLIGHTED RESULT EXCEEDS CLASS GA VALUE.		
BOLD AND HIGHLIGHTED RESULT EXCEEDS THE MAXIMUM CONTAMINANT LIMIT		
COMPOUND	CLASS GA VALUE (µG/L)	MCL (µG/L)
CIS-CHLORDANE	0.05 (a)	2.0 (a)
TRANS-CHLORDANE	0.05 (a)	2.0 (a)
CHLORDANE	0.05	2.0

1:4,200
1" = 350'
0 175 350
FEET

PROJECT:
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
SITE MANAGEMENT PORTFOLIO B
TASK NO. 33 - BIANCHI/WEISS GREENHOUSES - SITE NO. 152209
EAST PATCHOGUE, SUFFOLK COUNTY, NEW YORK

TITLE:
CHLORDANE IN GROUNDWATER ABOVE CLASS GA VALUES

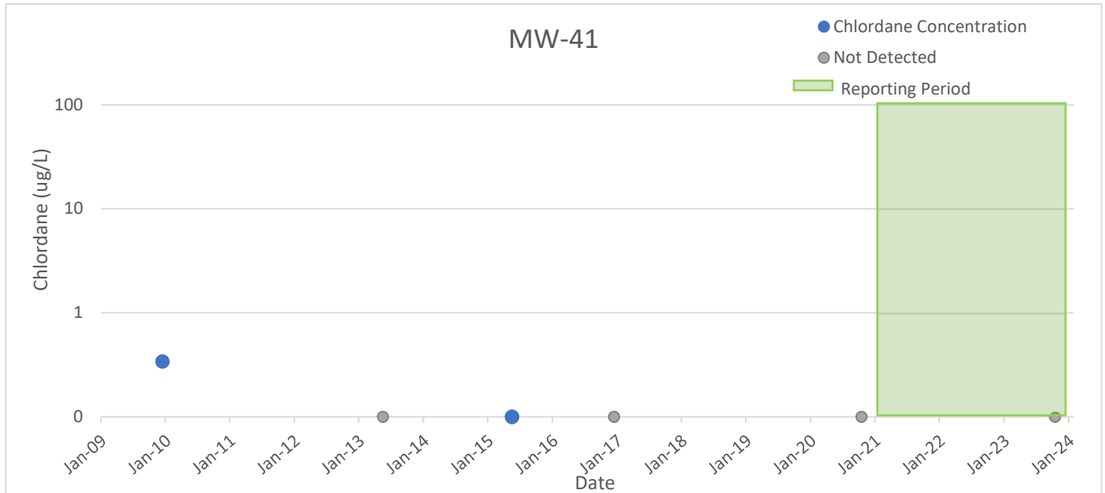
DRAWN BY:	L. LILL	PROJ. NO.:	386554.0000.0000
CHECKED BY:	M. WELLS		
APPROVED BY:	A. RAPOSO		**FIGURE 4**
DATE:	JANUARY 2024		

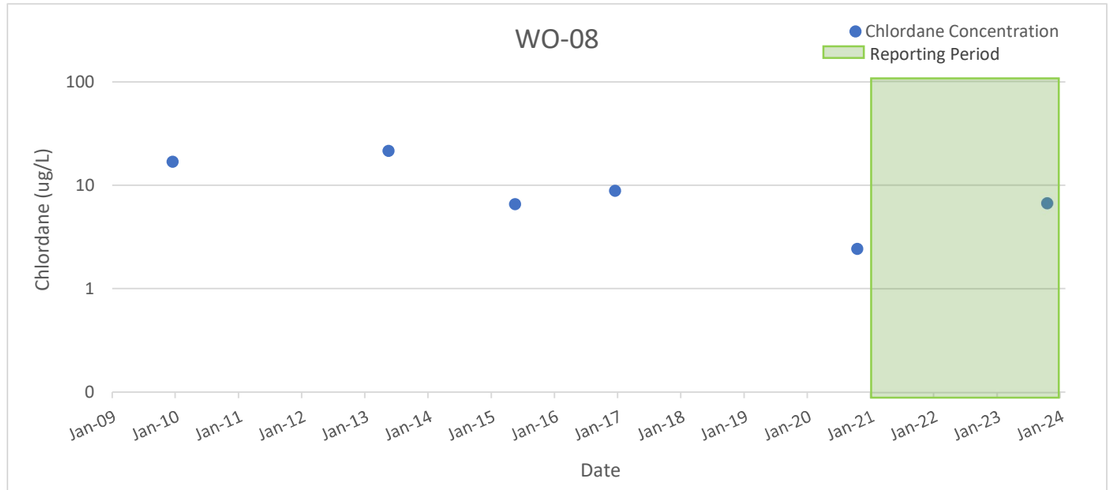
TRC
1407 BROADWAY, SUITE 3301
NEW YORK, NY 10018
PHONE: 212-221-7822

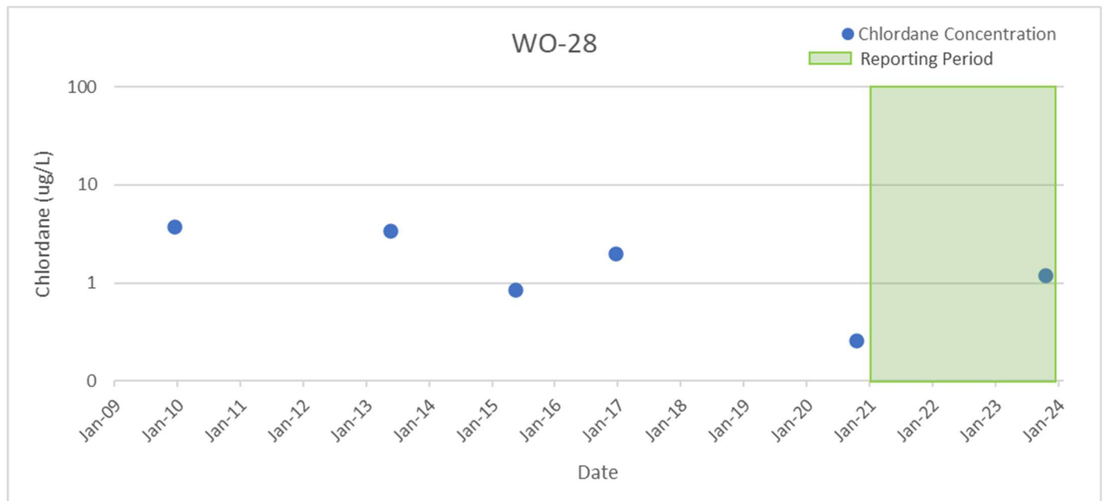
FILE: PRR_2023.aprx

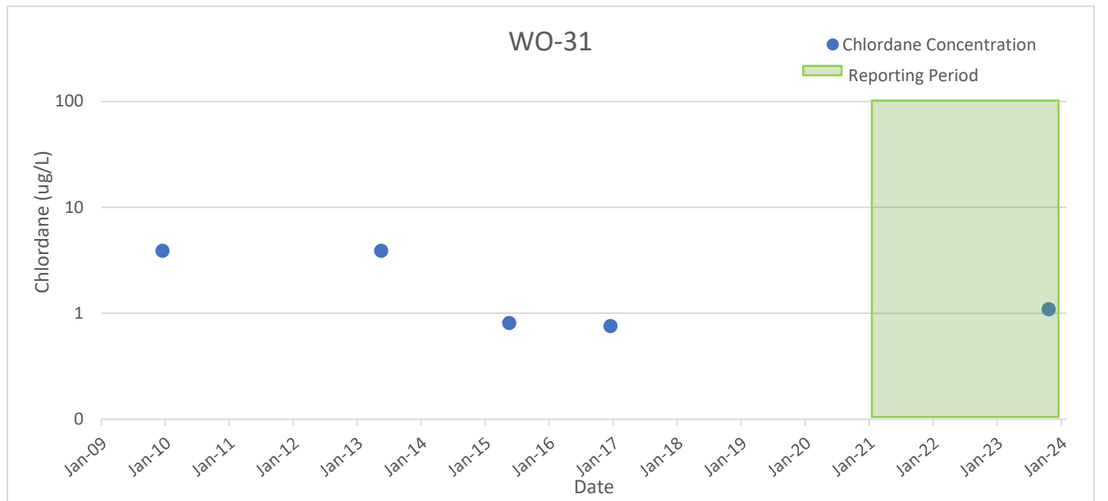
Coordinate System: NAD 1983 StatePlane New York Long Island FIPS 3104 Feet Map Rotation: 0
Saved By: LLILL on 1/22/2024 1:34:13 PM File Path: T:\PROJECTS\NYSDEC\386554_33_Bianchi\Weiss\Greenhouses\2_APRX\PRR_2023\PRR_2023.aprx Layout Name: Fig04_Pesticides_In_Groundwater

Figure 5
New York State Department of Environmental Conservation
Site Management Portfolio B
Task No. 33 – Bianchi/Weiss Greenhouses – Site No. 152209
East Patchogue, Suffolk County, New York
Chlordane in Groundwater Trend Charts









Notes:
µg/L – Micrograms per Liter

TABLES

Table 1
New York State Department of Environmental Conservation
Site Management Portfolio B
Task No. 33 - Bianchi/Weiss Greenhouses - Site No. 152209
East Patchogue, Suffolk County, New York
Summary of Depth to Water Measurements and Groundwater Elevations

Well ID	Screened Formation	Well Casing Elevation (feet AMSL)	Gauge Date	Depth to Bottom (feet below TOC)	Depth to Water (feet below TOC)	Groundwater Elevation (feet AMSL)
MW-33D	Overburden	2.64	10/10/2023	56.85	2.12	0.52
MW-33I	Overburden	2.86	10/10/2023	24.29	2.40	0.46
MW-33S	Overburden	2.72	10/10/2023	9.58	2.25	0.47
MW-41	Overburden	20.46	10/10/2023	32.60	11.41	9.05
MW-42	Overburden	12.43	10/10/2023	25.00[1]	NM*	NA
WO-07	Overburden	11.66	10/10/2023	20.10	5.48	6.18
WO-08	Overburden	11.88	10/10/2023	20.08	5.80	6.08
WO-09	Overburden	11.27	10/10/2023	22.50	4.90	6.37
WO-10	Overburden	10.72	10/10/2023	20.30	4.62	6.10
WO-21	Overburden	14.94	10/10/2023	20.00[2]	CNL	NA
WO-25	Overburden	10.08	10/10/2023	18.68	10.60	-0.52
WO-27	Overburden	10.86	10/10/2023	40.43	7.39	3.47
WO-28	Overburden	15.71	10/10/2023	39.41	12.73	2.98
WO-30	Overburden	11.52	10/10/2023	45.56	9.10	2.42
WO-31	Overburden	8.28	10/10/2023	39.05	5.68	2.60
WO-36	Overburden	9.92	10/10/2023	10.00[2]	NM*	NA

Notes:
* - Well cover could not be removed.
[1] Measurement during well installation in May 2009 by EA Engineering, P.C.
[2] Data collected during December 2009 groundwater sampling event by EA Engineering, P.C.
AMSL - Above Mean Sea Level
CNL - Could Not Be Located
ID - Identification
TOC - Top of Casing
NA - Not Available
NM - Not Measured

Table 2
New York State Department of Environmental Conservation
Site Management Portfolio B
Task No. 33 - Bianchi/Weiss Greenhouses - Site No. 152209
East Patchogue, Suffolk County, New York
Summary of Results of Analysis of Groundwater (October 2020-2023)

					Sample Location:	TPMW-01		PDI-PZ-01		PDI-PZ-01		WO-08				WO-19		WO-25			WO-27	WO-28				WO-30	WO-31	MW-41	
					Sample Name:	BW-TPMW-01-WG-20201030		BW-PDI-PZ-01-WG-20201030		BW-PDI-PZ-02-WG-20201030		BW-WO-08-WG-20201029		BW-DUP-01-20201029	BW-WO-08-WG-20231010	BW-WO-19-WG-20201029		BW-WO-25-WG-20201029		BW-WO-25-WG-20231010	BW-WO-27-WG-20201029	BW-WO-28-WG-20201030		BW-WO-28-WG-20231011	BW-DUP-01-WG-20231011	BW-WO-30-WG-20231011	BW-WO-31-WG-20231011	BW-MW-41-WG-20201029	BW-MW-41-WG-20231010
					Sample Matrix:	Groundwater		Groundwater		Groundwater		Groundwater		Groundwater	Groundwater	Groundwater		Groundwater		Groundwater	Groundwater	Groundwater		Groundwater	Groundwater	Groundwater	Groundwater	Groundwater	Groundwater
					Lab Sample ID:	480-177524-8		480-177524-9		480-177524-10		480-177524-2		480-177524-11	23J1405-03	480-177524-3		480-177524-4		23J1405-06	480-177524-5	480-177524-6		23J1757-05	23J1757-06	23J1757-07	23J1757-04	480-177524-1	23J1405-05
					Sample Date:	10/30/2020		10/30/2020		10/30/2020		10/29/2020		10/29/2020	10/10/2023	10/29/2020		10/29/2020		10/10/2023	10/29/2020	10/30/2020		10/11/2023	10/11/2023	10/11/2023	10/11/2023	10/29/2020	10/10/2023
Analysis	Analyte	Unit	Class GA Value*	MCL**		Results		Results		Results		Results		Field Dup	Results	Results		Results		Results	Results	Results		Results	Field Dup	Results	Results	Results	Results
Pesticides																													
	4,4'-DDD	ug/L	0.3	NC		0.050	U	0.25	U	0.050	U	0.25	U	0.25	U	NA		0.050	U	0.050	U	NA		0.050	U	0.050	U	NA		NA		NA		0.050	U	NA	
	4,4'-DDE	ug/L	0.2	NC		0.050	U	0.25	U	0.050	U	0.25	U	0.25	U	NA		0.050	U	0.050	U	NA		0.050	U	0.050	U	NA		NA		NA		0.050	U	NA	
	4,4'-DDT	ug/L	0.2	NC		**0.028**	**J**	**0.16**	**J**	0.050	U	**0.22**	**J**	**0.12**	**J**	NA		0.050	U	0.050	U	NA		0.050	U	**0.012**	**J**	NA		NA		NA		0.050	U	NA	
	Aldrin	ug/L	ND	NC		0.050	U	0.25	U	0.050	U	0.25	U	0.25	U	NA		0.050	U	0.050	U	NA		0.050	U	0.050	U	NA		NA		NA		0.050	U	NA	
	alpha-BHC	ug/L	0.01	NC		0.050	U	0.25	U	0.050	U	0.25	U	0.25	U	NA		0.050	U	0.050	U	NA		0.050	U	0.050	U	NA		NA		NA		0.050	U	NA	
	beta-BHC	ug/L	0.04	NC		0.050	U	0.25	U	0.050	U	0.25	U	0.25	U	NA		0.050	U	0.050	U	NA		0.050	U	0.050	U	NA		NA		NA		0.050	U	NA	
	Chlordane[1]	ug/L	0.05	2		**1.41**		**2.44**		**0.104**	**J**	**2.43**		**1.94**		**6.7**		0.050	U	0.050	U	0.19	U	**0.030**	**J**	**0.259**		**1.2**	**J**	**0.57**	**J**	**1.4**		**1.1**		0.050	U	0.19	U
	cis-Chlordane	ug/L	0.05(a)	2(a)		**0.81**		**1.5**	**J**	**0.066**	**J**	**1.7**	**NJ**	**1.3**	**NJ**	NA		0.050	U	0.050	U	NA		0.050	U	**0.16**	**J**	NA		NA		NA		NA		0.050	U	NA	
	delta-BHC	ug/L	0.04	NC		0.050	U	0.25	U	0.050	U	0.25	U	0.25	U	NA		0.050	U	0.050	U	NA		0.050	U	0.050	U	NA		NA		NA		0.050	U	NA	
	Dieldrin	ug/L	0.004	NC		**0.044**	**J**	0.25	U	0.050	U	**0.13**	**J**	0.25	U	NA		0.050	U	0.050	U	NA		0.050	U	**0.014**	**J**	NA		NA		NA		NA		0.050	U	NA	
	Endosulfan I	ug/L	NC	NC		**0.057**	**J**	0.25	U	0.050	U	0.25	U	**0.14**	**J**	NA		0.050	U	0.050	U	NA		**0.026**	**J**	**0.033**	**J**	NA		NA		NA		NA		0.050	U	NA	
	Endosulfan II	ug/L	NC	NC		0.050	U	0.25	U	0.050	U	0.25	U	0.25	U	NA		0.050	U	0.050	U	NA		0.050	U	0.050	U	NA		NA		NA		NA		0.050	U	NA	
	Endosulfan sulfate	ug/L	NC	NC		0.050	U	0.25	U	0.050	U	0.25	U	0.25	U	NA		0.050	U	0.050	U	NA		0.050	U	0.050	U	NA		NA		NA		NA		0.050	U	NA	
	Endrin	ug/L	ND	2		0.050	U	0.25	U	0.050	U	0.25	U	0.25	U	NA		0.050	U	0.050	U	NA		0.050	U	0.050	U	NA		NA		NA		NA		0.050	U	NA	
	Endrin aldehyde	ug/L	5	NC		0.050	U	0.25	U	0.050	U	0.25	U	0.25	U	NA		0.050	U	0.050	U	NA		0.050	U	0.050	U	NA		NA		NA		NA		0.050	U	NA	
	Endrin ketone	ug/L	5	NC		0.050	U	0.25	U	0.050	U	0.25	U	0.25	U	NA		0.050	U	0.050	U	NA		0.050	U	0.050	U	NA		NA		NA		NA		0.050	U	NA	
	gamma-BHC (Lindane)	ug/L	0.05	0.2		0.050	U	0.25	U	0.050	U	0.25	U	0.25	U	NA		0.050	U	0.050	U	NA		0.050	U	0.050	U	NA		NA		NA		NA		0.050	U	NA	
	trans-Chlordane	ug/L	0.05(a)	2(a)		**0.60**		**0.94**		**0.038**	**J**	**0.73**		**0.64**		NA		0.050	U	0.050	U	NA		**0.030**	**J**	**0.099**		NA		NA		NA		NA		0.050	U	NA	
	Heptachlor	ug/L	0.04	0.4		0.050	U	0.25	U	0.050	U	0.25	U	0.25	U	NA		0.050	U	0.050	U	NA		0.050	U	0.050	U	NA		NA		NA		NA		0.050	U	NA	
	Heptachlor epoxide	ug/L	0.03	0.2		0.050	U	0.25	U	0.050	U	0.25	U	0.25	U	NA		0.050	U	0.050	U	NA		0.050	U	0.050	U	NA		NA		NA		NA		0.050	U	NA	
	Methoxychlor	ug/L	35	40		0.050	U	0.25	U	0.050	U	**0.17**	**J**	0.25	U	NA		0.050	U	0.050	U	NA		0.050	U	0.050	U	NA		NA		NA		NA		0.050	U	NA	
	Toxaphene	ug/L	0.06	3		0.50	U	2.5	U	0.50	U	2.5	U	2.5	U	NA		0.50	U	0.50	U	NA		0.50	U	0.500	U	NA		NA		NA		NA		0.50	U	NA	

Notes:

ug/L - micrograms per liter.

J - Estimated value.

N - Indicates presumptive evidence of a compound.

NA - Sample not analyzed for the listed analyte.

NC - No NYSDEC standards exist for this analyte.

ND - A non-detectable result by the approved analytical method specified in section 700.3 of the NYCRR Water Quality Regulations.

U - Analyte was not detected at specified quantitation limit.

Values in **bold** indicate the analyte was detected.

Values shown in bold and shaded type exceed the Class GA Value.

Values shown in bold and shaded type exceed the MCL.

* - NYSDEC Ambient Water Quality Standards and Guidance Values for Class GA water, June 1998 with the April 2000 Addendum.

** - NYSDEC Maximum Contaminant Level (MCL), effective August 26, 2020.

(a) - Used standard for Chlordane.

[1] The 2020 chlordane results are presented as a the sum of the concentrations of cis- & trans-chlordane isomers.

Sampling data for on-Site monitoring wells TPMW-01, PDI-PZ-01, and PDI-PZ-02 generated in 2023 to be provided under separate cover by Site owner.

APPENDIX A

Summary of Green Remediation Metrics for Site Management

Site Name: Bianchi/Weiss Greenhouses Site Code: 152209
Address: Orchard Road City: East Patchogue
State: NY Zip Code: 11772 County: Suffolk

Initial Report Period (Start Date of period covered by the Initial Report submittal)
Start Date: 1/1/2020

Current Reporting Period
Reporting Period From: 1/1/2021 To: 12/31/2023

Contact Information
Preparer's Name: Anthony Raposo Phone No.: 212-221-7822
Preparer's Affiliation: TRC Engineers, Inc.

I. Energy Usage: Quantify the amount of energy used directly on-site and the portion of that derived from renewable energy sources.

	Current Reporting Period	**Total to Date**
Fuel Type 1 (e.g. natural gas (cf))	0	0
Fuel Type 2 (e.g. fuel oil, propane (gals))	0	0
Electricity (kWh)	0	0
Of that Electric usage, provide quantity:		
Derived from renewable sources (e.g. solar, wind)	Not applicable	Not applicable
Other energy sources (e.g. geothermal, solar thermal (Btu))	Not applicable	Not applicable

Provide a description of all energy usage reduction programs for the site in the space provided on Page 3.

II. Solid Waste Generation: Quantify the management of solid waste generated on-site.

	Current Reporting Period (tons)	**Total to Date (tons)**
Total waste generated on-site		
OM&M generated waste	0	0
Of that total amount, provide quantity:		
Transported off-site to landfills	0	0
Transported off-site to other disposal facilities	0	0
Transported off-site for recycling/reuse	0	0
Reused on-site	0	0

Provide a description of any implemented waste reduction programs for the site in the space provided on Page 3.

III. Transportation/Shipping: Quantify the distances travelled for delivery of supplies, shipping of laboratory samples, and the removal of waste.

	Current Reporting Period (miles)	**Total to Date (miles)**
Standby Engineer/Contractor	Approximately 1,225	Approximately 1,715
Laboratory Courier/Delivery Service	Approximately 620	Approximately 2,615
Waste Removal/Hauling	0	0

Provide a description of all mileage reduction programs for the site in the space provided on Page 3. Include specifically any local vendor/services utilized that are within 50 miles of the site.

IV. Water Usage: Quantify the volume of water used on-site from various sources.

	Current Reporting Period (gallons)	**Total to Date (gallons)**
Total quantity of water used on-site	0	0
Of that total amount, provide quantity:		
Public potable water supply usage	0	0
Surface water usage	0	0
On-site groundwater usage	0	0
Collected or diverted storm water usage	0	0

Provide a description of any implemented water consumption reduction programs for the site in the space provided on Page 3.

V. Land Use and Ecosystems: Quantify the amount of land and/or ecosystems disturbed and the area of land and/or ecosystems restored to a pre-development condition (i.e. Green Infrastructure).

	Current Reporting Period (acres)	**Total to Date (acres)**
Land disturbed	Not applicable	Not applicable
Land restored	Not applicable	Not applicable

Provide a description of any implemented land restoration/green infrastructure programs for the site in the space provided on Page 3.

Description of green remediation programs reported above (Attach additional sheets if needed)
Energy Usage: The sump pump and filtration system only runs periodically; energy usage is negligible.
Waste Generation: Not applicable.
Transportation/Shipping: Generally, local staff are utilized to perform work at the site. Staff primarily utilized at the site are located between 30 and 60 miles from the site. Media samples are transported to and from Con-Test/Pace Analytical Laboratory, located in East Longmeadow, Massachusetts, approximately 120 miles form the site.
Water usage: Not applicable.
Land Use and Ecosystems: Not applicable.
Other: Not applicable.

CONTRACTOR CERTIFICATION

I, Anthony Raposo (**Name**) do hereby certify that I am Project Manager (Title) of TRC Engineers, Inc. (**Contractor Name**), which is responsible for the work documented on this form. According to my knowledge and belief, all of the information provided in this form is accurate and the site management program complies with the DER-10, DER-31, and CP-49 policies.

5/20/2024

Date **Contractor**

APPENDIX B

SITE HISTORY

BIANCHI/WEISS GREENHOUSES SITE (NYSDEC SITE NO. 152209)

Date	Description
2005	A soil investigation consisting of the collection and laboratory analysis of eight surface soil samples [1 to 3 inches below ground surface (bgs)] and four subsurface samples collected at depths of 9 to 12 inches bgs was completed by EnviroScience Consultants, Inc. (EnviroScience). Chlordane, heptachlor, and arsenic were detected at concentrations exceeding United States Environmental Protection Agency (USEPA) soil screening levels; additional subsurface investigation was requested by the Suffolk County Department of Health Services (SCDOH).
2006	An additional subsurface soil investigation was conducted by EnviroScience. Activities included investigation of Site subsurface drainage structures as well as subsurface sampling at four of the surface sample locations previously investigated. Samples contained elevated concentrations of chlordane; subsurface drainage structures also contained lead, copper, and semi-volatiles organic compounds (SVOCs).
2006	On-Site and downgradient surface water and groundwater samples were collected by the SCDOH. Chlordane was detected in on-Site groundwater and surface water and off-Site groundwater as far as 3,000 ft south-southwest from the Site.
2008-2009	Interim remedial measures (IRM) were completed by EA to remove Site stockpiles and excavate soil from within the on-Site subsurface drainage structures. Removed material was transported off-Site for disposal. Exposed surface soils were covered with mulch and silt barriers were placed along the perimeter of the Site to mitigate the potential off-Site migration off Site surface soil.
2009-2011	Remedial Investigation (RI) completed by EA Engineering, P.C. (EA). The RI included the installation of soil borings and monitoring wells and collection and laboratory analysis on-Site and off-Site groundwater, surface water, soil, and sediment samples. Chlordane and lead were determined to be the primary Site contaminants of concern (COCs).
2011	Feasibility Study (FS) completed by EA. The FS included an evaluation of remedial alternatives for the Site based on results of RI.
2012	NYSDEC issued a Record of Decision (ROD) selecting a remedy consisting of Excavation and Off-site Disposal to Residential Soil Cleanup Objectives (SCOs), Connection to Public Water, Upgrade Basement Sumps and Groundwater Monitoring.
2014	Sump pump and filter systems were installed by Environmental Assessment & Remediations (EAR) in the residence located at 547 South Country Road, East Patchogue, NY, downgradient of the Site. Operation of the sump and filter systems began on May 8, 2014.

2015 to 2016	Remedial action performed by EnviroTrac, Ltd. A total of approximately 46,444 tons of impacted material were removed and transported off-Site for disposal. Generally, soil was excavated on-Site to achieve Restricted Residential Use SCOs and off-Site to achieve Unrestricted Use SCOs. One 5,000-gallon UST was removed and transported off-Site for disposal by AARCO Environmental Corporation (AARCO).
2023	An Order on Consent and Administrative Settlement (Consent Order) between the Department and Site owner (Post-Morrow Foundation, Inc.) was issued in February 2023, requiring Post-Morrow accept responsibility for on-Site management activities in accordance with the SMP. The existing EE was recorded in March 2023.

CUSTODIAL RECORD

PERTINENT SITE DOCUMENTS

BIANCHI/WEISS GREENHOUSES SITE (NYSDEC SITE NO. 152209)

"Soil Investigation Report," EnviroScience, 2005.

"Subsurface Investigation Report," EnviroScience, 2006.

"Surface Water and Groundwater Sampling Results," Suffolk County Department of Health Services, 2006.

"Final Interim Remedial Measures Summary Report Bianchi/Weiss Greenhouses Site (1-52-209) East Patchogue, Suffolk County, New York," EnviroScience, 2009.

"Remedial Investigation Report Bianchi/Weiss Greenhouses Site (152209) East Patchogue, Suffolk County, New York," EnviroScience, 2011.

"Feasibility Study Bianchi/Weiss Greenhouses Site (152209) East Patchogue, Suffolk County, New York," EnviroScience, 2011.

"Record of Decision Bianchi/Weiss Greenhouses State Superfund Project East Patchogue, Suffolk County Site No. 152209," New York State Department of Environmental Conservation, 2012.

"Bianchi/Weiss Greenhouses Site, Suffolk County, East Patchogue, New York Site Management Plan," EnviroScience, 2019.

"Order on Consent and Administrative Settlement," New York State Department of Environmental Conservation, 2023.

"State Superfund Program Environmental Easement Package Bianchi/Weiss Greenhouses," Knauf Shaw LLP & Nelson & Pope, 2023.

New York State Department of Environmental Conservation
Bianchi/Weiss Greenhouses Site (Site No. 152209) - East Patchogue, NY
Monitoring Well Construction Summary

Well ID	Installation Date	Well Dia. (inches)	Well Material	Total Depth (feet bgs)	Screened Formation	*Screen*			*Elevation (feet AMSL)*				*Location (STD UTM)*	
						Top (feet bgs)	Bottom (feet bgs)	Length (feet)	Casing Top	Ground Surface	Screen		Northing	Easting
											Top	Bottom		
MW-33D	6/16/2009	2	PVC	60	Overburden	55.00	60.00	5.00	2.64	2.83	-52.17	-57.17	215784.359	1267781.767
MW-33I	6/16/2009	2	PVC	25	Overburden	20.00	25.00	5.00	2.86	2.79	-17.21	-22.21	215775.936	1267779.595
MW-33S	6/16/2009	2	PVC	10	Overburden	5.00	10.00	5.00	2.72	2.79	-2.21	-7.21	215768.091	1267777.468
MW-41	5/20/2009	2	PVC	35	Overburden	30.00	35.00	5.00	20.46	20.59	-9.41	-14.41	218550.729	1270338.350
MW-42	5/19/2009	2	PVC	25	Overburden	20.00	25.00	5.00	12.43	12.63	-7.37	-12.37	215875.012	1269364.000
WO-07	5/1/2006	2	PVC	20	Overburden	10.00	15.00	5.00	11.66	11.87	1.87	-3.13	217526.218	1269717.018
WO-08	5/3/2006	2	PVC	20	Overburden	10.00	15.00	5.00	11.88	12.11	2.11	-2.89	217579.246	1269611.877
WO-09	N/A	2	PVC	20	Overburden	N/A	N/A	N/A	11.27	11.50	N/A	N/A	217619.425	1269528.141
WO-10	5/3/2006	2	PVC	20	Overburden	10.00	15.00	5.00	10.72	11.16	1.16	-3.84	217661.734	1269448.940
WO-11	5/10/2006	2	PVC	20	Overburden	10.00	15.00	5.00	10.90	11.21	1.21	-3.79	217705.957	1269356.389
WO-15	5/25/2006	2	PVC	20	Overburden	10.00	15.00	5.00	11.01	11.37	1.37	-3.63	217157.588	1269885.099
WO-16	6/8/2006	2	PVC	20	Overburden	10.00	15.00	5.00	9.98	10.19	0.19	-4.81	217201.172	1269761.527
WO-17	6/8/2006	2	PVC	20	Overburden	10.00	15.00	5.00	8.97	9.16	-0.84	-5.84	217267.786	1569630.341
WO-18	6/8/2006	2	PVC	20	Overburden	10.00	15.00	5.00	8.49	8.68	-1.32	-6.32	217325.825	1269508.650
WO-19	6/8/2006	2	PVC	20	Overburden	10.00	15.00	5.00	8.93	9.10	-0.90	-5.90	217311.829	1269384.000
WO-21	8/7/2006	2	PVC	20	Overburden	10.00	15.00	5.00	14.94	15.36	5.36	0.36	217992.298	1269202.113
WO-25	7/24/2006	1	PVC	15	Overburden	5.00	10.00	5.00	10.08	10.18	5.18	0.18	216870.205	1268802.325
WO-26	7/24/2006	1	PVC	40	Overburden	30.00	35.00	5.00	11.07	11.28	-18.72	-23.72	216889.549	1268859.293
WO-27	7/24/2006	1	PVC	40	Overburden	30.00	35.00	5.00	10.86	11.17	-18.83	-23.83	216558.49	1268692.085
WO-28	9/19/2006	1	PVC	40	Overburden	35.00	40.00	5.00	15.71	15.87	-19.13	-24.13	216448.529	1268470.565
WO-30	7/24/2006	1	PVC	50	Overburden	45.00	50.00	5.00	11.52	11.88	-33.12	-38.12	216294.267	1268171.414
WO-31	9/18/2006	1	PVC	40	Overburden	35.00	40.00	5.00	8.28	8.42	-26.58	-31.58	216053.371	1268108.836
WO-33P	N/A	1	PVC	40	Overburden	N/A	N/A	N/A	N/A	N/A	N/A	N/A	215784.358	1267781.766
WO-34	9/27/2006	1	PVC	10	Overburden	5.00	10.00	5.00	0.43	0.45	-4.55	-9.55	216134.595	1267872.650
WO-36	9/18/2006	1	PVC	10	Overburden	5.00	10.00	5.00	9.92	9.99	4.99	-0.01	216364.318	1269025.992

Notes

AMSL : Above Mean Sea Level
feet bgs : Feet Below Ground Surface
N/A : Not Available
PVC : Polyvinyl Chloride
STD UTM : Standard Universal Transverse Mercator

APPENDIX C

State Superfund Program
Environmental Easement Package
Bianchi/Weiss Greenhouses
152209
25 Orchard Road
East Patchogue, New York 11772

Legal & Consulting Team:
Knauf Shaw LLP & Nelson & Pope

April 2023

EXHIBIT A

1 | 2

Number of pages 5

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

RECORDED
2023 Feb 17 03:38:48 PM
Vincent Puleo
CLERK OF
SUFFOLK COUNTY
L D00013189
P 990
DT# 22-18310

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

3 FEES

Page / Filing Fee			
Handling	20.00		
TP-584			
Notation			
EA-52 17 (County)		Sub Total	
EA-5217 (State)	250		
R.P.T.S.A.	1,000		
Comm. of Ed.	5.00		
Affidavit			
Certified Copy	6.25		
NYS Surcharge	15.00	Sub Total	
Other		Grand Total	Exempt

3

Mortgage Amt. _____
1. Basic Tax _____
2. Additional Tax _____ _____
Sub Total _____
Spec./Assit.
or
Spec. /Add. _____
TOT. MTG. TAX _____
Dual Town ____ Dual County ____
Held for Appointment _____
Transfer Tax 0
Mansion Tax _____

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

CG 2/17/23

4 Dist. | S | 23006847 | See Attached

Real Property Tax Service Agency Verification

PTS RAK A 17-FEB-23

5 Community Preservation Fund

Consideration Amount $ 1.00

CPF Tax Due $ _____

Improved _____
Vacant Land _____
TD _____
TD _____
TD _____

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

Ernest R. Wruck
1 Station Ct.
Bellport, NY 11713

Mail to: Vincent Puleo, Suffolk County Clerk
310 Center Drive, Riverhead, NY 11901
www.suffolkcountyny.gov/clerk

7 Title Company Information

Co. Name
Title #

8 Suffolk County Recording & Endorsement Page

This page forms part of the attached Deed made by: Suffolk County Comptroller

(SPECIFY TYPE OF INSTRUMENT)

TO Post Morrow Foundation, Inc.

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

In the TOWN of Brookhaven
In the VILLAGE
or HAMLET of _____

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

(over)

SUFFOLK COUNTY

TAX DEED BY COUNTY COMPTROLLER

THIS INDENTURE made this 17th day of February in the Year 2023

BETWEEN JOHN M. KENNEDY, JR., as the County Comptroller, 100 Veterans Memorial Highway, Hauppauge, New York 11788 of the County of Suffolk, State of New York, party of the first part,

And

Post-Morrow Foundation, Inc.
16 Bay Road
Brookhaven, NY 11719
Party of the second part,

DISTRICT 0200
SECTION 979.60
BLOCK 03.00
LOT 002.000
LOT 008.000
LOT 009.000
LOT 011.00
LOT 020.001

WITNESSETH, that whereas by and under the provisions of the Real Property Tax Law of the State of New and the Suffolk County Tax Act, it is provided that the collection of every tax and assessment levied upon real estate returned by the Receiver of Taxes as unpaid with the interest, penalties and additions shall be enforced by the sale of such real estate by the County Comptroller, and

WHEREAS, default was made in the payment of taxes or assessments levied upon sundry parcels of real property assessed upon the tax and assessment rolls for the year 2019/2020 and the County Comptroller by virtue of the power in him vested did sell to Suffolk County the said liens associated therewith and thereafter transferred such liens to the Suffolk County Landbank Corporation, pursuant to resolution No. 836-2022 of the Suffolk County Legislature, which liens were thereafter sold to the party of the second part, covering the several parcels of real estate on which such taxes or assessments, with interest, penalties and additions thereon, then remained unpaid, and,

WHEREAS, the parcel or parcels of real estate hereinafter set forth were not redeemed within 12 months after the date of the sale to Suffolk County, and the party of the second part, as purchaser thereof at such sale or as the successors or assigns of such purchaser has surrendered the certificate of sale and requested a conveyance of the real estate so sold,

NOW THEREFORE, in consideration of the premises and pursuant to said statutes, the party of the first part hath granted, released and conveyed and doth hereby grant, release and convey to the party of the second part, it's, his or her distributees, successors and assigns forever

ALL that lot, piece or parcel of land situate in the Town of Brookhaven, County of Suffolk, State of New York as described upon the aforesaid tax and assessment roll of said town:

SEE SCHEDULE A ATTACHED

NOW THEREFORE, This Indenture Witnesses that the said party of the first part, as Comptroller of Suffolk County, by virtue of the authority vested in him by law, for and in consideration of the amounts required by law to be charged against such said parcels for taxes, including interest and penalties; and charges for advertising notice to redeem as above set forth, the receipt whereof is hereby acknowledged, hath granted, bargained, sold, conveyed and released and by these presents doth grant, bargain, sell, convey and release to the said party of the second part, and to its assigns forever, the said pieces and parcels of land above described, with the hereditaments and appurtenances to the same belonging to be located and laid out and possession acquired, however, by and at the expense of the party of the second part: TO HAVE AND HOLD the same to the party of the second part its assigns forever, subject to the claims, if any of the County of Suffolk and the State of New York for taxes or liens or encumbrances.

IN WITNESS WHEREOF, The Comptroller of the County of Suffolk, party of the first part, in pursuance of the authority vested In him by law, hath hereunto set his hand and affixed the seal of his office, the day and year first above written.

Signed, sealed
And Delivered in Presence of

John M. Kennedy JR.

STATE OF NEW YORK
COUNTY OF SUFFOLK ss:

As COMPTROLLER of the
County of Suffolk, State of New York

On this 31 day of January in the year 2023 before me, the undersigned, personally appeared JOHN M. KENNEDY, JR., Comptroller of Suffolk County, New York, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity as Comptroller of Suffolk County and that by his/her signature on the instrument, executed the instrument.

Rick Lanese
Notary Public

RICK LANESE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01LA6378326
Qualified in Suffolk County
My Commission Expires 07-30-2027

Schedule A

Legal Description of Premises

ALL that certain plot, piece or parcel of land, situate, lying and being at East Patchogue, in the Town of Brookhaven, County of Suffolk and State of New York, being more articularly bounded and described as follows:

BEGINNING at a point on the southeasterly side of Orchard Road, distant 258.00 feet northeasterly from the corner formed by the intersection of the southeasterly side of Orchard Road with the northeasterly side of South Country Road;

RUNNING THENCE North 35 degrees 46 minutes 20 seconds East, along the southeasterly side of Orchard Road, 431.58 feet to land now or formerly of Thomas Zylowski;

THENCE along last mentioned land, the following six courses and distances:

1. South 47 degrees 44 minutes 40 seconds East, 29.34 feet;

2. South 47 degrees 19 minutes 30 seconds East, 121.45 feet;

3. South 47 degrees 09 minutes 00 seconds East, 17.29 feet;

4. South 47 degrees 22 minutes 50 seconds East, 68.75 feet;

5. North 37 degrees 45 minutes 40 seconds East, 5.27 feet;

6. North 13 degrees 31 minutes 40 seconds East, 448.48 feet to the southwesterly side of Old Orchard Road;

THENCE South 42 degrees 59 minutes 50 seconds East, along the southwesterly side of Old Orchard Road, 500.31 feet to land now or formerly of Edward Drapal;

THENCE South 6 degrees 52 minutes 00 seconds West, along last mentioned land and along land now or formerly of Julia Drapal, 287.26 feet;

THENCE South 63 degrees 58 minutes 10 seconds East, along last mentioned land, 118.54 feet to land now or formerly of Paul Otto Gruber;

THENCE South 34 degrees 26 minutes 25 seconds West, along last mentioned land and along land now or formerly of Robert Gruber, 155.90 feet;

THENCE South 52 degrees 02 minutes 00 seconds East, along last mentioned land, 200 feet to the westerly side of a Right of Way known as Schoolhouse Road;

THENCE South 37 degrees 54 minutes 50 seconds West, along the westerly side of said Right of Way, 343 feet to land now or formerly of Eugene Lisher;

THENCE North 55 degrees 52 minutes 40 seconds West, along last mentioned land, 145.87 feet to land now or formerly of Edward Schleiter;

THENCE North 55 degrees 47 minutes 30 seconds West, along last mentioned land and partly along land now or formerly of Albert Kruger, 99.21 feet;

THENCE North 55 degrees 57 minutes 00 seconds West, along last mentioned land, 172.99 feet;

THENCE North 56 degrees 15 minutes 00 seconds West, 4.98 feet;

THENCE North 34 degrees 26 minutes 00 seconds East, 48.58 feet;

RUNNING THENCE North 51 degrees 42 minutes 00 seconds West, 419.61 feet to a locust stake;

RUNNING THENCE South 36 degrees 56 minutes 10 seconds West, 48.72 feet;

THENCE North 52 degrees 18 minutes 30 seconds West, along the last mentioned land, 158.50 feet to the southeasterly side of Orchard Road, the point or place of **BEGINNING.**

FOR INFORMATION ONLY:

District 0200 Section 979.60 Block 03.00 Lot 002.000

District 0200 Section 979.60 Block 03.00 Lot 008.000, 009.000 & 011.000

District 0200 Section 979.60 Block 03.00 Lot 020.001

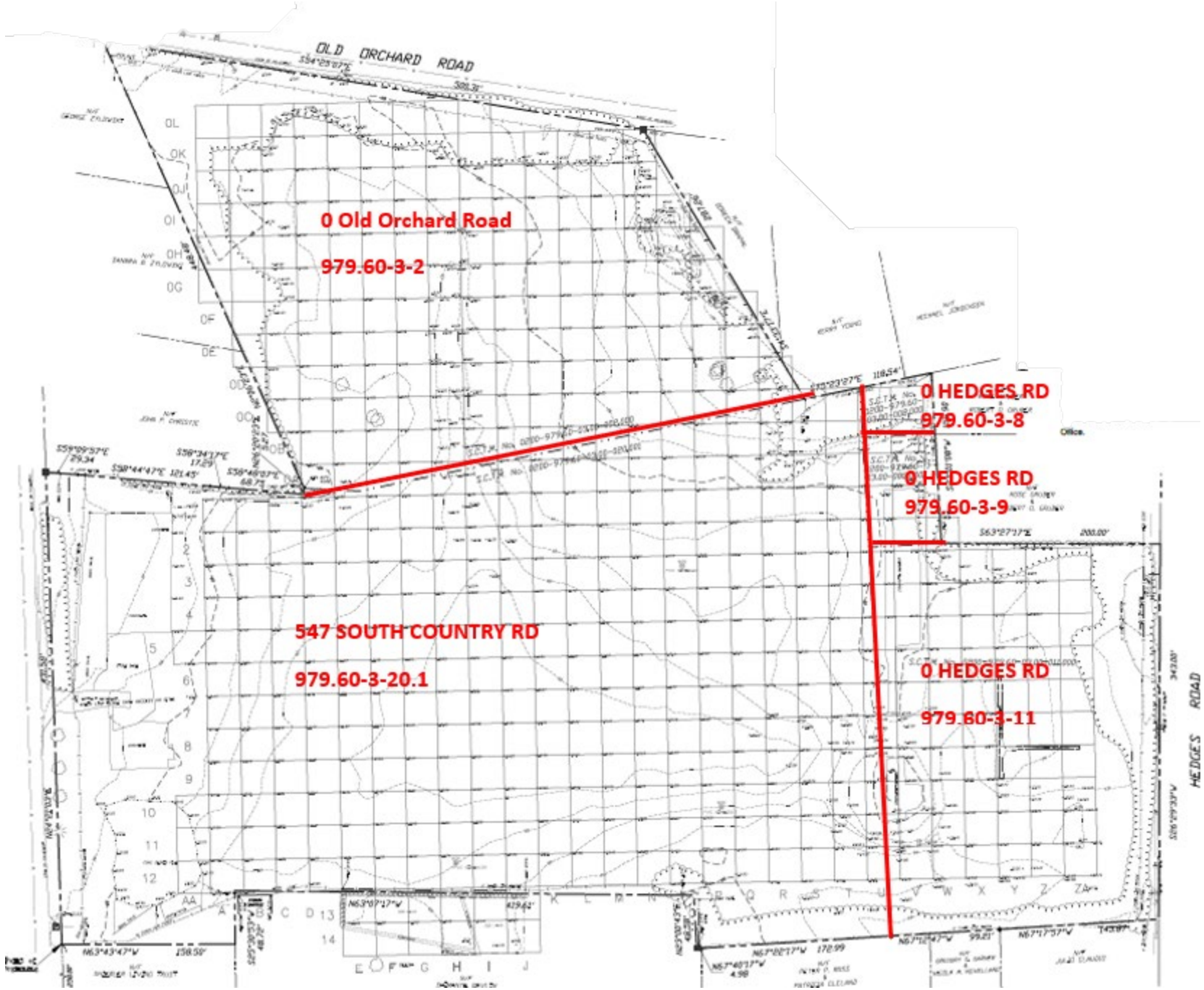
Doc ID: 23006847

P T S
R RAK A
17-FEB-23

Tax Maps

District	Secton	Block	Lot	School District	Sub Division Name
0200	97960	0300	002000		
0200	97960	0300	008000	SOUTH COUNTRY	
0200	97960	0300	009000	SOUTH COUNTRY	
0200	97960	0300	011000	SOUTH COUNTRY	
0200	97960	0300	020001	SOUTH COUNTRY	

EXHIBIT B


OLD ORCHARD ROAD
0 Old Orchard Road
979.60-3-2
0 HEDGES RD
979.60-3-8
0 HEDGES RD
979.60-3-9
547 SOUTH COUNTRY RD
979.60-3-20.1
0 HEDGES RD
979.60-3-11
HEDGES ROAD

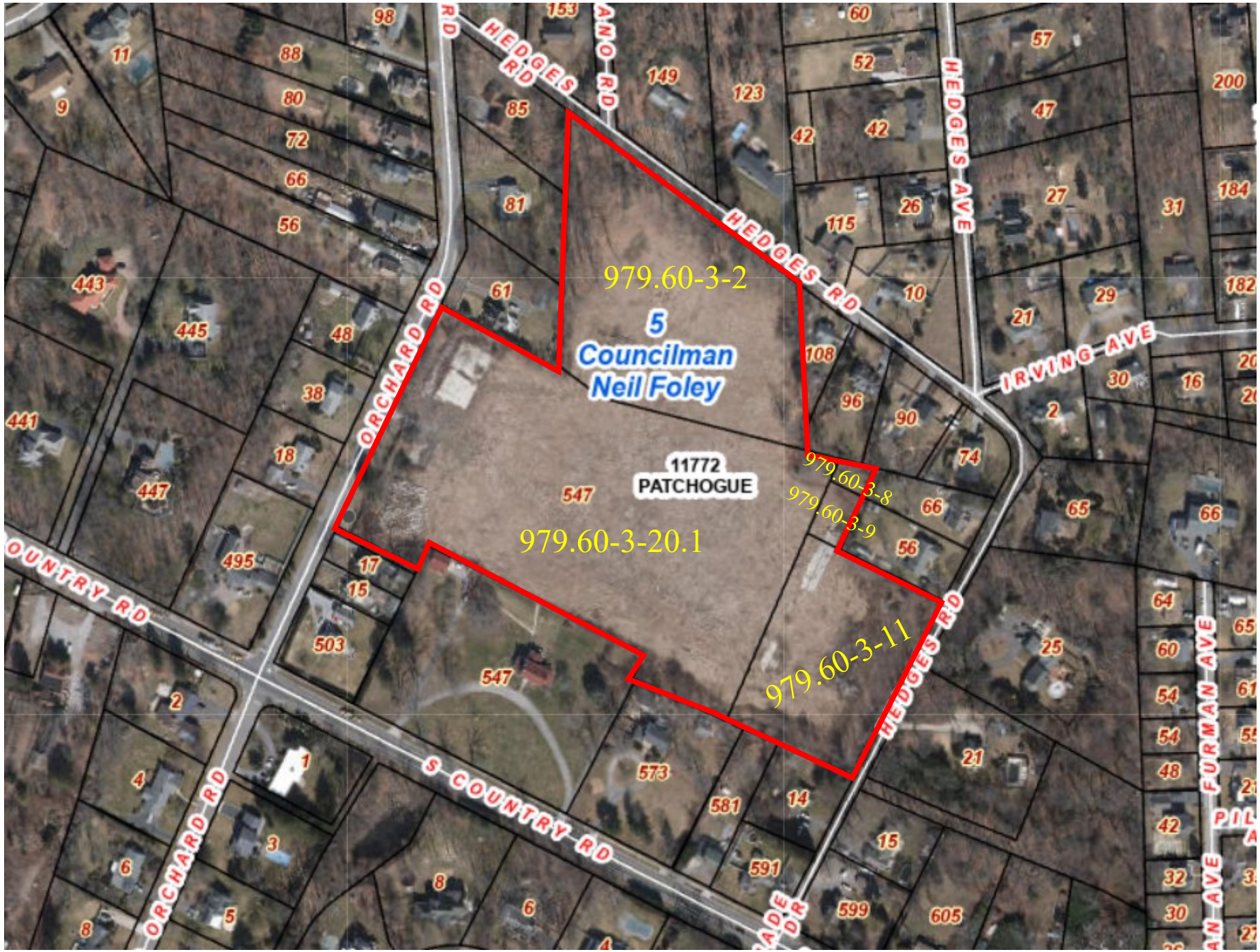

979.60-3-2
5
Councilman
Neil Foley
11772
PATCHOGUE
979.60-3-20.1
979.60-3-8
979.60-3-9
979.60-3-11
HEDGES RD
ORCHARD RD
S COUNTRY RD
IRVING AVE
HEDGES AVE
FURMAN AVE

EXHIBIT C

WRITTEN CONSENT

The undersigned, being the Vice President of the Post Morrow Foundation, Inc. does hereby certify as follows:

1. Post Morrow Foundation, Inc. is the new owner of the Bianchi/Weiss Greenhouses DEC Site No. 152209, located at 0 Old Orchard Road, 0 Hedges Road, 547 South Country Road and 25 Orchard Road, East Patchogue, New York 11772 (the "Site").

2. The following person, Bruce Wallace, the President of Post Morrow Foundation, Inc. has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of Post Morrow Foundation, Inc., including but not limited to documents related to the Environmental Easement.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 13 day of March, 2023.

Post Morrow Foundation, Inc.
Name: Thomas Williams
Title: Vice President

EXHIBIT D

DESCRIPTION OF THE ENVIRONMENTAL EASEMENT AREA SITE

All that certain plot, piece or parcel of land, situate, lying and being at East Patchogue, in the Town of Brookhaven, County of Suffolk and State of New York, being more particularly bounded and described as follows:

Beginning at a point on the southeasterly side of Orchard Road distant 258.00 feet northeasterly from the corner formed by the intersection of the southeasterly side of Orchard Road with the northeasterly side of South Country Road;

Thence from said point of beginning North 24°21'03" East along the southeasterly side of Orchard Road a distance of 431.58 feet to land now or formerly of John P. Christie;

Thence along the land now or formerly of John P. Christie the following five (5) courses and distances:

1. South 59°09'57" East a distance of 29.34 feet to a point; thence
2. South 58°44'47" East a distance of 121.45 feet to a point; thence
3. South 58°34'17" East a distance of 17.29 feet to a point; thence
4. South 58°48'07" East a distance of 68.75 feet to a point; thence
5. North 26°20'23" East a distance of 5.27 feet to a point on the easterly boundary of lands now or formerly of John P. Christie;

Thence North 2°06'23" East along the land now or formerly of John P. Christie and then along land now or formerly of Sandra Zylowski and then along land now or formerly of George Zyowski a distance of 448.48 feet to the southerly side of Old Orchard Road;

Thence South 54°25'07" East along the southerly side of Old Orchard Road a distance of 500.31 feet to land now or formerly of Doreen Drapal;

Thence South 4°33'17" East along land now or formerly of Doreen Drapal and then along land now or formerly of Kerry Young a distance of 287.26 feet;

Thence South 75°23'27" East still along land now or formerly of Kerry Young and then along land now or formerly of Michael Jorgensen a distance of 118.54 feet to land now or formerly of Rose & Robert O. Gruber;

Thence along the land now or formerly of Rose & Robert O. Gruber the following two (2) courses and distances:

1. South 23°01'08" West a distance of 155.90 feet to a point; thence
2. South 63°27'17" East a distance of 200.00 feet to the westerly side of Right of Way known as Hedges Road;

Thence South 26°29'33" West along the westerly side of said Right of Way a distance of 343.00 feet to land now or formerly of Julio Claudio;

Thence North 67°17’57” West along the land now or formerly of Julio Claudio a distance of 145.87 feet to land now or formerly of Gregory C. Garner & Nicole M. Novellano;

Thence North 67°12’47” West along the land now or formerly of Gregory C. Garner & Nicole M. Novellano and then along land now or formerly of then Peter Ross & Patricia Cleland, a distance of 99.21 feet to a point a point on the northerly boundary of lands now or formerly of Peter Ross & Patricia Cleland;

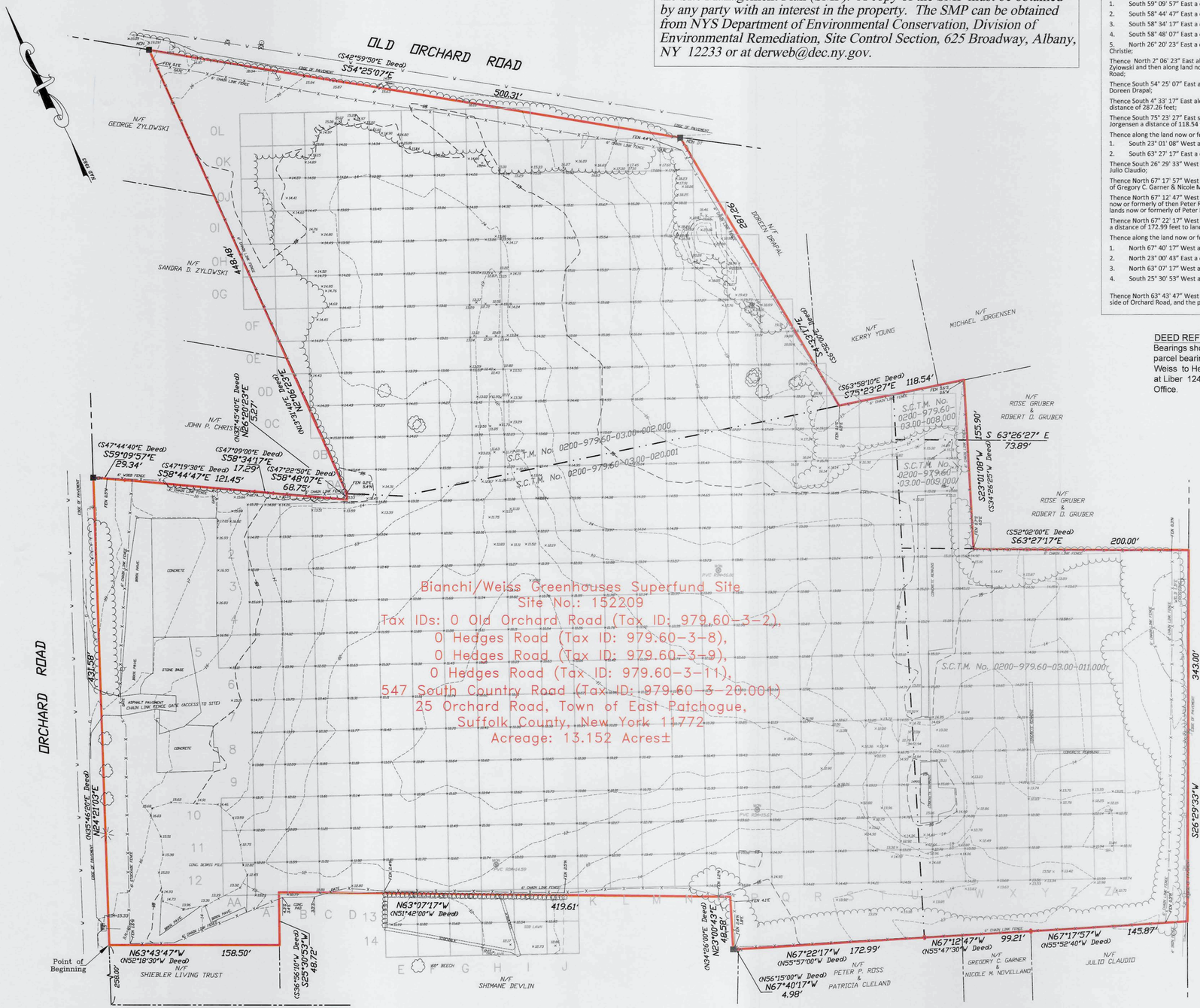
Thence North 67°22’17” West still along the land now or formerly of Peter Ross & Patricia Cleland a distance of 172.99 feet to land now or formerly of Shimane Devlin;

Thence along the land now or formerly of Shimane Devlin the following four (4) courses and distances:

1. North 67°40’17” West a distance of 4.98 feet to a point; thence
2. North 23°00’43” East a distance of 48.58 feet to a point; thence
3. North 63°07’17” West a distance of 419.61 feet to a point; thence
4. South 25°30’53” West a distance of 48.72 feet to the land now or formerly of Shiebler living trust;

Thence North 63°43’47” West along the land now or formerly of Shiebler living trust a distance of 158.50 feet to the easterly side of Orchard Road, and the point or place of beginning.

EXHIBIT E



This property is subject to an Environmental Easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the New York Environmental Conservation Law. 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 or at derweb@dec.ny.gov.

Survey No. 23018.001

ALTA/NSPS LAND TITLE SURVEY OF
PROPERTY OF
HENRON DEVELOPMENT CORPORATION

SITUATED AT
25 ORCHARD ROAD
EAST PATCHOGUE
TOWN OF BROOKHAVEN
SUFFOLK COUNTY, NEW YORK
JULY 20, 2016
AREA = 573,922± SQ.FT. OR 13.152± ACRES

KEY MAP
NOT TO SCALE

DESCRIPTION OF THE ENVIRONMENTAL EASEMENT AREA SITE

All that certain plot, piece or parcel of land, situate, lying and being at East Patchogue, in the Town of Brookhaven, County of Suffolk and State of New York, being more particularly bounded and described as follows:

Beginning at a point on the southeasterly side of Orchard Road distant 258.00 feet northeasterly from the corner formed by the intersection of the southeasterly side of Orchard Road with the northeasterly side of South Country Road;

Thence from said point of beginning North 24° 21' 03" East along the southeasterly side of Orchard Road a distance of 431.58 feet to land now or formerly of John P. Christie;

Thence along the land now or formerly of John P. Christie the following five (5) courses and distances:

1. South 59° 09' 57" East a distance of 29.34 feet to a point; thence
2. South 58° 44' 47" East a distance of 121.45 feet to a point; thence
3. South 58° 34' 17" East a distance of 17.29 feet to a point; thence
4. South 58° 48' 07" East a distance of 68.75 feet to a point; thence
5. North 26° 20' 23" East a distance of 5.27 feet to a point on the easterly boundary of lands now or formerly of John P. Christie;

Thence North 2° 06' 23" East along the land now or formerly of John P. Christie and then along land now or formerly of Sandra Zylowski and then along land now or formerly of George Zylowski a distance of 448.48 feet to the southerly side of Old Orchard Road;

Thence South 54° 25' 07" East along the southerly side of Old Orchard Road a distance of 500.31 feet to land now or formerly of Doreen Drapal;

Thence South 4° 33' 17" East along land now or formerly of Doreen Drapal and then along land now or formerly of Kerry Young a distance of 287.26 feet;

Thence South 75° 23' 27" East still along land now or formerly of Kerry Young and then along land now or formerly of Michael Jorgensen a distance of 118.54 feet to land now or formerly of Rose & Robert O. Gruber;

Thence along the land now or formerly of Rose & Robert O. Gruber the following two (2) courses and distances:

1. South 23° 01' 08" West a distance of 155.90 feet to a point; thence
2. South 63° 27' 17" East a distance of 200.00 feet to the westerly side of a Right of Way known as Hedges Road;

Thence South 26° 29' 33" West along the westerly side of said Right of Way a distance of 343.00 feet to land now or formerly of Julio Claudio;

Thence North 67° 17' 57" West along the land now or formerly of Julio Claudio a distance of 145.87 feet to land now or formerly of Gregory C. Garner & Nicole M. Novellano;

Thence North 67° 12' 47" West along the land now or formerly of Gregory C. Garner & Nicole M. Novellano and then along land now or formerly of then Peter Ross & Patricia Cleland a distance of 99.21 feet to a point a point on the northerly boundary of lands now or formerly of Peter Ross & Patricia Cleland;

Thence North 67° 22' 17" West still along the land now or formerly of Peter Ross & Patricia Cleland a distance of 172.99 feet to land now or formerly of Shimane Devlin;

Thence along the land now or formerly of Shimane Devlin the following four (4) courses and distances:

1. North 67° 40' 17" West a distance of 4.98 feet to a point; thence
2. North 23° 00' 43" East a distance of 48.58 feet to a point; thence
3. North 63° 07' 17" West a distance of 419.61 feet to a point; thence
4. South 25° 30' 53" West a distance of 48.72 feet to the land now or formerly of Shiebler living trust;

Thence North 63° 43' 47" West along the land now or formerly of Shiebler living trust a distance of 158.50 feet to the easterly side of Orchard Road, and the point or place of beginning.

DEED REFERENCES:

Bearings shown reference North American Datum 1983 which are rotated from parcel bearings described in Deed from Russell Weiss, Kirk Weiss and Wayne Weiss to Henron Development Corporation, recorded on December 02, 2005 at Liber 12423 on page 385; as can be found in the Suffolk County Clerk's Office.

LEGEND

←--	GUY WIRE
-○-	UTILITY POLE
○┐	UTILITY LIGHT POLE
Ⓔ	ELECTRIC MANHOLE
●	ELECTRIC METER
Ⓤ	UTILITY MANHOLE
⊠	GAS VALVE
☁	DECIDUOUS TREE
x 28.51	SPOT ELEVATION
—x—	CHAIN LINK FENCE
Ⓓ	DRAINAGE MANHOLE
▦	CATCH BASIN
⊕	ROUND DRAIN INLET
MON Ⓦ	MONITOR WELL
♉	FIRE HYDRANT
⊠	WATER VALVE
—OH—	OVERHEAD WIRES
—G—	UNDERGROUND GAS
—W—	UNDERGROUND WATER
⊤	SIGN
------	PROPERTY LINE
🟥	ENVIRONMENTAL EASEMENT AREA

NOTES

1. MEASUREMENTS ARE IN ACCORDANCE WITH U.S. STANDARDS.
2. BEARINGS SHOWN REFERENCE NAD 1983.
3. VERTICAL DATUM REFERENCES NAVD 1988 AS SHOWN ON PLANS ENTITLED " SITE REMEDIATION DRAWINGS PREPARED FOR NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION ALBANY, N.Y."
4. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
5. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S "EMBOSSED" OR "INKED" SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
6. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
7. RIGHTS-OF-WAY NOT SHOWN ARE NOT CERTIFIED.
8. THIS SURVEY CLOSES MATHEMATICALLY.
9. TITLE REPORT COMPLETED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE NO. F16-7404-103602-SUFF, DATED JANUARY 4, 2017.
10. PORTION OF PROPERTY SUBJECT TO COVENANTS AND RESTRICTIONS LISTED IN LIBER 1422 OF DEEDS AT PAGE 531.

DEED SCHEDULE A

ALL that certain plot, piece or parcel of land, situate, lying and being at East Patchogue, in the Town of Brookhaven, County of Suffolk and State of New York, being more articularly bounded and described as follows:

BEGINNING at a point on the southeasterly side of Orchard Road, distant 258.00 feet northeasterly from the corner formed by the intersection of the southeasterly side of Orchard Road with the northeasterly side of South Country Road;

RUNNING THENCE North 35 degrees 46 minutes 20 seconds East, along the southeasterly side of Orchard Road, 431.58 feet to land now or formerly of Thomas Zylowski;

THENCE along last mentioned land, the following six courses and distances:

1. South 47 degrees 44 minutes 40 seconds East, 29.34 feet;
2. South 47 degrees 19 minutes 30 seconds East, 121.45 feet;
3. South 47 degrees 09 minutes 00 seconds East, 17.29 feet;
4. South 47 degrees 22 minutes 50 seconds East, 68.75 feet;
5. North 37 degrees 45 minutes 40 seconds East, 5.27 feet;
6. North 13 degrees 31 minutes 40 seconds East, 448.48 feet to the southwesterly side of Old Orchard Road;

THENCE South 42 degrees 59 minutes 50 seconds East, along the southwesterly side of Old Orchard Road, 500.31 feet to land now or formerly of Edward Drapal;

THENCE South 6 degrees 52 minutes 00 seconds East, along last mentioned land and along land now or formerly of Julia Drapal, 287.26 feet;

THENCE South 63 degrees 58 minutes 10 seconds East, along last mentioned land, 118.54 feet to land now or formerly of Paul Otto Gruber;

THENCE South 34 degrees 26 minutes 25 seconds West, along last mentioned land and along land now or formerly of Robert Gruber, 155.90 feet;

THENCE South 52 degrees 02 minutes 00 seconds East, along last mentioned land, 200 feet to the westerly side of a Right of Way known as Schoolhouse Road;

THENCE South 37 degrees 54 minutes 50 seconds West, along the westerly side of said Right of Way, 343 feet to land now or formerly of Eugene Lisher;

THENCE North 55 degrees 52 minutes 40 seconds West, along last mentioned land, 145.87 feet to land now or formerly of Edward Schleiter;

THENCE North 55 degrees 47 minutes 30 seconds West, along last mentioned land and partly along land now or formerly of Albert Kruger, 99.21 feet;

THENCE North 55 degrees 57 minutes 00 seconds West, along last mentioned land, 172.99 feet;

THENCE North 56 degrees 15 minutes 00 seconds West, 4.98 feet;

THENCE North 34 degrees 26 minutes 00 seconds East, 48.58 feet;

RUNNING THENCE North 51 degrees 42 minutes 00 seconds West, 419.61 feet to a locust stake;

RUNNING THENCE South 36 degrees 56 minutes 10 seconds West, 48.72 feet;

THENCE North 52 degrees 18 minutes 30 seconds West, along the last mentioned land, 158.50 feet to the southeasterly side of Orchard Road, the point or place of **BEGINNING.**

FOR INFORMATION ONLY:
District 0200 Section 979.60 Block 03.00 Lot 002.000
District 0200 Section 979.60 Block 03.00 Lot 008.000, 009.000 & 011.000
District 0200 Section 979.60 Block 03.00 Lot 020.001

SURVEYOR'S CERTIFICATION:

Certified to: (1) The People of the State of New York acting through their Commissioner of the Department of Environmental Conservation;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land TItle Surveys, jointly established and adopted by ALTA and NSPS, and does not include any optional items of Table A. Pursuant to the accuracy standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further ceritifies 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.

I hereby certify that this map was made from an actual survey completed by me on 09/15/2015 and updated on 01/23/2023.

Tomara L. Stillm
TAMARA L. STILLMAN, P.L.S.
NYSPLS No. 50528

050528

L. K. McLEAN ASSOCIATES, P.C.
CONSULTING ENGINEERS & LAND SURVEYORS
437 SOUTH COUNTRY ROAD
BROOKHAVEN, NEW YORK 11719
(631)286-8668

REVISED BY: TLS DATE: 3/1/2023
MADE BY: GLB DATE: 7/20/2016
CHECKED BY: DPJ DATE: 7/20/2016

P:\23018.001 NYSDEC Easement Update\Survey Dept\Drawings\23018.001 Easement Update.dwg Survey 3/13/2023 1:43 PM Tamara Stillman

EXHIBIT F

Notice to County

Date

Sarah Landsdale, Director
Suffolk County Department of Planning and Environment
H. Lee Dennision Building, 11th Floor
100 Veterans Memorial Highway
Hauppauge, New York 11788

Re: Environmental Easement

Dear Ms. Landsdale:

Attached please find a copy of an environmental easement granted to the New York State Department of Environmental Conservation ("Department") on _____, by Post Morrow Foundation, Inc., for property at 0 Old Orchard Road, 0 Hedges Road, 547 South Country Road and 25 Orchard Road, East Patchogue, New York 11772, Tax Map Nos. 979.60-3-2, 979.60-3-8, 979.60-3-9, 979.60-3-1.1 and 979.60-3-20.001 DEC Site No: 152209.

This Environmental Easement restricts future use of the above-referenced property to restricted residential, commercial and/or industrial uses. Any on-site activity must be done in accordance with the Environmental Easement and the Site Management Plan which is incorporated into the Environmental Easement. Department approval is also required prior to any groundwater use.)

Article 71, Section 71-3607 of the New York State Environmental Conservation Law requires that:

> 1. Whenever the department is granted an environmental easement, it shall provide each affected local government with a copy of such easement and shall also provide a copy of any documents modifying or terminating such environmental easement.
>
> 2. Whenever an affected local government receives an application for a building permit or any other application affecting land use or development of land that is subject to an environmental easement and that may relate to or impact such easement, the affected local government shall notify the department and refer such application to the department. The department shall evaluate whether the application is consistent with the environmental easement and shall notify the affected local government of its determination in a timely fashion, considering the time frame for the local government's review of the application. The affected local government shall not approve the application until it receives approval from the department.

An electronic version of every environmental easement that has been accepted by the Department is available to the public at: http://www.dec.ny.gov/chemical/36045.html. Please forward this notice to your building and/or planning departments, as applicable, to ensure your compliance with these provisions of New York State Environmental Conservation Law. If you have any questions or comments regarding this matter, please do not hesitate to contact me.

Very truly yours,

Post Morrow Foundation, Inc

Notice to Municipality

Date

James M. Tullo, Commissioner
Town of Brookhaven
Department of Planning and Environment
1 Independence Hill
Farmingville, New York 11739

Re: Environmental Easement

Dear Mr. Tullo:

Attached please find a copy of an environmental easement granted to the New York State Department of Environmental Conservation ("Department") on _____, by Post Morrow Foundation, Inc., for property at 0 Old Orchard Road, 0 Hedges Road, 547 South Country Road and 25 Orchard Road, East Patchogue, New York 11772, Tax Map Nos. 979.60-3-2, 979.60-3-8, 979.60-3-9, 979.60-3-1.1 and 979.60-3-20.001 DEC Site No: 152209.

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Article 71, Section 71-3607 of the New York State Environmental Conservation Law requires that:

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>
> 2. Whenever an affected local government receives an application for a building permit or any other application affecting land use or development of land that is subject to an environmental easement and that may relate to or impact such easement, the affected local government shall notify the department and refer such application to the department. The department shall evaluate whether the application is consistent with the environmental easement and shall notify the affected local government of its determination in a timely fashion, considering the time frame for the local government's review of the application. The affected local government shall not approve the application until it receives approval from the department.

An electronic version of every environmental easement that has been accepted by the Department is available to the public at: http://www.dec.ny.gov/chemical/36045.html. Please forward this notice to your building and/or planning departments, as applicable, to ensure your compliance with these provisions of New York State Environmental Conservation Law. If you have any questions or comments regarding this matter, please do not hesitate to contact me.

Very truly yours,

Post Morrow Foundation

EXHIBIT G

ENVIRONMENTAL EASEMENT
CHECKLIST/CERTIFICATION
SITE No. 152209

The following requirements and attachments must be included as part of the submission to the Department for an Environmental Easement. Upon completion of the review, an attorney must sign the checklist indicating that they have fully completed the checklist. The Department will not accept submissions which have not been signed as being accurate and complete by both the Remedial Party and Attorney. Where the property owner is not the Remedial Party, the Department also requires the Owner to sign the checklist.

1) Special Circumstances

The last owner search was completed and the deed transfer is by Quit Claim or other restricted transfer deed ☐Yes ☑No

The property in the Brownfield Cleanup Agreement includes lands under water ☐Yes ☑No

The property has multiple owners ☐Yes ☑No

If you answered "Yes" to any of these items, contact the Department's Environmental Easement contact person for a determination as to whether further title work is necessary.

2) Verification of ownership of the property

- ☑ Submit documentation (such as a corporate resolution) that the signatory on the easement has authority to sign the Easement
- ☑ Ownership of the property matches the current deed.
- ☑ Verification reviewed and included for authority to sign Easement.
- ☑ Updated copies of legal organizational documents have been reviewed and are included. Examples of the appropriate documentation will include, for:
  - corporations: articles of incorporation, organizational agreements, minutes of annual meetings, resolutions, authorities for signature;
  - partnerships: a copy of the partnership agreement; verification that necessary parties are participating in the Easement;
  - trusts: trust agreement, affidavit of no change in the trust; and
  - estates: estate letters, powers of attorney.

3) Verification of Property Subject to Easement

- ☑ Description of the property for the Easement and DEC Agreement/Order/SAC matches description of property in the deed (Separate submittal must be included to explain to the satisfaction of the Department why there is any discrepancy).
- ☑ The Tax Map identifier (SBL) matches on all documents.

4) Survey Review

- ☑ Survey includes metes and bounds description.
- ☑ Survey includes a graphic scale.
- ☑ Survey includes Tax Map Section, Block and Lot.
- ☑ Survey includes physical address and is consistent with the DEC Agreement/Order/SAC.
- ☑ The survey must bear the name, address, telephone number, signature and certification of the professional land surveyor who performed the survey, his or her official seal and registration number, the date the survey was completed, the dates of all of the surveyor's revisions.
- ☑ The survey boundaries must be drawn to a convenient scale, with that scale clearly indicated. A graphic scale, shown in feet and meters, must be included.
- ☑ The symbols and abbreviations that are used on the survey must be identified by the use of a legend.
- ☑ Diagrams must be accurately presented.
- ☑ The point of beginning of the legal description must be shown.
- ☑ The legal description must be correct.
- ☑ The legal description must state the acreage.
- ☑ If the deed(s) description differs from the measured bearings/angles/distances, both must be indicated on the survey.
- ☑ The survey must show the location of all buildings/monuments/overlaps/encroachments upon the surveyed property with their locations defined by measurement perpendicular to the nearest perimeter boundaries.
- ☑ The survey must depict the location of visible improvements within five feet of each side of boundary lines.
- ☑ The survey must show ponds, lakes, springs, rivers or a natural water boundary bordering on or running through the surveyed property; the survey must measure the location of the natural water boundary and note on the survey the date of the measurement.
- ☑ The survey must correctly depict the environmental easement area with corresponding metes & bounds description and acreage, and include the following sentence: "*This property is subject to an environmental easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the New York Environmental Conservation Law. 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 or at derweb@dec.ny.gov*". This reference must be located on the face of the survey and be in at least 15-point type.
- ☑ If the survey consists of more than one sheet, sheets must be numbered and the total number of sheets must be indicated on each sheet.

☑ In addition to county-specific requirements, submittal of the approved survey to the Department must include the following:

- A "D" sized copy (24" x 36") of the final signed, stamped map
- A 600 DPI scan of the final signed, stamped map
- An Autocad .dwg or exported .dxf file of the polyline (at a minimum) of the final survey

5) Submissions

☑ The Environmental Easement Package being submitted to the Department includes the applicable documents set forth in Attachment A.

PLEASE READ THE FOLLOWING CAREFULLY

The Remedial Party and the Remedial Party's attorney understand and acknowledge that the New York State Department of Environmental Conservation will rely on each and every answer in this statement: (1) to determine whether the Easement Package can be reviewed in a timely fashion; and (2) to determine whether the Easement Package should be approved. The Remedial Party and the Remedial Party's attorney understand and acknowledge that any false statement or misrepresentation herein will constitute cause for the revocation of the Certificate of Completion issued in reliance on this checklist and accompanying documentation. The Remedial Party and the Remedial Party's attorney further acknowledge that the failure to provide the Department with valid and enforceable Environmental Easement on the property may be grounds for the Department to revoke any Certificate of Completion for the site.

Statement of Certification and Signatures

I have reviewed the information being submitted in relation to this Easement Package and this information, to the best of my knowledge and belief, is accurate and correct. I further acknowledge that the failure to provide the Department with valid and enforceable Environmental Easement on the property may be grounds for the Department to revoke any Certificate of Completion for the site.

1) By Remedial Party:
I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I further acknowledge that the failure to provide the Department with valid and enforceable Environmental Easement on the property may be grounds for the Department to revoke any Certificate of Completion for the site.

Date: March 9, 2025 Signature: _____

Print Name: Bruce Wallace, President

2) By Remedial Party's Attorney:
I hereby affirm that I am the attorney for Post Morrow Foundation, Inc. (entity); that I am authorized by that entity to make this certification; that this certification was prepared by me or under my supervision and direction; and that information provided on this form and its attachments is true and complete to the best of my knowledge and belief.

Date: _____ Signature: _____

Print Name: Linda R. Shaw, Esq., Knauf Shaw LLp

Attachment

Attachment A

Documents required to be sent in hard copy with electronic formats copied to the Project Manager and Project Attorney for a complete Environmental Easement package:

1) Copy(ies) of current deed(s) and supporting title documentation (see Department Title Requirements).

2) Copy of tax map.

3) Proof of authority to obligate owner of property as set forth in "Verification of ownership of property" on the Easement checklist.

4) Legal description of the easement area, electronic copy to be in an electronic text format (i.e., MS Word or Rich Text Format).

5) One full-sized, signed Survey and an electronic Survey submitted as a fully rendered PDF (not scanned).

6) A draft Notice to Municipality, with appropriate site-specific provisions.

7) Easement Checklist with certification signed by Remedial Party and Remedial Party's attorney.

8) Signed transfer tax forms (TP-584 or ACRIS Forms).

Hard copy submission shall be sent to:

Cheryl Salem
New York State Department of Environmental Conservation
Office of General Counsel
625 Broadway
Albany, NY 12233-1500

EXHIBIT H

TP-584.2 (10/96)

Recording Office Time Stamp

Real Estate Transfer Tax Return For Public Utility Companies' and Governmental Agencies' Easements and Licenses

This form may only be used by public utility companies regulated by the Public Service Commission and governmental agencies for the recording of easements and licenses where the consideration for the grant of such easement or license is $500.00 or less.

Name of grantee (public utility company or governmental agency)
New York State Department of Environmental Conservation

Federal employer identification number *(if applicable)* 14-6013200

Address of grantee
625 Broadway, Albany, New York 12233-1500

Name and telephone number of person to contact

	Name(s) of Grantor Of Easement or License	Address of Property	Consideration Given For Easement or License
1.	Post-Morrow Foundation, Inc.	0 Old Orchard Road (979.69-3-2)	$0
2.	Post-Morrow Foundation, Inc.	0 Hedges Road (979.60-3-8)	$0
3.	Post-Morrow Foundation, Inc.	0 Hedges Road (979.60-3-9)	$0
4.	Post-Morrow Foundation, Inc.	0 Hedges Road (979.60-3-11)	$0
5.	Post-Morrow Foundation, Inc.	547 South Country Road (979.60-3-20.001)	$0
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			

If more than fifteen conveyances are to be recorded, attach a schedule of such other conveyances.

Signature of Grantee

I certify that the grantee is a public utility regulated by the Public Service Commission or is a governmental agency and the grantee of the easements and/or licenses above; that it is true to the best knowledge of the grantee that the granting of each such easement and/or license is exempt from Real Estate Transfer Tax imposed by Article 31 of the Tax Law by reason that each such conveyance is for a consideration of five hundred dollars or less and/or the conveyance is being made to a governmental agency.

New York State Department of Environmental Conservation
Name of grantee

Signature of partner, officer of corporation, governmental official, etc.

Title

APPENDIX D

SITE-WIDE INSPECTION **Day:** Tuesday **Date:** 9/7/2021

NYSDEC		Temperature: (F)	68 F	(am)	78 F	(pm)
Site Owner: Henron **Current Site Use:** Vacant Lot		Wind Direction/Speed:	5 mph/ WNW	(am)	14 mph/ SSW	(pm)
BIANCHI/WEISS GREENHOUSES SITE **NYSDEC Site # 152209**		Weather:	(am) Clear (pm) Clear			
East Patchogue, New York		Arrive at site	1100	(am)		
		Leave site:	1200	(pm)		

Site Security

Evidence of vandalism (fence, gate, wells):

None.

Evidence of digging:

None.

General site condition (fence, gate, wells, vegetative cover):

Fence at the eastern perimeter of the Site damaged. Evidence of a fallen tree that had been cut and removed from the area was identified as the potential cause for damage.

Adequate vegetative cover on-site. Inspected wells in good condition: TPMW-01, PDI-PZ-01, PDI-PZ-02, MW-41, WO-08, WO-19, WO-25, WO-27, and WO-28.

Additional Comments:

Site fence is not a part of engineering controls; therefore repair of damaged fence is not required. Site showed no signed of vandalism; site security not in jeopardy.

SITE-WIDE INSPECTION **Day:** Tuesday **Date:** 9/7/2021

Vegetative Cover

Evidence of vegetation mortality:

None.

Evidence of erosion/dust:

None.

Additional Comments:

None.

Site Drainage

Evidence of ponding within retention area:

None.

Evidence of site runoff:

None.

Additional Comments:

None.

Site Monitoring Wells

Are there any new cracks in the concrete collars of the site related MWs?

None.

Are monitoring wells locked?

Yes.

Do monitoring wells have caps?

Yes.

Are the private wells operational?

Not inspected.

NYSDEC Bianchi/Weiss Greenhouses Site
Photograph Log
Date: September 7, 2021

Photo 1: Site access gate located on Orchard Road.

Photo 2: View of Site, facing South.

Photo 3: View of Site, facing north.

Photo 4: Damage fencing located on the eastern perimeter of the Site.

TRC Job No.	Photographs Taken By:	Page No.	Client:	Site Name & Address:	
386554.0000 .0000	Samuel Pereira	1 of 1	NYSDEC	Bianchi/Weiss Greenhouses Site East Patchogue, NY	TRC

SITE-WIDE INSPECTION **Day:** Friday **Date:** 08/05/2022

NYSDEC		Temperature: (F)	83 F	(am)	84 F	(pm)
Site Owner: Henron **Current Site Use:** Vacant		Wind Direction/Speed:	9 mph WSW	(am)	9 mph S	(pm)
BIANCHI/WEISS GREENHOUSES SITE **NYSDEC Site # 152209**		Weather:	(am) Cloudy (pm) Cloudy			
East Patchogue, New York		Arrive at site	0800	(am)		
		Leave site:	1200	(pm)		

Site Security

Evidence of vandalism (fence, gate, wells):

Site fence damaged on Eastern and Southern perimeter of site. Gate in good condition. Wells in good condition.

Evidence of digging:

None, site cover in good condition.

General site condition (fence, gate, wells, vegetative cover):

Site in generally good condition with the exception of damaged fencing. Gate secure. Wells in good condition, vegetative cover undisturbed, and asphalt/structure foundations covering site where vegetation does not.

Additional Comments:

None.

SITE-WIDE INSPECTION **Day:** Friday **Date:** 08/05/2022

Vegetative Cover

Evidence of vegetation mortality:

None. Vegetation is healthy and mostly native. Site coverage approximately 90%.

Evidence of erosion/dust:

None. Soil is stable.

Additional Comments:

None.

Site Drainage

Evidence of ponding within retention area:

None, area dry.

Evidence of site runoff:

None, surface is generally level with adequate vegetation coverage.

Additional Comments:

None.

Site Monitoring Wells

Are there any new cracks in the concrete collars of the site related MWs?

No significant cracks or damage noted in any of the inspected monitoring wells.

Are monitoring wells locked?

No.

Do monitoring wells have caps?

Yes.

Are the private wells operational?

Private wells not inspected at this time.

NYSDEC Bianchi/Weiss Greenhouses Site
Photograph Log
Date: August 5, 2022

Photo 1: Site access gate located on Orchard Road.

Photo 2: View of Site, facing Southwest. Adequate vegetation cover.

Photo 3: Gate/access point located on eastern perimeter of Site.

Photo 4: Destroyed off-site monitoring well WO-17 shown adjacent to unidentified utility manhole.

TRC Job No.	Photographs Taken By:	Page No.	Client:	Site Name & Address:	
386554.0000 .0000	Samuel Pereira	1 of 1	NYSDEC	Bianchi/Weiss Greenhouses Site East Patchogue, NY	TRC

APPENDIX E

Data Usability Summary Report

Site: □MP B Bianc□i□□ ei□□ □reen□o□□e□
Laboratory: □□ro□in□ Te□tA□erica□B□□alo – A□ □er□t□NY
SDG Nos.: □□□□□□□□□□□□□□□□
Parameter: C□lordane
Data Reviewer: Da□id Di□ena□□e□al□TRC
Peer Reviewer: □li□abet□ Denl□□TRC
Date: No□e□ber □□□□□□□

Samples Reviewed and Evaluation Summary

SDG 23J1405 :

□ □ro□nd□ater □ B□ □□ O□□□□□ □ □□□□□□□□□□□B□ □□ O□□□□□ □ □□□□□□□□□□□B□ □□ O□□□□ □ □ □□□□□□□□□□

SDG 23J1757 :

□ □ro□nd□ater □ B□ □D□P□□□□□ □ □□□□□□□□□□□[1]B□ □M□ □□□□□ □ □□□□□□□□□□□B□ □M□ □□□□ □ □ □□□□□□□□□□□B□ □M□ □□□□□ □ □□□□□□□□□□

[1]□ield D□plicate o□B□ □M□ □□□□□ □ □□□□□□□□□□

T□e abo□e li□ted □ro□nd□ater and □□r□ace □ater □a□ple□ □ere collected on October □□ and □□□ □□□□ and □ere anal□□ed □or t□e □ollo□in□ para□eter□

- C□lordane b□ □PA Met□od □□□.□

T□e data □alidation □a□ per□or□ed in accordance □it□ *USEPA National Functional Guidelines for Organic Superfund Methods Data Review (EPA-540-R-20-005)*, No□e□ber □□□□□□ odi□ied □or t□e □PA □et□odolo□□ □tili□ed.

T□e data □ere e□al□ated ba□ed on t□e □ollo□in□ para□eter□□

- O□erall □□al□ation o□ Data and Potential □□abilit□ I□□□e□
- Data Co□pletene□□
- □oldin□ Ti□e□ and □a□ple Pre□er□ation
- □C □lectron Capt□re Detector □□C □□CD □In□tr□□ent Per□or□ance C□ec□□
- Initial and Contin□in□ Calibration□
- Blan□□
- □□rro□ate Reco□erie□
- Matri□ □pi□e Matri□ □pi□e D□plicate □M □M□D□Re□□lt□
- Laborator□ Control □a□ple □LC □□LC□ D□plicate □LC□D□Re□□lt□
- □ield D□plicate Re□□lt□
- □a□ple Re□□lt□ and Reported □□antitation Li□it□ □□L□□
- Tar□et Co□po□nd Identi□ication

□ □ All criteria □ere □et.

Overall Evaluation of Data and Potential Usability Issues

All results are usable for project objectives. Qualifications applied to the data as a result of analytical error were not required. Qualifications applied to the data as a result of sampling error are discussed below.

- The positive results for chlordane in samples B[illegible]M[illegible] [illegible] and B[illegible]D[illegible]P[illegible] [illegible] were qualified as estimated [illegible] due to field duplicate variability. These results can be used for project objectives as estimated values, which may have a minor impact on the data usability.

Data Completeness

The data packages were complete Level I[illegible] data deliverable packages with the following exceptions.

- The percent drifts ([illegible]Ds) were not reported by the laboratory for all chlordane continuing calibration verifications (CCVs). The laboratory was not contacted about this issue as the [illegible]Ds were manually calculated during the validation.

- A discrepancy was noted with the sample IDs logged by the laboratory and the COC for [illegible]D[illegible] [illegible]; the laboratory recorded the IDs as B[illegible] [illegible] and B[illegible] [illegible] instead of B[illegible] O[illegible] and B[illegible] O[illegible]. The for[illegible] were manually updated during validation; the laboratory was not contacted about this issue.

Holding Times and Sample Preservation

All holding time and sample preservation criteria were met.

GC/ECD Instrument Performance Checks

All criteria were met for the DDT/endrin breakdown checks.

Initial and Continuing Calibrations

All percent relative standard deviations were within the method acceptance criteria in the initial calibration associated with the samples in this data set.

Initial calibration verification (ICV) standards were not reviewed since the ICVs did not immediately precede or bracket any sample analyses in this data set.

The [illegible]Ds were within the method acceptance criteria in the CCV standards.

Blanks

Target analytes were not detected in the associated laboratory method blanks.

Surrogate Recoveries

All surrogate recoveries met the method acceptance criteria.

MS/MSD Results

M□/M□D anal□te□ □ere per□or□ed on □a□ple B□ □□ O□□□□□ □ □□□□□□□□□. T□e table belo□ □□□ □ari□e□ t□e M□/M□D □ R□ and relati□e percent di□erence□ □RPD□□ t□at □ere o□t□ide o□ t□e laboratory's acceptance criteria, t□e a□□ociated □a□ple□ and t□e □alidation action□.

MS Sample ID	Compound	MS %R	MSD %R	RPD	MS/MSD %R/RPD Limits	Validation Action
B□ □□ O□□□□□ □ □ □□□□□□□□	C□lordane □col□□n □□	□□.□	□□□.□	□	□□□□□□□□	□ali□ication □a□ not re□□ired □ince t□e concentration o□ c□lordane in t□e parent □a□ple □a□ □reater t□an □□t□e □pi□ed □al□e.
□□□et criteria						

LCS/LCSD Results

T□e LC□/LC□D □ R□ and RPD□ □ere □it□in t□e laborator□ acceptance li□it□.

Field Duplicate Results

One □ield d□plicate pair □a□ □□b□itted □it□ t□i□ □a□ple □et□ B□ □M□ □□□□□ □ □□□□□□□□□ and B□ □ D□P□□□□□ □ □□□□□□□□□. T□e RPD acceptance li□it □or □ield d□plicate□ in aqueous media is ≤30%. T□e RPD i□ not applicable □or co□pari□on o□ re□□lt□ □□□ t□e □L in□tead□ co□pari□on i□ ba□ed on t□e ab□ol□te di□erence □Ab□D□ bet□een t□e re□□lt□□□ ic□ □ □□t be □□L □or a□□eo□□ □a□ple□. T□e □ollo□in□ table □□□ □ari□e□ t□e reported re□□lt and Ab□D in t□e □ield d□plicate pair and t□e □alidation action□.

Analyte	QL (µg/L)	BW-MW-28-WG-20231011 (µg/L)	BW-DUP-01-20201029 (µg/L)	AbsD (µg/L)	Validation Actions
C□lordane	□.□□□□□	□.□	□.□□	**AbsD = 0.63 (> QL)**	T□e po□iti□e re□□lt□ □or c□lordane in □a□ple□ B□ □M□ □ □□□□ □ □□□□□□□□□ and B□ □D□P□ □□□□ □ □□□□□□□□□ □ere □□ali□ied a□ e□ti□ated □□□.

Sample Results and Reported QLs

□a□ple calc□lation□ □ere □pot□c□ec□ed□t□ere □ere no error□ noted.

T□e □ollo□in□ table □□□ □ari□e□ t□e dil□tion□per□or□ed □or t□e □a□ple anal□□e□□□L□ □ere ele□ated accordin□l□ b□ t□e laborator□.

Sample ID	Dilution	Reason for Dilution
B□ □□ O□□□□□ □ □□□□□□□□□	□□old	□a□ple □a□ dil□ted d□e to t□e concentration o□ c□lordane □ic□ □o□d □a□e e□ceeded t□e calibration ran□e i□ not dil□ted.

T□e laborator□ reported t□e lo□er concentration pe□ticide re□□lt □ro□ t□e d□al col□□n anal□□e□.

Target Compound Identification

All criteria □ere □et.

QUALIFIED FORM 1s

39 Spruce Street * East Longmeadow, MA 01028 * FAX 413/525-6405 * TEL. 413/525-2332

Project Location: 25 Orchard Road, East Pathogue, Sample Description: Work Order: 23J1405

Date Received: 10/11/2023

Field Sample #: ~~**BW-W0-08-WG-20231010**~~ Sampled: 10/10/2023 11:15

Sample ID: 23J1405-03 BW-WO-08-WG-2031010

Sample Matrix: Ground Water

Organochloride Pesticides by GC/ECD

Analyte	Results	RL	DL	Units	Dilution	Flag/Qual	Method	Date Prepared	Date/Time Analyzed	Analyst
Chlordane [1]	6.7	0.97	0.36	µg/L	5		EPA 608.3	10/17/23	10/24/23 18:07	TG

Surrogates	% Recovery	Recovery Limits	Flag/Qual	
Decachlorobiphenyl [1]	72.5	30-150		10/24/23 18:07
Decachlorobiphenyl [2]	72.0	30-150		10/24/23 18:07
Tetrachloro-m-xylene [1]	80.6	30-150		10/24/23 18:07
Tetrachloro-m-xylene [2]	74.1	30-150		10/24/23 18:07

39 Spruce Street * East Longmeadow, MA 01028 * FAX 413/525-6405 * TEL. 413/525-2332

Project Location: 25 Orchard Road, East Pathogue, Sample Description: Work Order: 23J1405

Date Received: 10/11/2023

Field Sample #: ~~**BW-W0-41-WG-20231010**~~ Sampled: 10/10/2023 12:55

Sample ID: 23J1405-05 BW-WO-41-WG-20231010

Sample Matrix: Ground Water

Organochloride Pesticides by GC/ECD

Analyte	Results	RL	DL	Units	Dilution	Flag/Qual	Method	Date Prepared	Date/Time Analyzed	Analyst
Chlordane [1]	ND	0.19	0.072	µg/L	1		EPA 608.3	10/17/23	10/24/23 14:22	TG

Surrogates	% Recovery	Recovery Limits	Flag/Qual	
Decachlorobiphenyl [1]	67.3	30-150		10/24/23 14:22
Decachlorobiphenyl [2]	64.6	30-150		10/24/23 14:22
Tetrachloro-m-xylene [1]	81.9	30-150		10/24/23 14:22
Tetrachloro-m-xylene [2]	63.9	30-150		10/24/23 14:22

39 Spruce Street * East Longmeadow, MA 01028 * FAX 413/525-6405 * TEL. 413/525-2332

Project Location: 25 Orchard Road, East Pathogue, Sample Description: Work Order: 23J1405

Date Received: 10/11/2023

Field Sample #: ~~**BW-W0-25-WG-20231010**~~ Sampled: 10/10/2023 13:45

Sample ID: 23J1405-06 BW-WO-25-WG-20231010

Sample Matrix: Ground Water

Organochloride Pesticides by GC/ECD

Analyte	Results	RL	DL	Units	Dilution	Flag/Qual	Method	Date Prepared	Date/Time Analyzed	Analyst
Chlordane [1]	ND	0.19	0.072	µg/L	1		EPA 608.3	10/17/23	10/24/23 14:50	TG

Surrogates	% Recovery	Recovery Limits	Flag/Qual	
Decachlorobiphenyl [1]	66.6	30-150		10/24/23 14:50
Decachlorobiphenyl [2]	63.9	30-150		10/24/23 14:50
Tetrachloro-m-xylene [1]	80.9	30-150		10/24/23 14:50
Tetrachloro-m-xylene [2]	63.8	30-150		10/24/23 14:50

39 Spruce Street * East Longmeadow, MA 01028 * FAX 413/525-6405 * TEL. 413/525-2332

Project Location: 25 Orchard Rd, East Patchogue, N Sample Description: Work Order: 23J1757

Date Received: 10/12/2023

Field Sample #: BW-MW-31-WG-20231011 Sampled: 10/11/2023 11:45

Sample ID: 23J1757-04

Sample Matrix: Water

Organochloride Pesticides by GC/ECD

Analyte	Results	RL	DL	Units	Dilution	Flag/Qual	Method	Date Prepared	Date/Time Analyzed	Analyst
Chlordane [1]	1.1	0.19	0.072	µg/L	1		EPA 608.3	10/17/23	10/24/23 15:18	TG

Surrogates	% Recovery	Recovery Limits	Flag/Qual	
Decachlorobiphenyl [1]	69.6	30-150		10/24/23 15:18
Decachlorobiphenyl [2]	66.6	30-150		10/24/23 15:18
Tetrachloro-m-xylene [1]	75.9	30-150		10/24/23 15:18
Tetrachloro-m-xylene [2]	64.7	30-150		10/24/23 15:18

39 Spruce Street * East Longmeadow, MA 01028 * FAX 413/525-6405 * TEL. 413/525-2332

Project Location: 25 Orchard Rd, East Patchogue, N Sample Description: Work Order: 23J1757

Date Received: 10/12/2023

Field Sample #: BW-MW-28-WG-20231011 Sampled: 10/11/2023 09:10

Sample ID: 23J1757-05

Sample Matrix: Water

Organochloride Pesticides by GC/ECD

Analyte	Results	RL	DL	Units	Dilution	Flag/Qual	Method	Date Prepared	Date/Time Analyzed	Analyst
Chlordane [2]	1.2 J	0.21	0.087	µg/L	1		EPA 608.3	10/17/23	10/24/23 15:46	TG

Surrogates	% Recovery	Recovery Limits	Flag/Qual	
Decachlorobiphenyl [1]	66.2	30-150		10/24/23 15:46
Decachlorobiphenyl [2]	64.3	30-150		10/24/23 15:46
Tetrachloro-m-xylene [1]	73.1	30-150		10/24/23 15:46
Tetrachloro-m-xylene [2]	59.5	30-150		10/24/23 15:46

39 Spruce Street * East Longmeadow, MA 01028 * FAX 413/525-6405 * TEL. 413/525-2332

Project Location: 25 Orchard Rd, East Patchogue, N Sample Description: Work Order: 23J1757

Date Received: 10/12/2023

Field Sample #: BW-DUP-01-WG-20231011 Sampled: 10/11/2023 09:20

Sample ID: 23J1757-06

Sample Matrix: Water

Organochloride Pesticides by GC/ECD

Analyte	Results	RL	DL	Units	Dilution	Flag/Qual	Method	Date Prepared	Date/Time Analyzed	Analyst
Chlordane [2]	0.57 J	0.20	0.085	µg/L	1		EPA 608.3	10/17/23	10/24/23 16:14	TG

Surrogates	% Recovery	Recovery Limits	Flag/Qual	
Decachlorobiphenyl [1]	65.8	30-150		10/24/23 16:14
Decachlorobiphenyl [2]	62.9	30-150		10/24/23 16:14
Tetrachloro-m-xylene [1]	63.7	30-150		10/24/23 16:14
Tetrachloro-m-xylene [2]	60.1	30-150		10/24/23 16:14

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39 Spruce Street * East Longmeadow, MA 01028 * FAX 413/525-6405 * TEL. 413/525-2332

Project Location: 25 Orchard Rd, East Patchogue, N Sample Description: Work Order: 23J1757

Date Received: 10/12/2023

Field Sample #: BW-WO-30-WG-20231011 Sampled: 10/11/2023 10:10

Sample ID: 23J1757-07

Sample Matrix: Water

Organochloride Pesticides by GC/ECD

Analyte	Results	RL	DL	Units	Dilution	Flag/Qual	Method	Date Prepared	Date/Time Analyzed	Analyst
Chlordane [1]	1.4	0.20	0.075	µg/L	1		EPA 608.3	10/17/23	10/24/23 16:42	TG

Surrogates	% Recovery	Recovery Limits	Flag/Qual	
Decachlorobiphenyl [1]	68.3	30-150		10/24/23 16:42
Decachlorobiphenyl [2]	65.6	30-150		10/24/23 16:42
Tetrachloro-m-xylene [1]	67.8	30-150		10/24/23 16:42
Tetrachloro-m-xylene [2]	65.8	30-150		10/24/23 16:42

QC NONCONFORMANCE DOCUMENTATION

MATRIX SPIKE / MATRIX SPIKE DUPLICATE RECOVERY

~~BW-W0-08-WG-20231010~~

BW-WO-08-WG-20231010

Laboratory:	Pace New England	Work Order:	23J1405
Client:	NYDEC_TRC Engineers, Inc. - New York, NY	Project:	Bianchi/Weiss Greenhouses_CAT B - CO SMPBC
Matrix:	Water	Analysis:	EPA 608.3
Batch:	B355291	Preparation:	SW-846 3510C
% Solids:		Laboratory ID:	B355291-MS1
Initial/Final:	1030 mL / 10 mL	Sample Lab ID:	23J1405-03
Column:	2		

ANALYTE	SPIKE ADDED (µg/L)	SAMPLE CONCENTRATION (µg/L)	MS CONCENTRATION (µg/L)	MS % REC.		QC LIMITS REC.
Chlordane [2C]	0.971	8.6	8.7	15.1	*	45 - 140

ANALYTE	SPIKE ADDED (µg/L)	MSD CONCENTRATION (µg/L)	MSD % REC. #		% RPD	QC LIMITS RPD	QC LIMITS REC.
Chlordane [2C]	0.980	8.1	-46.0	*	7.12	35	45 - 140

APPENDIX F

LOW FLOW GROUNDWATER SAMPLING RECORD

PROJECT NAME	NYSDEC Bianchi/Weiss Greenhouses
PROJECT NUMBER	386554, Task 33
SAMPLE ID	BW-MW-41-WG-20231010
SAMPLE TIME	1255

LOCATION ID	MW-41
DATE	10/10/2023
START TIME	1150
END TIME	1255
SITE NAME/NUMBER	Bianchi/Weiss Greenhouses/152209
PAGE	1 OF 1

WELL DIAMETER (INCHES) [ ] 1 [X] 2 [ ] 4 [ ] 6 [ ] 8 [ ] OTHER

TUBING ID (INCHES) [ ] 1/8 [ ] 1/4 [X] 3/8 [ ] 1/2 [ ] 5/8 [ ] OTHER

MEASUREMENT POINT (MP) [ ] TOP OF RISER (TOR) [X] TOP OF CASING (TOC) [ ] OTHER

WELL INTEGRITY

	YES	NO	N/A
CAP	X		
CASING		X	
LOCKED		X	
COLLAR	X		

INITIAL DTW (BMP)	11.41 FT	**FINAL DTW (BMP)**	- FT	**PROT. CASING STICKUP (AGS)**	N/A FT	**TOC/TOR DIFFERENCE**	- FT
WELL DEPTH (BMP)	32.60 FT	**SCREEN LENGTH**	5.00 FT	**PID AMBIENT AIR**	0.0 PPM	**REFILL TIMER SETTING**	- SEC
WATER COLUMN	21.19 FT	**DRAWDOWN VOLUME** (final DTW - initial DTW X well diam. squared X 0.041)	- GAL	**PID WELL MOUTH**	0.0 PPM	**DISCHARGE TIMER SETTING**	- SEC
CALCULATED GAL/VOL (column X well diameter squared X 0.041)	3.48 GAL	**TOTAL VOL. PURGED** (mL per minute X total minutes X 0.00026 gal/mL)	2.34 GAL	**DRAWDOWN/ TOTAL PURGED**	-	**PRESSURE TO PUMP**	- PSI

FIELD PARAMETERS WITH PROGRAM STABILIZATION CRITERIA (AS LISTED IN THE QAPP)

TIME 3-5 Minutes	DTW (FT) 0.0-0.33 ft Drawdown	PURGE RATE (mL/min)	TEMP. (°C) (+/- 3 degrees)	SP. CONDUCTANCE (mS/cm) (+/- 3%)	pH (units) (+/- 0.1 units)	DISS. O_2 (mg/L) (+/- 10%)	TURBIDITY (ntu) (+/- 10% <10 ntu)	REDOX (mv) (+/- 10 mv)	PUMP INTAKE DEPTH (ft)	COMMENTS
1150	**BEGIN PURGING**									
1155	-	200	19.59	0.118	4.75	2.18	45.8	326	~30	
1200	-	200	19.46	0.091	5.65	1.31	18.5	236	~30	
1205	-	200	18.89	0.055	5.93	0.22	14.2	134	~30	
1210	-	200	18.15	0.154	5.90	0.00	7.2	127	~30	
1215	-	200	18.01	0.253	5.83	0.00	0.7	149	~30	
1220	-	200	18.15	0.316	5.78	0.00	0.0	183	~30	
1225	-	200	18.31	0.346	5.73	0.00	0.0	210	~30	
1230	-	200	18.24	0.364	5.77	0.00	0.0	216	~30	
1235	-	200	17.85	0.364	5.70	0.00	0.0	227	~30	
1240	-	200	17.84	0.366	5.72	0.00	0.0	230	~30	
FINAL STABILIZED FIELD PARAMETERS (to appropriate significant figures[SF])			**18**	**0.365**	**5.7**	**0.0**	**0.0**	**220**		

TEMP.: nearest degree (ex. 10.1 = 10)
COND.: 3 SF max (ex. 3333 = 3330, 0.696 = 0.696)
pH: nearest tenth (ex. 5.53 = 5.5)
DO: nearest tenth (ex. 3.51 = 3.5)
TURB: 3 SF max, nearest tenth (6.19 = 6.2, 101 = 101)
ORP: 2 SF (44.1 = 44, 191 = 190)

EQUIPMENT DOCUMENTATION

TYPE OF PUMP
- [X] PERISTALTIC
- [ ] SUBMERSIBLE
- [ ] BLADDER
- [ ] WATTERA
- [ ] OTHER
- [ ] OTHER

DECON FLUIDS USED
- [ ] LIQUINOX
- [ ] DEIONIZED WATER
- [ ] POTABLE WATER
- [ ] NITRIC ACID
- [ ] HEXANE
- [ ] METHANOL
- [ ] OTHER

TUBING/PUMP/BLADDER MATERIALS
- [X] SILICON TUBING
- [ ] TEFLON TUBING
- [ ] TEFLON LINED TUBING
- [X] HDPE TUBING
- [ ] LDPE TUBING
- [ ] OTHER
- [ ] OTHER

- [ ] S. STEEL PUMP MATERIAL
- [ ] PVC PUMP MATERIAL
- [ ] GEOPROBE SCREEN
- [ ] TEFLON BLADDER
- [ ] OTHER
- [ ] OTHER
- [ ] OTHER

EQUIPMENT USED
- [X] WL METER
- [X] PID MiniRAE 3000
- [X] WQ METER Horiba
- [ ] TURB. METER
- [X] PUMP Pine Geopump
- [ ] OTHER
- [ ] FILTERS NO. TYPE

ANALYTICAL PARAMETERS

	PARAMETER	METHOD NUMBER	FIELD FILTERED	PRESERVATION METHOD	VOLUME REQUIRED	SAMPLE COLLECTED	QC COLLECTED	SAMPLE BOTTLE ID NUMBERS
X	Chlordane	USEPA Method 608	No	None	1000 mL	1255	None	BW-MW-41-WG-20231010

PURGE OBSERVATIONS

PURGE WATER CONTAINERIZED: YES [ ] NO [X]

NO-PURGE METHOD UTILIZED: YES [ ] NO [X]

NUMBER OF GALLONS GENERATED: 2.34

If yes, purged approximately 1 standing volume prior to sampling or _____mL for this sample location.

SKETCH/NOTES

Well PVC pipe broken at top of well; well cap cannot fit on piping

Sampler Signature:

Print Name Maya Wells and Zara Castillo

Checked By: Anthony Raposo

Date

LOW FLOW GROUNDWATER SAMPLING RECORD

PROJECT NAME	NYSDEC Bianchi/Weiss Greenhouses
PROJECT NUMBER	386554, Task 33
SAMPLE ID	BW-WO-08-WG-20231010
SAMPLE TIME	1115

LOCATION ID	WO-08
DATE	10/10/2023
START TIME	1030
END TIME	1125
SITE NAME/NUMBER	Bianchi/Weiss Greenhouses/152209
PAGE	1 OF 1

WELL DIAMETER (INCHES) [ ] 1 [X] 2 [ ] 4 [ ] 6 [ ] 8 [ ] OTHER

TUBING ID (INCHES) [ ] 1/8 [ ] 1/4 [X] 3/8 [ ] 1/2 [ ] 5/8 [ ] OTHER

MEASUREMENT POINT (MP) [ ] TOP OF RISER (TOR) [X] TOP OF CASING (TOC) [ ] OTHER

WELL INTEGRITY

	YES	NO	N/A
CAP	X		
CASING	X		
LOCKED		X	
COLLAR	X		

INITIAL DTW (BMP)	5.79 FT	**FINAL DTW (BMP)**	- FT	**PROT. CASING STICKUP (AGS)**	N/A FT	**TOC/TOR DIFFERENCE**	- FT
WELL DEPTH (BMP)	19.80 FT	**SCREEN LENGTH**	5.00 FT	**PID AMBIENT AIR**	0.0 PPM	**REFILL TIMER SETTING**	- SEC
WATER COLUMN	14.01 FT	**DRAWDOWN VOLUME** (final DTW - initial DTW X well diam. squared X 0.041)	- GAL	**PID WELL MOUTH**	142.6 PPM	**DISCHARGE TIMER SETTING**	- SEC
CALCULATED GAL/VOL (column X well diameter squared X 0.041)	2.30 GAL	**TOTAL VOL. PURGED** (mL per minute X total minutes X 0.00026 gal/mL)	1.82 GAL	**DRAWDOWN/ TOTAL PURGED**	-	**PRESSURE TO PUMP**	- PSI

FIELD PARAMETERS WITH PROGRAM STABILIZATION CRITERIA (AS LISTED IN THE QAPP)

TIME 3-5 Minutes	DTW (FT) 0.0-0.33 ft Drawdown	PURGE RATE (mL/min)	TEMP. (°C) (+/- 3 degrees)	SP. CONDUCTANCE (mS/cm) (+/- 3%)	pH (units) (+/- 0.1 units)	DISS. O_2 (mg/L) (+/- 10%)	TURBIDITY (ntu) (+/- 10% <10 ntu)	REDOX (mv) (+/- 10 mv)	PUMP INTAKE DEPTH (ft)	COMMENTS
1030	**BEGIN PURGING**									
1035	-	200	18.33	0.201	6.61	1.83	37.1	1	~15	
1040	-	200	18.04	0.181	6.43	1.69	17.5	-29	~15	
1045	-	200	17.86	0.169	6.11	2.05	8.6	-1	~15	
1050	-	200	17.82	0.167	6.07	2.68	7.1	14	~15	
1055	-	200	17.81	0.166	6.17	2.33	5.8	24	~15	
1100	-	200	17.80	0.166	6.26	2.33	6.8	25	~15	
1105	-	200	17.83	0.165	6.28	2.31	5.8	26	~15	
1110	-	200	17.82	0.165	6.30	2.33	4.9	29	~15	
FINAL STABILIZED FIELD PARAMETERS (to appropriate significant figures[SF])										
			18	**0.165**	**6.3**	**2.3**	**5.8**	**27**		

TEMP.: nearest degree (ex. 10.1 = 10)
COND.: 3 SF max (ex. 3333 = 3330, 0.696 = 0.696)
pH: nearest tenth (ex. 5.53 = 5.5)
DO: nearest tenth (ex. 3.51 = 3.5)
TURB: 3 SF max, nearest tenth (6.19 = 6.2, 101 = 101)
ORP: 2 SF (44.1 = 44, 191 = 190)

EQUIPMENT DOCUMENTATION

TYPE OF PUMP
- [X] PERISTALTIC
- [ ] SUBMERSIBLE
- [ ] BLADDER
- [ ] WATTERA
- [ ] OTHER
- [ ] OTHER

DECON FLUIDS USED
- [ ] LIQUINOX
- [ ] DEIONIZED WATER
- [ ] POTABLE WATER
- [ ] NITRIC ACID
- [ ] HEXANE
- [ ] METHANOL
- [ ] OTHER

TUBING/PUMP/BLADDER MATERIALS
- [X] SILICON TUBING
- [ ] TEFLON TUBING
- [ ] TEFLON LINED TUBING
- [X] HDPE TUBING
- [ ] LDPE TUBING
- [ ] OTHER
- [ ] OTHER

- [ ] S. STEEL PUMP MATERIAL
- [ ] PVC PUMP MATERIAL
- [ ] GEOPROBE SCREEN
- [ ] TEFLON BLADDER
- [ ] OTHER
- [ ] OTHER
- [ ] OTHER

EQUIPMENT USED
- [X] WL METER
- [X] PID MiniRAE 3000
- [X] WQ METER Horiba
- [ ] TURB. METER
- [X] PUMP Pine Geopump
- [ ] OTHER
- [ ] FILTERS NO. ____ TYPE

ANALYTICAL PARAMETERS

	PARAMETER	METHOD NUMBER	FIELD FILTERED	PRESERVATION METHOD	VOLUME REQUIRED	SAMPLE COLLECTED	QC COLLECTED	SAMPLE BOTTLE ID NUMBERS
X	Chlordane	USEPA Method 608	No	None	1000 mL	1115	MS/MSD	BW-WO-08-WG-20231010

PURGE OBSERVATIONS

	YES	NO
PURGE WATER CONTAINERIZED	[ ]	[X]
NO-PURGE METHOD UTILIZED	[ ]	[X]

NUMBER OF GALLONS GENERATED: 1.82

If yes, purged approximately 1 standing volume prior to sampling or _____mL for this sample location.

SKETCH/NOTES

BW-WO-08-WG-20231010-MS collected at 1120. BW-WO-08-WG-20231010-MSD collected at 1125.

Sampler Signature:

Print Name Cristina Niclas

Checked By: Anthony Raposo

Date

LOW FLOW GROUNDWATER SAMPLING RECORD

PROJECT NAME	NYSDEC Bianchi/Weiss Greenhouses
PROJECT NUMBER	386554, Task 33
SAMPLE ID	BW-WO-25-WG-20231010
SAMPLE TIME	1345

LOCATION ID	WO-25
DATE	10/10/2023
START TIME	1305
END TIME	1345
SITE NAME/NUMBER	Bianchi/Weiss Greenhouses/152209
PAGE	1 OF 1

WELL DIAMETER (INCHES) [X] 1 [ ] 2 [ ] 4 [ ] 6 [ ] 8 [ ] OTHER

TUBING ID (INCHES) [ ] 1/8 [ ] 1/4 [X] 3/8 [ ] 1/2 [ ] 5/8 [ ] OTHER

MEASUREMENT POINT (MP) [ ] TOP OF RISER (TOR) [X] TOP OF CASING (TOC) [ ] OTHER

WELL INTEGRITY

	YES	NO	N/A
CAP	X		
CASING	X		
LOCKED		X	
COLLAR	X		

INITIAL DTW (BMP)	10.60 FT	**FINAL DTW (BMP)**	- FT	**PROT. CASING STICKUP (AGS)**	N/A FT	**TOC/TOR DIFFERENCE**	- FT
WELL DEPTH (BMP)	18.68 FT	**SCREEN LENGTH**	- FT	**PID AMBIENT AIR**	0.0 PPM	**REFILL TIMER SETTING**	- SEC
WATER COLUMN	8.08 FT	**DRAWDOWN VOLUME** (final DTW - initial DTW X well diam. squared X 0.041)	- GAL	**PID WELL MOUTH**	213.0 PPM	**DISCHARGE TIMER SETTING**	- SEC
CALCULATED GAL/VOL (column X well diameter squared X 0.041)	1.33 GAL	**TOTAL VOL. PURGED** (mL per minute X total minutes X 0.00026 gal/mL)	1.56 GAL	**DRAWDOWN/ TOTAL PURGED**	-	**PRESSURE TO PUMP**	- PSI

FIELD PARAMETERS WITH PROGRAM STABILIZATION CRITERIA (AS LISTED IN THE QAPP)

TIME 3-5 Minutes	DTW (FT) 0.0-0.33 ft Drawdown	PURGE RATE (mL/min)	TEMP. (°C) (+/- 3 degrees)	SP. CONDUCTANCE (mS/cm) (+/- 3%)	pH (units) (+/- 0.1 units)	DISS. O_2 (mg/L) (+/- 10%)	TURBIDITY (ntu) (+/- 10% <10 ntu)	REDOX (mv) (+/- 10 mv)	PUMP INTAKE DEPTH (ft)	COMMENTS
1305	**BEGIN PURGING**									
1310	-	200	21.88	0.212	6.10	6.29	160	178	~15	
1315	-	200	21.79	0.201	6.19	3.06	38.2	199	~15	
1320	-	200	21.81	0.201	6.19	3.87	12.6	200	~15	
1325	-	200	21.90	0.201	6.18	3.80	7.9	202	~15	
1330	-	200	21.99	0.201	6.18	3.70	6.4	204	~15	
1335	-	200	22.22	0.201	6.18	3.63	3.3	207	~15	
1340	-	200	22.23	0.201	6.18	3.69	1.7	209	~15	
FINAL STABILIZED FIELD PARAMETERS (to appropriate significant figures[SF])										
			22	**0.201**	**6.2**	**3.7**	**3.8**	**207**		

TEMP.: nearest degree (ex. 10.1 = 10)
COND.: 3 SF max (ex. 3333 = 3330, 0.696 = 0.696)
pH: nearest tenth (ex. 5.53 = 5.5)
DO: nearest tenth (ex. 3.51 = 3.5)
TURB: 3 SF max, nearest tenth (6.19 = 6.2, 101 = 101)
ORP: 2 SF (44.1 = 44, 191 = 190)

EQUIPMENT DOCUMENTATION

TYPE OF PUMP	DECON FLUIDS USED	TUBING/PUMP/BLADDER MATERIALS		EQUIPMENT USED	
[X] PERISTALTIC	[ ] LIQUINOX	[X] SILICON TUBING	[ ] S. STEEL PUMP MATERIAL	[X] WL METER	
[ ] SUBMERSIBLE	[ ] DEIONIZED WATER	[ ] TEFLON TUBING	[ ] PVC PUMP MATERIAL	[X] PID	MiniRAE 3000
[ ] BLADDER	[ ] POTABLE WATER	[ ] TEFLON LINED TUBING	[ ] GEOPROBE SCREEN	[X] WQ METER	Horiba
	[ ] NITRIC ACID	[X] HDPE TUBING	[ ] TEFLON BLADDER	[ ] TURB. METER	
[ ] WATTERA	[ ] HEXANE	[ ] LDPE TUBING	[ ] OTHER	[X] PUMP	Pine Geopump
[ ] OTHER	[ ] METHANOL	[ ] OTHER	[ ] OTHER	[ ] OTHER	
[ ] OTHER	[ ] OTHER	[ ] OTHER	[ ] OTHER	[ ] FILTERS	NO. TYPE

ANALYTICAL PARAMETERS

	PARAMETER	METHOD NUMBER	FIELD FILTERED	PRESERVATION METHOD	VOLUME REQUIRED	SAMPLE COLLECTED	QC COLLECTED	SAMPLE BOTTLE ID NUMBERS
X	Chlordane	USEPA Method 608	No	None	1000 mL	1345	None	BW-WO-25-WG-20231010

PURGE OBSERVATIONS

	YES	NO
PURGE WATER CONTAINERIZED	[ ]	[X]
NO-PURGE METHOD UTILIZED	[ ]	[X]

NUMBER OF GALLONS GENERATED: 1.56

If yes, purged approximately 1 standing volume prior to sampling or _____mL for this sample location.

SKETCH/NOTES

No bolts securing steel cover

Sampler Signature:

Print Name Cristina Niclas

Checked By: Anthony Raposo

Date

LOW FLOW GROUNDWATER SAMPLING RECORD

PROJECT NAME	NYSDEC Bianchi/Weiss Greenhouses
PROJECT NUMBER	386554, Task 33
SAMPLE ID	BW-WO-28-WG-20231011
SAMPLE TIME	0910

LOCATION ID	WO-28
DATE	10/11/2023
START TIME	0830
END TIME	0910
SITE NAME/NUMBER	Bianchi/Weiss Greenhouses/152209
PAGE	1 OF 1

WELL DIAMETER (INCHES) [X] 1 [ ] 2 [ ] 4 [ ] 6 [ ] 8 [ ] OTHER

TUBING ID (INCHES) [ ] 1/8 [ ] 1/4 [X] 3/8 [ ] 1/2 [ ] 5/8 [ ] OTHER

MEASUREMENT POINT (MP) [ ] TOP OF RISER (TOR) [X] TOP OF CASING (TOC) [ ] OTHER

WELL INTEGRITY

	YES	NO	N/A
CAP	X		
CASING	X		
LOCKED		X	
COLLAR	X		

INITIAL DTW (BMP)	12.73 FT	**FINAL DTW (BMP)**	- FT	**PROT. CASING STICKUP (AGS)**	N/A FT	**TOC/TOR DIFFERENCE**	- FT
WELL DEPTH (BMP)	39.41 FT	**SCREEN LENGTH**	5.00 FT	**PID AMBIENT AIR**	0.0 PPM	**REFILL TIMER SETTING**	- SEC
WATER COLUMN	26.68 FT	**DRAWDOWN VOLUME** (final DTW - initial DTW X well diam. squared X 0.041)	- GAL	**PID WELL MOUTH**	0.0 PPM	**DISCHARGE TIMER SETTING**	- SEC
CALCULATED GAL/VOL (column X well diameter squared X 0.041)	4.38 GAL	**TOTAL VOL. PURGED** (mL per minute X total minutes X 0.00026 gal/mL)	1.82 GAL	**DRAWDOWN/ TOTAL PURGED**	-	**PRESSURE TO PUMP**	- PSI

FIELD PARAMETERS WITH PROGRAM STABILIZATION CRITERIA (AS LISTED IN THE QAPP)

TIME 3-5 Minutes	DTW (FT) 0.0-0.33 ft Drawdown	PURGE RATE (mL/min)	TEMP. (°C) (+/- 3 degrees)	SP. CONDUCTANCE (mS/cm) (+/- 3%)	pH (units) (+/- 0.1 units)	DISS. O_2 (mg/L) (+/- 10%)	TURBIDITY (ntu) (+/- 10% <10 ntu)	REDOX (mv) (+/- 10 mv)	PUMP INTAKE DEPTH (ft)	COMMENTS
0830	**BEGIN PURGING**									
0835	-	200	15.57	0.199	6.00	1.68	3.1	297	~35	
0840	-	200	15.50	0.195	5.98	1.54	6.7	302	~35	
0845	-	200	15.47	0.194	5.97	1.30	0.0	307	~35	
0850	-	200	15.45	0.193	5.97	1.29	0.0	309	~35	
0855	-	200	15.44	0.193	5.98	1.41	0.0	302	~35	
0900	-	200	15.50	0.193	5.97	1.28	0.0	307	~35	
0905	-	200	15.54	0.193	5.98	1.22	0.0	310	~35	
FINAL STABILIZED FIELD PARAMETERS (to appropriate significant figures[SF])			**15**	**0.193**	**6.0**	**1.3**	**0.0**	**306**		

TEMP.: nearest degree (ex. 10.1 = 10)
COND.: 3 SF max (ex. 3333 = 3330, 0.696 = 0.696)
pH: nearest tenth (ex. 5.53 = 5.5)
DO: nearest tenth (ex. 3.51 = 3.5)
TURB: 3 SF max, nearest tenth (6.19 = 6.2, 101 = 101)
ORP: 2 SF (44.1 = 44, 191 = 190)

EQUIPMENT DOCUMENTATION

TYPE OF PUMP	DECON FLUIDS USED	TUBING/PUMP/BLADDER MATERIALS		EQUIPMENT USED	
[X] PERISTALTIC	[ ] LIQUINOX	[X] SILICON TUBING	[ ] S. STEEL PUMP MATERIAL	[X] WL METER	
[ ] SUBMERSIBLE	[ ] DEIONIZED WATER	[ ] TEFLON TUBING	[ ] PVC PUMP MATERIAL	[X] PID	MiniRAE 3000
[ ] BLADDER	[ ] POTABLE WATER	[ ] TEFLON LINED TUBING	[ ] GEOPROBE SCREEN	[X] WQ METER	Horiba
	[ ] NITRIC ACID	[X] HDPE TUBING	[ ] TEFLON BLADDER	[ ] TURB. METER	
[ ] WATTERA	[ ] HEXANE	[ ] LDPE TUBING	[ ] OTHER	[X] PUMP	Pine Geopump
[ ] OTHER	[ ] METHANOL	[ ] OTHER	[ ] OTHER	[ ] OTHER	
[ ] OTHER	[ ] OTHER	[ ] OTHER	[ ] OTHER	[ ] FILTERS NO.	TYPE

ANALYTICAL PARAMETERS

	PARAMETER	METHOD NUMBER	FIELD FILTERED	PRESERVATION METHOD	VOLUME REQUIRED	SAMPLE COLLECTED	QC COLLECTED	SAMPLE BOTTLE ID NUMBERS
[ ]	Chlordane	USEPA Method 608	No	None	1000 mL	0910	Duplicate	BW-WO-28-WG-20231011

PURGE OBSERVATIONS

	YES	NO
PURGE WATER CONTAINERIZED	[ ]	[X]
NO-PURGE METHOD UTILIZED	[ ]	[X]

NUMBER OF GALLONS GENERATED: 1.82

If yes, purged approximately 1 standing volume prior to sampling or _____mL for this sample location.

SKETCH/NOTES

Duplicate (BW-DUP-01-WG-20231011) collected at 0920.

Sampler Signature:

Print Name Maya Wells and Zara Castillo

Checked By: Anthony Raposo

Date

LOW FLOW GROUNDWATER SAMPLING RECORD

PROJECT NAME	NYSDEC Bianchi/Weiss Greenhouses
PROJECT NUMBER	386554, Task 33
SAMPLE ID	BW-WO-30-WG-20231011
SAMPLE TIME	1010

LOCATION ID	WO-30
DATE	10/11/2023
START TIME	0930
END TIME	1010
SITE NAME/NUMBER	Bianchi/Weiss Greenhouses/152209
PAGE	1 OF 1

WELL DIAMETER (INCHES) [ ] 1 [X] 2 [ ] 4 [ ] 6 [ ] 8 [ ] OTHER

TUBING ID (INCHES) [ ] 1/8 [ ] 1/4 [X] 3/8 [ ] 1/2 [ ] 5/8 [ ] OTHER

MEASUREMENT POINT (MP) [ ] TOP OF RISER (TOR) [X] TOP OF CASING (TOC) [ ] OTHER

WELL INTEGRITY

	YES	NO	N/A
CAP	X		
CASING	X		
LOCKED		X	
COLLAR	X		

INITIAL DTW (BMP)	9.10 FT	**FINAL DTW (BMP)**	- FT	**PROT. CASING STICKUP (AGS)**	N/A FT	**TOC/TOR DIFFERENCE**	- FT
WELL DEPTH (BMP)	45.56 FT	**SCREEN LENGTH**	5.00 FT	**PID AMBIENT AIR**	0.0 PPM	**REFILL TIMER SETTING**	- SEC
WATER COLUMN	36.46 FT	**DRAWDOWN VOLUME** (final DTW - initial DTW X well diam. squared X 0.041)	- GAL	**PID WELL MOUTH**	0.0 PPM	**DISCHARGE TIMER SETTING**	- SEC
CALCULATED GAL/VOL (column X well diameter squared X 0.041)	5.98 GAL	**TOTAL VOL. PURGED** (mL per minute X total minutes X 0.00026 gal/mL)	- GAL	**DRAWDOWN/ TOTAL PURGED**	-	**PRESSURE TO PUMP**	- PSI

FIELD PARAMETERS WITH PROGRAM STABILIZATION CRITERIA (AS LISTED IN THE QAPP)

TIME 3-5 Minutes	DTW (FT) 0.0-0.33 ft Drawdown	PURGE RATE (mL/min)	TEMP. (°C) (+/- 3 degrees)	SP. CONDUCTANCE (mS/cm) (+/- 3%)	pH (units) (+/- 0.1 units)	DISS. O_2 (mg/L) (+/- 10%)	TURBIDITY (ntu) (+/- 10% <10 ntu)	REDOX (mv) (+/- 10 mv)	PUMP INTAKE DEPTH (ft)	COMMENTS
0930	**BEGIN PURGING**									
0935	-	200	18.17	0.098	6.67	1.68	0.0	284	~35	
0940	-	200	19.12	0.095	6.88	0.00	0.0	275	~35	
0945	-	200	16.90	0.098	6.88	0.00	0.0	268	~35	
0950	-	200	16.83	0.145	6.59	0.00	0.0	268	~35	
0955	-	200	16.75	0.171	6.36	0.00	0.0	273	~35	
1000	-	200	16.76	0.174	6.32	0.00	0.0	274	~35	
1005	-	200	16.76	0.175	6.31	0.00	0.0	272	~35	
FINAL STABILIZED FIELD PARAMETERS (to appropriate significant figures[SF])			**17**	**0.173**	**6.3**	**0.0**	**0.0**	**273**		

TEMP.: nearest degree (ex. 10.1 = 10)
COND.: 3 SF max (ex. 3333 = 3330, 0.696 = 0.696)
pH: nearest tenth (ex. 5.53 = 5.5)
DO: nearest tenth (ex. 3.51 = 3.5)
TURB: 3 SF max, nearest tenth (6.19 = 6.2, 101 = 101)
ORP: 2 SF (44.1 = 44, 191 = 190)

EQUIPMENT DOCUMENTATION

TYPE OF PUMP	DECON FLUIDS USED	TUBING/PUMP/BLADDER MATERIALS		EQUIPMENT USED	
[X] PERISTALTIC	[ ] LIQUINOX	[X] SILICON TUBING	[ ] S. STEEL PUMP MATERIAL	[X] WL METER	
[ ] SUBMERSIBLE	[ ] DEIONIZED WATER	[ ] TEFLON TUBING	[ ] PVC PUMP MATERIAL	[X] PID	MiniRAE 3000
[ ] BLADDER	[ ] POTABLE WATER	[ ] TEFLON LINED TUBING	[ ] GEOPROBE SCREEN	[X] WQ METER	Horiba
	[ ] NITRIC ACID	[X] HDPE TUBING	[ ] TEFLON BLADDER	[ ] TURB. METER	
[ ] WATTERA	[ ] HEXANE	[ ] LDPE TUBING	[ ] OTHER	[X] PUMP	Pine Geopump
[ ] OTHER	[ ] METHANOL	[ ] OTHER	[ ] OTHER	[ ] OTHER	
[ ] OTHER	[ ] OTHER	[ ] OTHER	[ ] OTHER	[ ] FILTERS NO.	TYPE

ANALYTICAL PARAMETERS

	PARAMETER	METHOD NUMBER	FIELD FILTERED	PRESERVATION METHOD	VOLUME REQUIRED	SAMPLE COLLECTED	QC COLLECTED	SAMPLE BOTTLE ID NUMBERS
X	Chlordane	USEPA Method 608	No	None	1000 mL	1010	None	BW-WO-30-WG-20231011

PURGE OBSERVATIONS

	YES	NO
PURGE WATER CONTAINERIZED	[ ]	[X]
NO-PURGE METHOD UTILIZED	[ ]	[X]

NUMBER OF GALLONS GENERATED: -

If yes, purged approximately 1 standing volume prior to sampling or _____mL for this sample location.

SKETCH/NOTES

Sampler Signature:

Print Name Maya Wells and Zara Castillo

Checked By: Anthony Raposo

Date

LOW FLOW GROUNDWATER SAMPLING RECORD

PROJECT NAME	NYSDEC Bianchi/Weiss Greenhouses
PROJECT NUMBER	386554, Task 33
SAMPLE ID	BW-WO-31-WG-20231011
SAMPLE TIME	1145

LOCATION ID	WO-31
DATE	10/11/2023
START TIME	1105
END TIME	1145
SITE NAME/NUMBER	Bianchi/Weiss Greenhouses/152209
PAGE	1 OF 1

WELL DIAMETER (INCHES) [X] 1 [ ] 2 [ ] 4 [ ] 6 [ ] 8 [ ] OTHER

TUBING ID (INCHES) [ ] 1/8 [ ] 1/4 [X] 3/8 [ ] 1/2 [ ] 5/8 [ ] OTHER

MEASUREMENT POINT (MP) [ ] TOP OF RISER (TOR) [X] TOP OF CASING (TOC) [ ] OTHER

WELL INTEGRITY

	YES	NO	N/A
CAP	X		
CASING	X		
LOCKED		X	
COLLAR	X		

INITIAL DTW (BMP)	3.68 FT	**FINAL DTW (BMP)**	- FT	**PROT. CASING STICKUP (AGS)**	N/A FT	**TOC/TOR DIFFERENCE**	- FT
WELL DEPTH (BMP)	39.05 FT	**SCREEN LENGTH**	5.00 FT	**PID AMBIENT AIR**	0.0 PPM	**REFILL TIMER SETTING**	- SEC
WATER COLUMN	35.37 FT	**DRAWDOWN VOLUME** (final DTW - initial DTW X well diam. squared X 0.041)	- GAL	**PID WELL MOUTH**	0.0 PPM	**DISCHARGE TIMER SETTING**	- SEC
CALCULATED GAL/VOL (column X well diameter squared X 0.041)	5.80 GAL	**TOTAL VOL. PURGED** (mL per minute X total minutes X 0.00026 gal/mL)	1.56 GAL	**DRAWDOWN/ TOTAL PURGED**	-	**PRESSURE TO PUMP**	- PSI

FIELD PARAMETERS WITH PROGRAM STABILIZATION CRITERIA (AS LISTED IN THE QAPP)

TIME 3-5 Minutes	DTW (FT) 0.0-0.33 ft Drawdown	PURGE RATE (mL/min)	TEMP. (°C) (+/- 3 degrees)	SP. CONDUCTANCE (mS/cm) (+/- 3%)	pH (units) (+/- 0.1 units)	DISS. O_2 (mg/L) (+/- 10%)	TURBIDITY (ntu) (+/- 10% <10 ntu)	REDOX (mv) (+/- 10 mv)	PUMP INTAKE DEPTH (ft)	COMMENTS
1105	**BEGIN PURGING**									
1110	-	200	16.98	0.052	6.97	5.72	25.4	168	~30	
1115	-	200	15.44	0.071	6.69	6.72	24.1	174	~30	
1120	-	200	15.19	0.211	6.23	4.73	6.8	153	~30	
1125	-	200	15.16	0.233	6.15	3.88	3.4	150	~30	
1130	-	200	15.12	0.243	6.10	3.50	1.1	162	~30	
1135	-	200	15.30	0.248	6.08	3.48	6.2	170	~30	
1140	-	200	15.23	0.249	6.07	3.51	0.0	174	~30	
FINAL STABILIZED FIELD PARAMETERS (to appropriate significant figures[SF])										
			15	**0.247**	**6.1**	**3.5**	**2.4**	**170**		

TEMP.: nearest degree (ex. 10.1 = 10)
COND.: 3 SF max (ex. 3333 = 3330, 0.696 = 0.696)
pH: nearest tenth (ex. 5.53 = 5.5)
DO: nearest tenth (ex. 3.51 = 3.5)
TURB: 3 SF max, nearest tenth (6.19 = 6.2, 101 = 101)
ORP: 2 SF (44.1 = 44, 191 = 190)

EQUIPMENT DOCUMENTATION

TYPE OF PUMP	DECON FLUIDS USED	TUBING/PUMP/BLADDER MATERIALS		EQUIPMENT USED	
[X] PERISTALTIC	[ ] LIQUINOX	[X] SILICON TUBING	[ ] S. STEEL PUMP MATERIAL	[X] WL METER	
[ ] SUBMERSIBLE	[ ] DEIONIZED WATER	[ ] TEFLON TUBING	[ ] PVC PUMP MATERIAL	[X] PID	MiniRAE 3000
[ ] BLADDER	[ ] POTABLE WATER	[ ] TEFLON LINED TUBING	[ ] GEOPROBE SCREEN	[X] WQ METER	Horiba
	[ ] NITRIC ACID	[X] HDPE TUBING	[ ] TEFLON BLADDER	[ ] TURB. METER	
[ ] WATTERA	[ ] HEXANE	[ ] LDPE TUBING	[ ] OTHER	[X] PUMP	Pine Geopump
[ ] OTHER	[ ] METHANOL	[ ] OTHER	[ ] OTHER	[ ] OTHER	
[ ] OTHER	[ ] OTHER	[ ] OTHER	[ ] OTHER	[ ] FILTERS NO.	TYPE

ANALYTICAL PARAMETERS

	PARAMETER	METHOD NUMBER	FIELD FILTERED	PRESERVATION METHOD	VOLUME REQUIRED	SAMPLE COLLECTED	QC COLLECTED	SAMPLE BOTTLE ID NUMBERS
X	Chlordane	USEPA Method 608	No	None	1000 mL	1145	None	BW-WO-31-WG-20231011

PURGE OBSERVATIONS

	YES	NO
PURGE WATER CONTAINERIZED	[ ]	[X]
NO-PURGE METHOD UTILIZED	[ ]	[X]

NUMBER OF GALLONS GENERATED: 1.56

If yes, purged approximately 1 standing volume prior to sampling or _____mL for this sample location.

SKETCH/NOTES

Sampler Signature:

Print Name Cristina Niclas

Checked By: Anthony Raposo

Date