

**BIANCHI/WEISS GREENHOUSES
SUFFOLK COUNTY
EAST PATCHOGUE, NEW YORK**

SITE MANAGEMENT PLAN ADDENDUM NO. 1

**NYSDEC Site No. 152209
Work Assignment No. D009812-04**

Prepared for:
New York State
Department of Environmental Conservation

Prepared by:
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Effective Date:
March 30, 2022

**ADDENDUM NO. 1 TO SITE MANAGEMENT PLAN
BIANCHI/WEISS GREENHOUSES
NYSDEC SITE NO. 152209
SUFFOLK COUNTY
EAST PATCHOGUE, NEW YORK**

1.0 CERTIFICATION STATEMENT

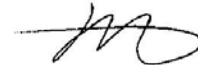
I, Nathan T. Kranes, affirm that I am a Qualified Environmental Professional as described in 6 NYCRR Part 375 and that this Site Management Plan Addendum was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10).

001068

NYS Professional Geologist
License No.

03/30/2022

Date



Signature

2.0 SITE MANAGEMENT SUMMARY

The following provides a brief summary of the controls implemented for the Site, as well as the inspections, monitoring, maintenance and reporting activities required by the Site Management Plan (SMP).

Site Identification: Site No. 152209, Bianchi/Weiss Greenhouses Site, 25 Orchard Road East, East Patchogue, NY

Institutional Controls: Environmental Notice	1. The property may be used for Residential, Restricted Residential, Commercial and Industrial uses as defined by Part 375-1.8(g), subject to local zoning laws.
	2. All Engineering Controls (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 on the Site that will disturb remaining contaminated material are prohibited unless they are conducted in accordance with the SMP, and the user must first notify and obtain written approval to do so from NYSDEC.
	8. The installation of basement beneath on-site structures is prohibited.
	9. Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP.
	10. Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical component of the remedy shall be performed as defined in the SMP.
	11. 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

Institutional Controls: Environmental Notice	compliance with the restrictions identified by the Environmental Notice.
	12. Raising of animals for consumption is prohibited.
Engineering Controls	Offsite sump pumps and filters
Site Management Activities	Frequency
<i>Inspections</i>	
Basement sump pumps and filters	Annually
<i>Monitoring</i>	
Groundwater Monitoring Wells (see page 4-4 for full list)	Every Three Years
<i>Maintenance</i>	
Sump pump and filter maintenance	Annually
<i>Reporting</i>	
Periodic Review Report	Every Three Years
Groundwater Monitoring Report	Annually

3.0 SMP REVISIONS

This Addendum has been prepared in accordance with the provisions in Section 1.2 of the June 2019 Site Management Plan (SMP) for the Bianhci/Weiss Greenhouses site. The SMP revisions specified herein were proposed by TRC in the May 2021 Periodic Review Report (PRR) and approved by the NYSDEC's project manager on July 29, 2021. The approved SMP revisions are presented below. New and/or modified tables, figures, and/or appendices, as applicable, are attached to this Addendum. This Addendum is hereby made a part of the June 2019 SMP for the Bianchi/Weiss Greenhouses site and is effective as of March 30, 2022. The June 2019 SMP and any previously issued addenda remain in full force and effect, except as modified by this Addendum.

1. SECTION 4.4 POST-REMEDATION MEDIA MONITORING AND SAMPLING

Samples shall be collected from the groundwater ~~and surface water~~ monitoring network on a routine basis. Sampling locations, required analytical parameters, and sampling schedule are provided in the following table. Sampling locations are shown on Figure 8. Modification to the frequency or sampling requirements will require approval from the NYSDEC.

Post Remediation Sampling Requirements

Sampling Location	Gauge Water Elevation	Sample for Chlordane (EPA Method 608)
TPMW-01	X	X
PDI-PZ-01	X	X
PDI-PZ-02	X	X
MW-33D	X	X
MW-33I	X	X
MW-33S	X	X
WO-33P	X	X
MW-41	X	X
MW-42	X	
WO-07	X	X
WO-08	X	X
WO-09	X	X
WO-10	X	X
WO-11	X	
WO-15	X	
WO-16	X	
WO-17	X	
WO-18	X	
WO-19	X	X
WO-21	X	
WO-25	X	
WO-26	X	X
WO-27	X	X
WO-28	X	X
WO-30	X	X
WO-31	X	X
WO-34	X	
WO-36	X	
PW-01		X
PW-01A		X
PW-02		X
SG-03	X	X

Note: USEPA = Environmental Protection Agency

Sampling Location	Gauge Water Elevation	Sample for Chlordane (EPA Method 608)
PW = Private well SG = Stream gauge MW = Monitoring well WO = Monitoring well		

2. 4.4.1 Groundwater Sampling

Groundwater monitoring will be performed **every three years** to assess the performance of the remedy. Modification to the frequency or sampling requirements will require approval from the NYSDEC.

3. ~~4.4.2 Surface Water Sampling~~

~~Surface water sampling will be performed annually along with groundwater sampling to assess the performance of the remedy. Modification to the frequency or sampling requirements will require approval from the NYSDEC.~~

~~The surface water sample location, at stream gauge SG-03 in Abet's Creek, was selected based on its location directly downgradient from the Site. The surface water sample location is identified on Figure 8 in relation to the monitoring well network. The surface water sample is to be collected during the groundwater sampling event and analyzed for chlordane using USEPA Method 608 by a laboratory certified by the NYSDOH Environmental Laboratory Approval Program.~~

~~The sampling frequency may only be modified with the approval of the NYSDEC. This SMP will be modified to reflect changes in sampling plans approved by the NYSDEC.~~

~~Deliverables for the surface water sampling program are specified in Section 7.0 Reporting Requirements.~~

4. 7.1 SITE MANAGEMENT REPORTS

Task/Report	Reporting Frequency*
Groundwater Monitoring Report	Annually
Periodic Review Report	Every three years, or as otherwise determined by the

* Note: The frequency of events will be conducted as specified until otherwise approved by the NYSDEC.

PRR = Periodic Review Report

END OF ADDENDUM

