NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF ENVIRONMENTAL REMEDIATION
Site Classification Report

DATE: 8/7/2019

Site Code: 704029 **Site Name:** Hidden Valley Electronics
City: East Vestal **Town:** Vestal
Region: 7 **County:** Broome
Current Classification: 02 **Proposed Classification:** 04
Estimated Size (acres): 2.64 **Disposal Area:** Structure
Significant Threat: Previously **Site Type:**
Priority ranking Score: 215 **Project Manager:** Kristopher Keenan

Summary of Approvals

Originator/Supervisor: David Harrington	**05/16/2019**
RHWRE: Harry Warner:	**06/19/2019**
BEEI of NYSDOH:	**10/12/2017**
CO Bureau Director: Michael Cruden, Director, Remedial Bureau E:	**05/16/2019**
Assistant Division Director: George. Heitzman, P.E.:	**07/12/2019**

Basis for Classification Change

Hazardous waste disposed of at the site was addressed through the implementation of the selected remedy identified in the record of decision (ROD), March 2008. All remedial activities were complete by April 2014. A significant threat no longer exists at the site.

There exists an institutional control on the property in the form of an environmental easement which w filed with Broome County on December 19, 2012. The easement puts on restriction on groundwater us and land-use. With the site management and environmental easement in place this site is recommende for reclassification.

Site Description - Last Review: 07/12/2019

Location: The Hidden Valley Electronics (HVE) facility is a 2.64 acre site located at 1808 Vestal Parkway East (NY Route 434) in the Town of Vestal, Broome County, New York.

Site Features: The Site is an approximately 2.64-acre area bounded by Vestal Parkway to the north, a self-storage unit and residential property along Donna Drive (up a steep incline) to the south, commercial property and Ridgehaven Drive to the east, and an automobile repair shop (Midas Muffler) to the west. A

vacant lot which formerly contained the Miller Sunoco site (NYS Spill Site # 9401630) is also located north of the Site (surrounded on three sides by the Site).

The Site property consists of a 30,052 square foot retail building and a paved parking lot.

Residences are located north of these commercial businesses, in the Twin Orchards development, and south of the site. The site is located over a NYS primary drinking water aquifer and a sole source aquifer and provides drinking water to most of the local population. The two closest public water supply wells are located along the southern shore of the Susquehanna River, two miles to the west and east of the site. Groundwater depth varies from 5 to 12 feet across the site and flows northerly towards the Twin Orchards residential development, and to the Susquehanna River.

Current Zoning and Land Use: The site property is zoned for general shopping. The surrounding area is mixed commercial and residential.

Past Use of the Site: The permit application for the first building structure was approved in December of 1956. The structure, an approximately 20,000 square foot facility, was presumably constructed around 1957 for Federal Radio, a small electronics manufacturer. Federal Radio received approval for a facility addition in December of 1967, and built an approximate 10,000 square foot addition around 1968 (east side of current building). Federal Radio, also known as Harvey Electronics, and Federal Electronics manufactured electrical equipment at the facility until 1991, when Hidden Valley Electronics (HVE) purchased their assets from Key Bank. The solvents or processes used by Federal Radio during their approximately 30 years at the Site are not known.

HVE, another electrical components manufacturer, was incorporated in 1990 out of Johnson City, New York. With the purchase of Federal Electronics assets, HVE continued to work as a contract electrical manufacturer at the Site. Manufacturing involved mounting electrical parts on bare circuit boards and assemblies and attaching them by machine or hand soldering. HVE reportedly used a movable vapor degreaser for cleaning circuit boards for one of its customers. The degreaser apparently used 1,1,1-trichloroethane (TCA) that was re-circulated through an above ground sump that was part of the degreaser. The sump was drained to a 55-gallon drum when the TCA was contaminated with residues. HVE reported that three drums of TCA were purchased, used, repackaged, and sent off-site for disposal between January and June 1993. TCA was reportedly no longer used at the facility after June 1993, when the process for cleaning electrical boards for other customers changed to a water-based process. HVE relocated their operation to Apalachin, New York in March 1995.

After HVE vacated the premises, the facility building was converted to its current use as retail space, a fitness center, and a radio station. In addition, construction of a self-storage center was conducted in approximately 2003 on the south side of the original Site property, south of the Site paved parking area. In February 2005, the original 4.5 acre property was divided in two, with the current Site consisting of the north half of the original property (2.64 acres) and the self-storage center and property consisting of the

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The site was identified during the investigation of a petroleum spill at the adjacent Sunoco service station in 1994 and 1995. In 1995, chlorinated solvents were found in groundwater monitoring wells. Subsequent investigations in 2001 identified a suspected source of pollutants beneath the footprint of the HVE building. In 2002, the Department listed the site as a Class 2 site in the Registry of Inactive Hazardous Waste Disposal Sites in New York.

Site Geology and Hydrogeology: As a result of historic glacial and fluvial depositions in the Susquehanna River Valley, the character of overburden varies widely across the Site. Historic boring logs indicate that overburden at the Site varies between medium dense sand and silt and very dense sandy silt and gravel, with some thin clay and gravel deposits, as well as water-sorted and stratified deposits. A dense till of varying thicknesses generally lies immediately above bedrock at the Site. In general terms, the overburden soils of the Site south of Vestal Parkway consist of a green to brown, dense, massive till unit which overlies bedrock at depths of around 40 to 50 feet below ground surface (bgs). North of Vestal Parkway, this same till unit is also present, but then becomes commingled with stratified sections which are interpreted as being water sorted deposits of the eroded till unit.

Apparent bedrock (i.e., drilling refusal) was encountered at 38 feet bgs on the southern edge of the property, at 46 feet bgs just south of the Site building, and at 50 feet bgs just north of the Site building. Bedrock mapped in the Site area is part of the West Falls Group, consisting of Upper Devonian shales and siltstones.

The Susquehanna River is a local groundwater discharge area. Groundwater depth across the Site varies from approximately five feet bgs to around 19 feet bgs in overburden. Groundwater is interpreted to flow to the north-northwest, towards the Twin Orchard development, and eventually to the Susquehanna River approximately one half mile north. Groundwater contours at the Site are relatively steep, dropping approximately 4 feet over 100 feet. Vertical groundwater gradients are upward near the Site building.

Due to the non-uniformity of the Site soils, the wells installed are set in various geologic units. Groundwater flow estimates therefore vary based on soil types, which affect the effective porosity, as well as the connectivity of the various geologic units. Estimated hydraulic conductivity values varied from 0.28 feet/day to 42.9 feet/day in MW-103. Estimated groundwater flow velocities ranged from 9 feet/year to 1400 feet per year, with a geometric mean of 62 feet/year.

Contaminants of Concern (Including Materials Disposed)	**Quantity Disposed**
OU 01	
trichloroethene (TCE)	0.00
1,1,1-trichloroethane	0.00

Analytical Data Available for : Groundwater, Soil, Soil Vapor, Indoor Air

Applicable Standards Exceeded for: Groundwater, Soil, Soil Vapor

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Site Environmental Assessment- Last Review: 07/12/2019

Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were chlorinated solvents and their breakdown products in the soil, soil vapor and groundwater. Remedial actions have successfully achieved cleanup objectives for mixed commercial and residential use. Residual contamination in the groundwater and soil vapor is being managed under a Site Management Plan.

Site Health Assessment - Last Update: 07/11/2019

Measures are in place to prevent exposure to underlying contamination in subsurface soils and groundwater. Volatile organic compounds in soil vapor (air spaces within the soil) may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Mitigation systems are in place to minimiz the potential for exposure via soil vapor intrusion in the on-site building and where needed for several off-site structures.

	Start		End	
OU 00				
Emerging Contaminant Sampling	4/1/16	ACT	8/2/17	ACT
Periodic Review	4/22/15	ACT	4/22/15	ACT
Periodic Review	11/30/19	PLN	1/15/20	PLN
Site Management	5/16/19	ACT	4/30/44	PLN
OU 01				
OGC Docket - Deed Restriction	9/7/12	ACT	12/19/12	ACT
OGC Docket - Environmental Notice	3/23/11	ACT	10/10/13	TRM
OGC Docket - Order or SSF Referral	8/29/08	ACT	10/10/08	ACT
Reclass Pkg.	5/16/19	ACT	8/31/19	PLN
Remedial Action	3/30/11	ACT	4/30/14	ACT
Remedial Design	8/31/09	ACT	2/22/11	ACT
Remedial Investigation	9/9/04	ACT	3/31/08	ACT
Site Characterization	3/14/01	ACT	5/17/02	ACT
OU 01A				
Remedial Action	9/13/05	ACT	12/20/06	ACT
Remedial Design	8/23/05	ACT	9/13/05	ACT
OU 01B				
Remedial Action	12/3/07	ACT	9/22/08	ACT
Remedial Design	10/11/06	ACT	11/5/07	ACT

Remedy Description and Cost

Remedy Description for Operable Unit 01

The elements of the selected remedy are as follows:

1. A remedial design program was implemented to provide the details necessary for the constructi operation, maintenance, and monitoring of the remedial program.

2. In situ enhanced biodegradation of on-site contaminated groundwater and saturated soils.

3. Continued implementation and OM&M of the site-related IRMs which have been implemented including: a hybrid sub-slab depressurization system (SSDS)/soil vapor extraction (SVE) system wh currently operates beneath the HVE building annex; a groundwater extraction and treatment (GWE system which was operational from Spring 2008 to September 2011 to intercept and treat contamina groundwater between the site and the Twin Orchards residential development, north of the site; and several residential SSDSs (currently thirteen as of May 2019) which are currently operational in the Orchards development.

4. Imposition of an institutional control in the form of an environmental easement that requires (a) the use and development of the property to commercial use, which would also permit industrial use; compliance with the approved site management plan; (c) restricting the use of groundwater as a sou potable or process water, without necessary water quality treatment as determined by NYSDOH; an the property owner to complete and submit to the Department a periodic certification of institutional engineering controls.

5. Development of a site management plan which includes the following institutional and engineer controls: (a) continued evaluation of the potential for vapor intrusion for any existing on-site buildin future buildings developed on the site, or any off-site structures, including provision for mitigation c impacts identified; (b) monitoring of groundwater and soil vapor/indoor air; (c) identification of any restrictions on the site; and (d) provisions for the continued proper operation and maintenance of the components of the remedy.

6. The property owner will provide a periodic certification of institutional and engineering controls prepared and submitted by a professional engineer or such other expert acceptable to the Departmen until the Department notifies the property owner in writing that this certification is no longer needed submittal will: (a) contain certification that the institutional controls and engineering controls put in still in place and are either unchanged from the previous certification or are compliant with Department-approved modifications; (b) allow the Department access to the site; and (c) state that n has occurred that would impair the ability of the control to protect public health or the environment, constitute a violation or failure to comply with the site management plan unless otherwise approved Department.

7. The operation of the components of the remedy will continue until the remedial objectives have achieved, or until the Department determines that continued operation is technically impracticable o feasible.

Since the remedy results in untreated hazardous waste remaining at the site, a long-term monitoring program will be instituted. This program will allow the effectiveness of the in situ enhanced biodegr remedy, as well as the various IRMs (including the on-site SSDS/SVE system, the off-site residentia SSDS's and the GWET system) to be monitored and will be a component of the long-term managen for the site.

Total Cost $2,279,000

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Remedy Description for Operable Unit 01A

Per March 2008 ROD: TCE levels in the soil vapor and soil beneath the onsite building have created potential concern for indoor air impacts above DOH criteria and warranted the installation of a mitig system, which was installed and became operational in September 2005. The system is a hybrid sub- depressurization system (SSDS)/soil vapor extraction (SVE) which was designed to remove contam sub-slab vapors to prevent soil vapor intrusion. An SVE component was added to the mitigation sys which is designed to remove VOCs from shallow soils beneath the building. An Operation, Mainten and Monitoring (OM&M) Plan is in place to insure that the system is operating as designed through periodic maintenance and monitoring.

Also,in addition to onsite SSDS, 13 SSDSs have been installed in homes north of the site.

Total Cost

Site Code: 704029 **Site Name:** Hidden Valley Electronics

Remedy Description for Operable Unit 01B

Per March 2008 ROD: An existing groundwater treatment system initially installed for the former M Sunoco site contaminant plume was modified to remediate groundwater down gradient from the Site prevent continued migration of contaminated groundwater towards Twin Orchards. Based on a revi data documenting the performance of the system, the NYSDEC determined that operation of the sys was no longer necessary and the system was moth-balled in September 2011.

This mitigation system was designed to extract contaminated groundwater through three or four extr wells located along the north side of Vestal Parkway, in the vicinity of KOST Tire, where it was pur through a groundwater treatment system consisting of primary treatment step (air stripping tower) a optional secondary treatment step (liquid-phase granular activated carbon adsorption system).

Total Cost

OU 00 **Site Management Plan Approval: 05/16/2019** **Status: ACT**

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
8/7/2019

SITE DESCRIPTION

SITE NO. 704029

SITE NAMEHidden Valley Electronics

SITE ADDRESS: 1808 Vestal Parkway ZIP CODE: 13850

CITY/TOWN: East Vestal

COUNTY: Broome

ALLOWABLE USE: Industrial

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES:

IC/EC Certification Plan	YES
Monitoring Plan	YES
Operation and Maintenance (O&M) Plan	YES

Periodic Review Frequency: once a year

Periodic Review Report Submittal Date: 11/30/2019

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF ENVIRONMENTAL REMEDIATION
Site Classification Report

DATE: 8/7/2019

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Description of Institutional Control

BAHAMA MAMA LLC
1808 VESTAL PARKWAY EAST
1808 VESTAL PARKWAY
Environmental Easement
Block: 3
Lot: 2.1
Sublot:
Section: 158
Subsection: 13
S_B_L Image: 158.13-3-2.1
Ground Water Use Restriction
IC/EC Plan
Landuse Restriction
Monitoring Plan
O&M Plan

Description of Engineering Control

BAHAMA MAMA LLC
1808 VESTAL PARKWAY EAST
1808 VESTAL PARKWAY
Environmental Easement - Institutional Control Instrument
Block: 3
Lot: 2.1
Sublot:
Section: 158
Subsection: 13
S_B_L Image: 158.13-3-2.1
Vapor Mitigation
Groundwater Treatment System
Cover System
Monitoring Wells

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

PUBLIC NOTICE

State Superfund Program

Receive Site Information by Email. See next page to Learn How.

Site Name: Hidden Valley Electronics **August 2019**
Site No.: 704029 **Tax Map No.:** 158.13-3-2.1
Site Location: 1808 Vestal Parkway, East Vestal, NY 13850

State Superfund Site Reclassification Notice
Class 2 to Class 4

The Inactive Hazardous Waste Disposal Site Program (the State Superfund Program) is the State's program for identifying, investigating, and cleaning up sites where the disposal of hazardous waste may present a threat to public health and/or the environment. The New York State Department of Environmental Conservation (DEC) maintains a list of these sites in the Registry of Inactive Hazardous Waste Disposal Sites (Registry). The site identified above, and located on the attached map, has been reclassified on the Registry as a Class 4 site as it no longer presents a significant threat to public health and/or the environment for the following reason(s):

- Remedial activities completed at the site included treatment of on-site contaminated groundwater and saturated soils by enhanced biodegradation, installation of a groundwater extraction and treatment system, and installation of a hybrid sub-slab depressurization system/soil vapor extraction system in the on-site building and several sub-slab depressurization systems which are currently operational in the adjacent residential neighborhood.

- An environmental easement has been put in place that limits the use and development of the site to commercial or industrial uses and prohibits the use of groundwater at the site as a source or potable or process water without prior approval. The Site Management Plan requires continued evaluation of the potential for vapor intrusion for any existing on-site buildings, future buildings developed on the site, or those off-site structures in areas of known contamination, including provisions for implementing actions recommended to address exposures.

If you own property adjacent to this site and are renting or leasing your property to someone else, please share this information with them. If you no longer wish to be on the contact list for this site or otherwise need to correct our records, please contact DEC's Project Manager listed below.

FOR MORE SITE INFORMATION

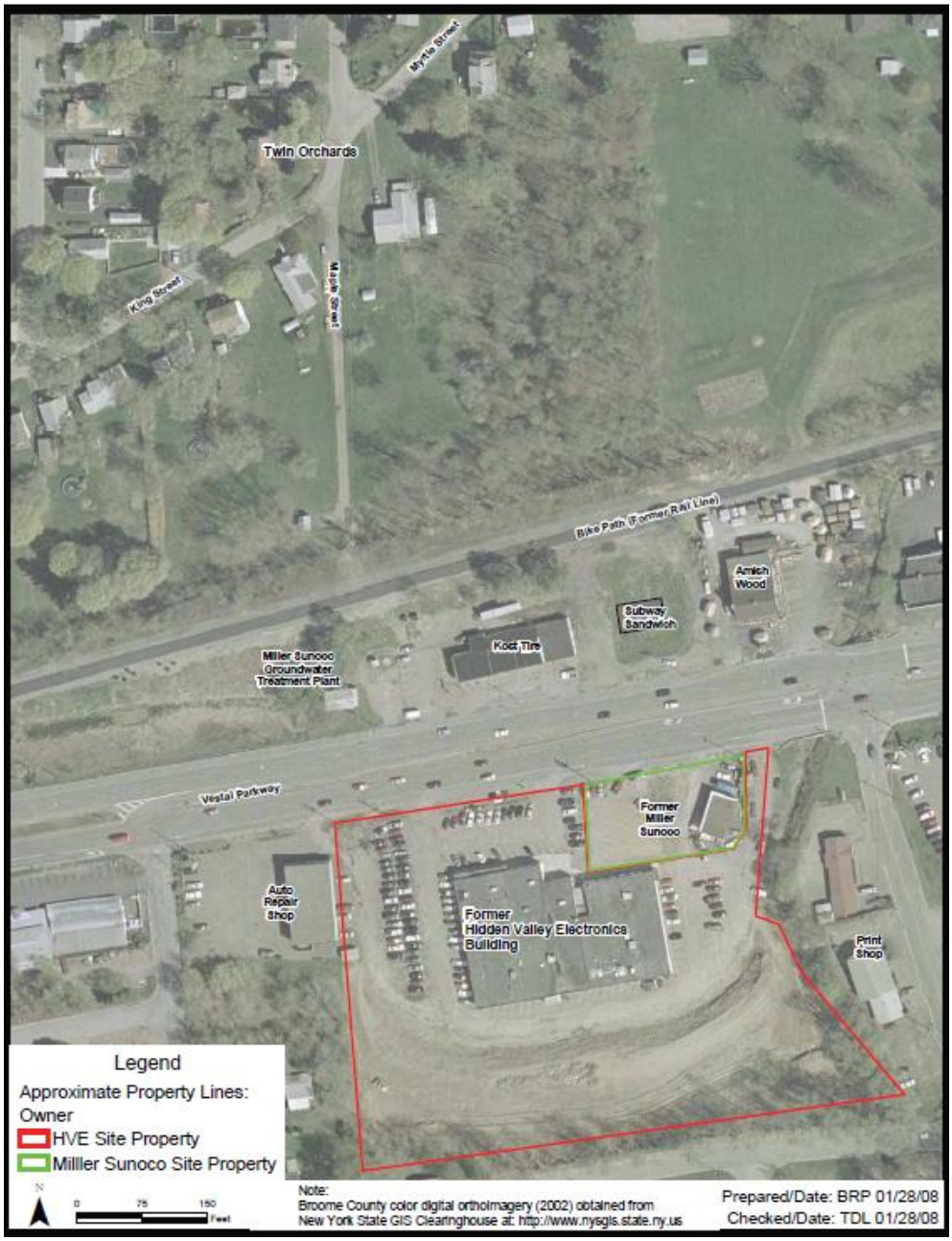
Additional information about this site can be found using DEC's "Environmental Site Remediation Database Search" engine which is located on the internet at: www.dec.ny.gov/cfmx/extapps/derexternal/index.cfm?pageid=3

Comments and questions are always welcome and should be directed as follows:

Project Related Questions
Robert Strang, Project Manager
NYS Department of Environmental Conservation
625 Broadway
Albany, NY 12233-7017
robert.strang@dec.ny.gov

DEC is sending you this notice in accordance with Environmental Conservation Law Article 27, Title 13 and its companion regulation (6 NYCRR 375-2.7(b)(6)(ii)) which requires DEC to notify all parties on the contact list for this site of this recent action.

Approximate Site Location
Hidden Valley Electronics
SITE ID 704029
1808 Vestal Parkway, East Vestal 13850



Receive Site Updates by Email

Have site information such as this public notice sent right to your email inbox. DEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: www.dec.ny.gov/chemical/61092.html . It's *quick*, it's *free*, and it will help keep you *better informed*.

As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

Note: Please disregard if you received this notice by way of a county email listserv.

Electronic copies:

M. Ryan, Director, Division of Environmental Remediation
J. Quinn, Director, Bureau of Technical Support
K. Lewandowski, Chief, Site Control Section
M. Cruden, Director, Remedial Bureau E
H. Warner, RHWRE, Region 7
J. Dlugolenski, Deputy Regional Permit Administrator, Region 7
S. Webb, Regional PPS, Region 7
C. Vooris, NYSDOH
M. Schuck, NYSDOH Regional Chief
J. Kenney, NYSDOH Project Manager
L. Ennist, DER, Bureau of Program Management
R. Strang, Project Manager
D. Chiusano
L. Zinoman, Site Control Section

Allen Green, Hidden Valley Electronics
P.O. Box 427
Riverside, CT 06878

Brian Andrulewich
Bahama Mama LLC
1808 Vestal Parkway
Vestal, NY 13850

Hidden Valley Electronics
1808 Vestal Parkway
Vestal, NY 13850

Vestal Public Library
320 Vestal Parkway East
Vestal, NY 13850

Postal Customer
American Family Fitness Aerobics
1808 Vestal Pkwy East
Vestal, NY 13850

Postal Customer
Mr. Tire Auto Service Center
1800 Vestal Pkwy East
Vestal, NY 13850

Postal Customer
Scrubs Express LLC
1908 Vestal Pkwy East
Vestal, NY 13850

Postal Customer
Beau's Tuxedo Center
1806 Vestal Pkwy East
Vestal, NY 13850

Postal Customer
108 Ridgehaven Drive
Vestal, NY 13850

Postal Customer
125 Brooks Avenue
Vestal, NY 13850

W. John Schaffer, Supervisor
Town of Vestal
605 Vestal Parkway West
Vestal, NY 13850

Emil J. Bielecki, Town Clerk
Town of Vestal
605 Vestal Parkway West
Vestal, NY 13850

Jennifer Kakusian
Chair Zoning Board of Appeals
Town of Vestal
605 Vestal Parkway West
Vestal, NY 13850

Scott Groats, Water & Wastewater Superintendent
Town of Vestal
605 Vestal Parkway West
Vestal, NY 13850

Joyce Majewski, Planning Board Chairperson
Town of Vestal
605 Vestal Parkway West
Vestal, NY 13850

Jason T. Garnar, Executive
Broome County Office Bldg, 6th Fl
PO BOX 1766
60 Hawley Street
Binghamton, NY 13902

Daniel J. Reynolds, Chairman
Broome County District 5
309 Clayton Avenue
Vestal, NY 13850

Frank Evangelisti, Director
Broome Cty Environmental Mgmt Council
PO BOX 1766
60 Hawley Street, 6th Fl
Binghamton, NY 13902

Joseph A. Mihalko, Broome County Clerk
P.O. Box 2062
Edwin L. Crawford Cty Office Bldg, 3rd Fl
60 Hawley Street
Binghtamton, NY 13902

Honorable Kirsten E. Gillibrand
U.S. Senate
155 Pinelawn Road, Ste 250 North
Melville, NY 11747

Honorable Charles Schumer
U.S. Senate
145 Pine Lawn Road, #300
Melville, NY 11747

Honorable Anthony Brindisi
U.S. House of Representatives
Utica District Office, District 22
430 Court Street
Utica, NY 13502

Hon. Fred Akshar
New York State Senate, District 52
State Office Building, Room 1607
44 Hawley Street
Binghamton, NY 13901

Hon. Donna A. Lupardo
New York State Assembly, District 123
State Office Building, 17th Floor
44 Hawley Street
Binghamton, NY 13901

Executive Editor
Ithaca Journal Media
123 W. State/Martin Luther King Jr. Street
Ithaca, NY 14850

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Site Code: 704029 **Site Name:** Hidden Valley Electronics

Site Environmental Assessment- Last Review: 07/12/2019

Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were chlorinated solvents and their breakdown products in the soil, soil vapor and groundwater. Remedial actions have successfully achieved cleanup objectives for mixed commercial and residential use. Residual contamination in the groundwater and soil vapor is being managed under a Site Management Plan.

Site Health Assessment - Last Update: 07/11/2019

Measures are in place to prevent exposure to underlying contamination in subsurface soils and groundwater. Volatile organic compounds in soil vapor (air spaces within the soil) may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Mitigation systems are in place to minimiz the potential for exposure via soil vapor intrusion in the on-site building and where needed for several off-site structures.

	Start		End	
OU 00				
Emerging Contaminant Sampling	4/1/16	ACT	8/2/17	ACT
Periodic Review	4/22/15	ACT	4/22/15	ACT
Periodic Review	11/30/19	PLN	1/15/20	PLN
Site Management	5/16/19	ACT	4/30/44	PLN
OU 01				
OGC Docket - Deed Restriction	9/7/12	ACT	12/19/12	ACT
OGC Docket - Environmental Notice	3/23/11	ACT	10/10/13	TRM
OGC Docket - Order or SSF Referral	8/29/08	ACT	10/10/08	ACT
Reclass Pkg.	5/16/19	ACT	8/31/19	PLN
Remedial Action	3/30/11	ACT	4/30/14	ACT
Remedial Design	8/31/09	ACT	2/22/11	ACT
Remedial Investigation	9/9/04	ACT	3/31/08	ACT
Site Characterization	3/14/01	ACT	5/17/02	ACT
OU 01A				
Remedial Action	9/13/05	ACT	12/20/06	ACT
Remedial Design	8/23/05	ACT	9/13/05	ACT
OU 01B				
Remedial Action	12/3/07	ACT	9/22/08	ACT
Remedial Design	10/11/06	ACT	11/5/07	ACT

Remedy Description and Cost

Remedy Description for Operable Unit 01

The elements of the selected remedy are as follows:

1. A remedial design program was implemented to provide the details necessary for the constructi operation, maintenance, and monitoring of the remedial program.

2. In situ enhanced biodegradation of on-site contaminated groundwater and saturated soils.

3. Continued implementation and OM&M of the site-related IRMs which have been implemented including: a hybrid sub-slab depressurization system (SSDS)/soil vapor extraction (SVE) system wh currently operates beneath the HVE building annex; a groundwater extraction and treatment (GWE system which was operational from Spring 2008 to September 2011 to intercept and treat contamina groundwater between the site and the Twin Orchards residential development, north of the site; and several residential SSDSs (currently thirteen as of May 2019) which are currently operational in the Orchards development.

4. Imposition of an institutional control in the form of an environmental easement that requires (a) the use and development of the property to commercial use, which would also permit industrial use; compliance with the approved site management plan; (c) restricting the use of groundwater as a sou potable or process water, without necessary water quality treatment as determined by NYSDOH; an the property owner to complete and submit to the Department a periodic certification of institutional engineering controls.

5. Development of a site management plan which includes the following institutional and engineer controls: (a) continued evaluation of the potential for vapor intrusion for any existing on-site buildin future buildings developed on the site, or any off-site structures, including provision for mitigation c impacts identified; (b) monitoring of groundwater and soil vapor/indoor air; (c) identification of any restrictions on the site; and (d) provisions for the continued proper operation and maintenance of the components of the remedy.

6. The property owner will provide a periodic certification of institutional and engineering controls prepared and submitted by a professional engineer or such other expert acceptable to the Departmen until the Department notifies the property owner in writing that this certification is no longer needed submittal will: (a) contain certification that the institutional controls and engineering controls put in still in place and are either unchanged from the previous certification or are compliant with Department-approved modifications; (b) allow the Department access to the site; and (c) state that n has occurred that would impair the ability of the control to protect public health or the environment, constitute a violation or failure to comply with the site management plan unless otherwise approved Department.

7. The operation of the components of the remedy will continue until the remedial objectives have achieved, or until the Department determines that continued operation is technically impracticable o feasible.

Since the remedy results in untreated hazardous waste remaining at the site, a long-term monitoring program will be instituted. This program will allow the effectiveness of the in situ enhanced biodegr remedy, as well as the various IRMs (including the on-site SSDS/SVE system, the off-site residentia SSDS's and the GWET system) to be monitored and will be a component of the long-term managen for the site.

Total Cost $2,279,000

DATE: 7/12/2019

Site Code: 704029 **Site Name:** Hidden Valley Electronics

Remedy Description for Operable Unit 01A

Per March 2008 ROD: TCE levels in the soil vapor and soil beneath the onsite building have created potential concern for indoor air impacts above DOH criteria and warranted the installation of a mitig system, which was installed and became operational in September 2005. The system is a hybrid sub- depressurization system (SSDS)/soil vapor extraction (SVE) which was designed to remove contam sub-slab vapors to prevent soil vapor intrusion. An SVE component was added to the mitigation sys which is designed to remove VOCs from shallow soils beneath the building. An Operation, Mainten and Monitoring (OM&M) Plan is in place to insure that the system is operating as designed through periodic maintenance and monitoring.

Also,in addition to onsite SSDS, 13 SSDSs have been installed in homes north of the site.

Total Cost

DATE: 7/12/2019

Site Code: 704029 **Site Name:** Hidden Valley Electronics

Remedy Description for Operable Unit 01B

Per March 2008 ROD: An existing groundwater treatment system initially installed for the former M Sunoco site contaminant plume was modified to remediate groundwater down gradient from the Site prevent continued migration of contaminated groundwater towards Twin Orchards. Based on a revi data documenting the performance of the system, the NYSDEC determined that operation of the sys was no longer necessary and the system was moth-balled in September 2011.

This mitigation system was designed to extract contaminated groundwater through three or four extr wells located along the north side of Vestal Parkway, in the vicinity of KOST Tire, where it was pur through a groundwater treatment system consisting of primary treatment step (air stripping tower) a optional secondary treatment step (liquid-phase granular activated carbon adsorption system).

Total Cost

OU 00 **Site Management Plan Approval: 05/16/2019** **Status: ACT**

DATE: 7/12/2019

Site Code: 704029 **Site Name:** Hidden Valley Electronics

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
7/12/2019

SITE DESCRIPTION

SITE NO. 704029

SITE NAMEHidden Valley Electronics

SITE ADDRESS: 1808 Vestal Parkway ZIP CODE: 13850

CITY/TOWN: East Vestal

COUNTY: Broome

ALLOWABLE USE: Industrial

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES:

IC/EC Certification Plan	YES
Monitoring Plan	YES
Operation and Maintenance (O&M) Plan	YES

Periodic Review Frequency: once a year

Periodic Review Report Submittal Date: 11/30/2019

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF ENVIRONMENTAL REMEDIATION
Site Classification Report

DATE: 7/12/2019

Site Code: 704029 **Site Name:** Hidden Valley Electronics

Description of Institutional Control

BAHAMA MAMA LLC
1808 VESTAL PARKWAY EAST
1808 VESTAL PARKWAY
Environmental Easement
Block: 3
Lot: 2.1
Sublot:
Section: 158
Subsection: 13
S_B_L Image: 158.13-3-2.1
Ground Water Use Restriction
IC/EC Plan
Landuse Restriction
Monitoring Plan
O&M Plan

Description of Engineering Control

BAHAMA MAMA LLC
1808 VESTAL PARKWAY EAST
1808 VESTAL PARKWAY
Environmental Easement - Institutional Control Instrument
Block: 3
Lot: 2.1
Sublot:
Section: 158
Subsection: 13
S_B_L Image: 158.13-3-2.1
Vapor Mitigation
Groundwater Treatment System
Cover System
Monitoring Wells

New York State Department of Environmental Conservation
Division of Environmental Remediation, 12th Floor
Phone: (518) 402-9706 - **Fax:** (518) 402-9020
Website: www.dec.state.ny.us

SSF FINAL ENGINEERING REPORT
& RECLASSIFICATION APPROVAL MEMO

TO: George Heitzman, P.E., Assistant Director
Division of Environmental Remediation

FROM: Michael J. Cruden, P.E., Bureau Director
Remedial Bureau E
Division of Environmental Remediation

SUBJECT: Final Engineering Report and
Site Reclassification to Class X 4 □ 5 □ C
Remedial Parties: C.G. Properties, LLC,Allen Green,Hidden Valley Electronics, Inc., Federal Electronics, Inc., and Harvey Electronics, Inc.
Site Name: Hidden Valley Electronics SSF Site (NYSDEC Lead)
Site No.: 704029

Summary of Approvals

Originator/Supervisor: David K. Harrington, Chief, Bureau E - Section A

Regional Hazardous Waste Remedial Engineer: Harry Warner

BEEI of NYSDOH: Justin Deming / Julia Kenney

CO Bureau Director: Michael J. Cruden, P.E, Director,Remedial Bureau E

Assistant Division Director: George Heitzman, P.E., Assistant Director

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Conclusions: NYSDEC-DER has met all the requirements of the March 2008 Record of Decision (ROD) Plan. The September 2017 Final Engineering Report (FER) and January 2018 Site Management Plan (SMP) have been reviewed and meet the guidelines in the PM checklists.

Health Department Concurrence: The NYSDOH has reviewed and accepted the Final FER and SMP and concurs with site reclassification.

Registry Status and Site Classification: The Site's registry classification has been reassessed pursuant to internal guidance and the Site can be reclassified to Class X 4 □ 5 □ C.

Remediation of the Site: The remedial program was conducted in accordance with the NYSDEC DER-approved remedial design work plans and the results of the remedial action are documented in the Final Engineering Report.

Final Engineering Report: The Final Engineering Report (FER) has been reviewed by NYSDEC and NYSDOH technical staff and the FER checklist has been completed recommending approval of the FER. The FER is signed and sealed by a Professional Engineer licensed to practice in New York State.

Certifications of Report Contents: The FER includes all applicable certifications pursuant to DER-10.

UIS Updates: All project-related updates have been made in the UIS.

Recommendation: We have reviewed the documentation for the completion of this project and recommend that the Final Engineering Reports and site reclassification be approved.

ec:
David Chiusano, Project Manager
David Harrington, Section Chief
K. Lewandowski
J. Kenney, DOH PM
J. Deming, DOH Supervisor

Documents Attached:
□ Site Investigation Information Form
 UIS Generated Final Engineering report & Reclassification Approval Form

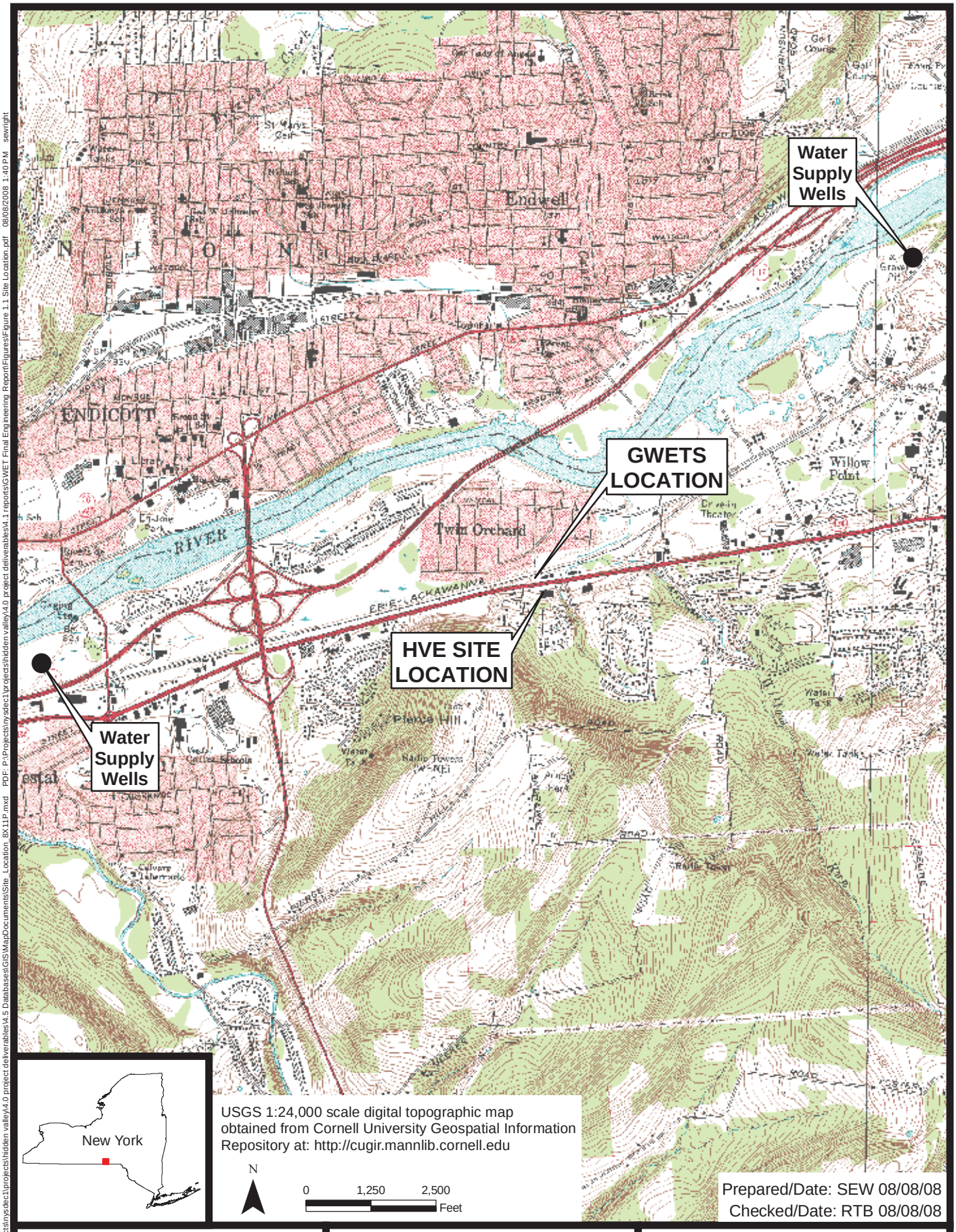
Supporting Documents in EDMS:

X Site Management Plan	
X Remedial Investigation Report	X Final Engineering Report
□ Remedial Action Work Plan	X DOH Concurrence
X Remedial Design Documents	X Site Management Plan Checklist
X Environmental Easement	X Final Engineering Report Checklist

Hidden Valley Electronics Site
Site No. 704029
Town of Vestal, Broome County

Reclassification Package List of Figures:

1. Site Location
2. Site Boundaries
3. Final EE Survey
4. Site Features
5. MW Location and Contaminant Concentration Maps
6. Emerging Contaminants in Groundwater

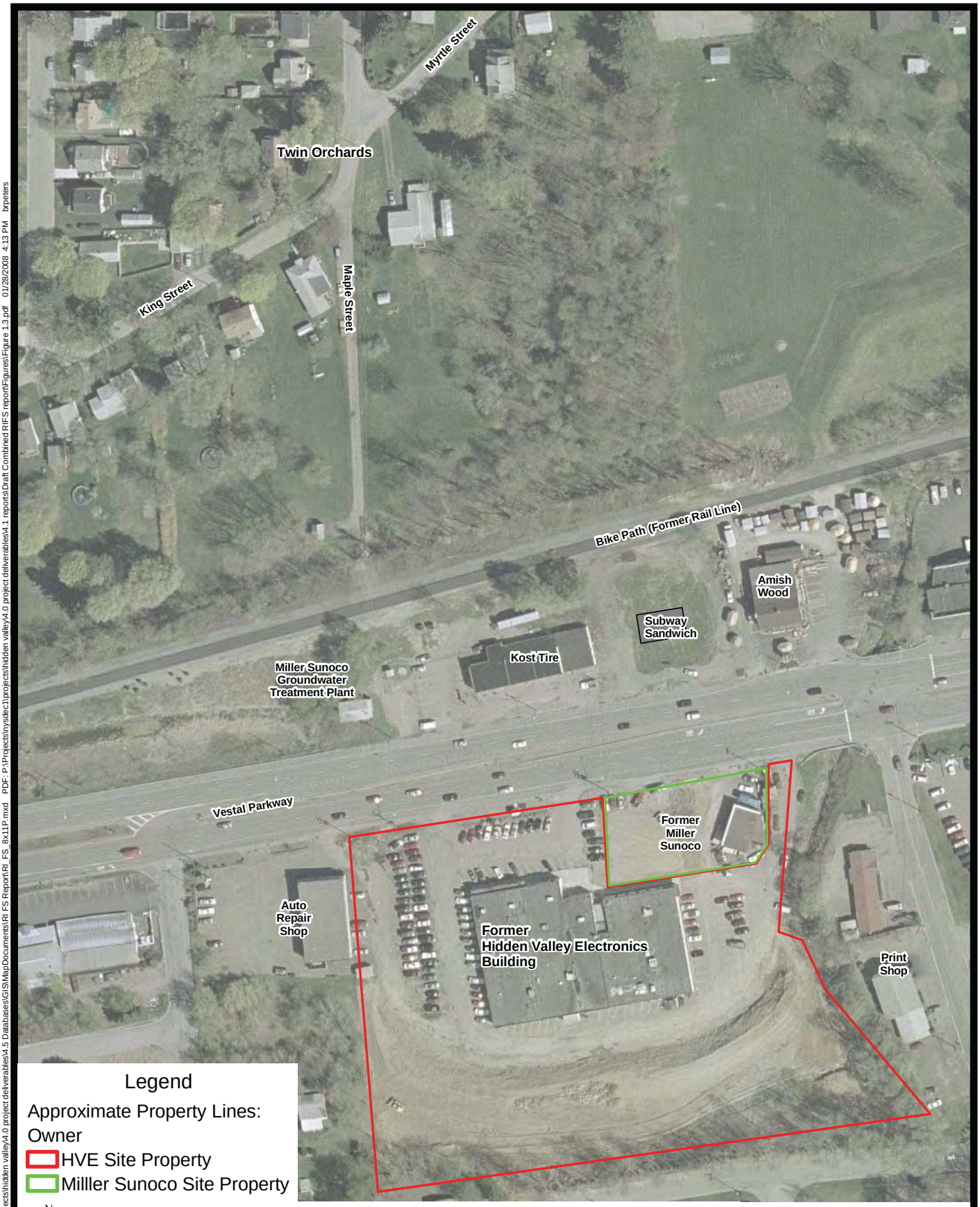


FINAL ENGINEERING REPORT
HIDDEN VALLEY ELECTRONICS SITE
VESTAL, NEW YORK

MACTEC

HVE SITE AND GWETS LOCATION
1808 VESTAL PARKWAY EAST
Project 3612-07-2082
Figure 1.1

Document: P:\Projects\nysdec1\projects\hidden valley\4.0 project deliverables\4.5 Databases\GIS\MapDocuments\Site_Location_8X11P.mxd PDF: P:\Projects\nysdec1\projects\hidden valley\4.0 project deliverables\4.1 reports\GWET Final Engineering Report\Figures\Figure 1.1 Site Location.pdf 08/08/2008 1:40 PM sewright



Legend

Approximate Property Lines:

Owner

- HVE Site Property
- Millller Sunoco Site Property

N

0 75 150 Feet

Note:
Broome County color digital orthoimagery (2002) obtained from New York State GIS Clearinghouse at: http://www.nysgis.state.ny.us

Prepared/Date: BRP 01/28/08
Checked/Date: TDL 01/28/08

Hidden Valley Electronics Site
Vestal, New York

MACTEC

Site Features
Project 3612102175
Figure 1.1

SURVEYORS DESCRIPTION – ENVIRONMENTAL EASEMENT COVERS ENTIRE TAX MAP NO. 158.13-3-2.1

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Vestal, County of Broome, State of New York, being all of the property now or formerly of CG Properties, LLC described in Liber 2101 P. 346 as recorded in the Broome County Clerk's Office on March 01, 2005 (TM# 158.13-3-2.1), bounded and described as follows:

BEGINNING at a point on the southerly highway boundary of Vestal Parkway East, NYS Route 434 at its intersection with the division line between the property now or formerly of CCAK, LLC per L. 2351 P. 566 (TM# 158.13-3-5) on the east and the property now or formerly of CG Properties, LLC per L. 2101 P. 346 (TM# 158.13-3-2.1) on the west, said point being N88°49'10"W, a distance of 83.30 feet from the intersection of the westerly highway boundary of Ridgehaven Drive and the southerly highway boundary of Vestal Parkway East;

RUNNING THENCE along said division lines the following two (2) courses and distances:

1) S01°10'50"W, a distance of 80.34 feet to a point;
2) S06°17'30"W, a distance of 133.90 feet to a point at its intersection with the division line between the property now or formerly of CG Properties, LLC per L. 2101 P. 351 (TM# 158.13-3-8.1) on the south and said CG Properties, LLC (TM# 158.13-3-2.1) on the north; thence along the division lines between said CG Properties, LLC (TM# 158.13-3-8.1) and said CG Properties, LLC (TM# 158.13-3-2.1) the following eighteen (18) courses and distances:

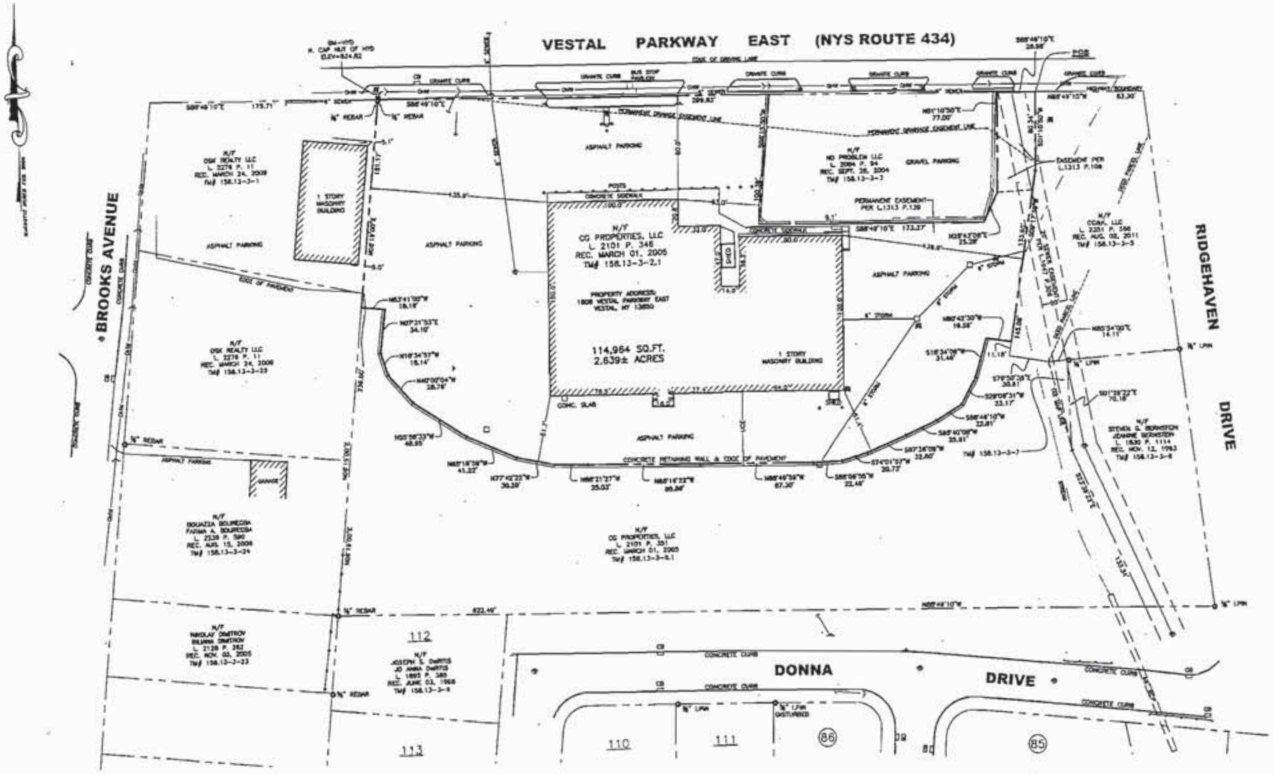
1) N80°42'30"W, a distance of 19.58 feet to a point on a concrete retaining wall;
2) S16°34'06"W, a distance of 31.48 feet to a point on a concrete retaining wall;
3) S29°06'31"W, a distance of 23.17 feet to a point on a concrete retaining wall;
4) S58°49'10"W, a distance of 22.61 feet to a point on a concrete retaining wall;
5) S65°40'08"W, a distance of 35.91 feet to a point on a concrete retaining wall;
6) S67°36'09"W, a distance of 32.60 feet to a point on a concrete retaining wall;
7) S74°01'07"W, a distance of 20.73 feet to a point on a concrete retaining wall;
8) S86°06'55"W, a distance of 22.49 feet to a point on a concrete retaining wall;
9) N88°49'39"W, a distance of 67.30 feet to a point on a concrete retaining wall;
10) N88°16'22"W, a distance of 55.85 feet to a point on a concrete retaining wall;
11) N88°21'27"W, a distance of 35.03 feet to a point on a concrete retaining wall;
12) N77°42'22"W, a distance of 30.20 feet to a point on a concrete retaining wall;
13) N65°18'39"W, a distance of 41.22 feet to a point on a concrete retaining wall;
14) N53°38'33"W, a distance of 48.95 feet to a point on a concrete retaining wall;
15) N40°00'04"W, a distance of 28.76 feet to a point on a concrete retaining wall;
16) N18°34'57"W, a distance of 16.14 feet to a point on a concrete retaining wall;
17) N07°21'53"E, a distance of 34.10 feet to a point on a concrete retaining wall;
18) N53°41'00"W, a distance of 18.19 feet to a point at its intersection with the division line between the property now or formerly of DSK Realty LLC per L. 2276 P. 11 (TM# 158.13-3-25) on the west and said CG Properties, LLC (TM# 158.13-3-2.1) on the east; thence N08°19'00"E along the last mentioned division line and along the division line between another property now or formerly owned by DSK Realty LLC per L. 2276 P. 11 (TM# 158.13-3-1) on the west and said CG Properties, LLC (TM# 158.13-3-2.1) on the east, a distance of 181.17 feet to a point at its intersection with said southerly highway boundary of Vestal Parkway East; thence S88°49'10"E along said southerly boundary, a distance of 299.83 feet to a point at its intersection with the division line between the property now or formerly of No Problem LLC per L. 2084 P. 94 (TM# 158.13-3-3) on the east and said CG Properties, LLC (TM# 158.13-3-2.1) on the west; thence along the division lines between said No Problem LLC and said CG Properties, LLC (TM# 158.13-3-2.1) the following four (4) courses and distances:

1) S08°15'50"W, a distance of 100.39 feet to a point;
2) S88°49'10"E, a distance of 173.27 feet to a point;
3) N25°43'06"E, a distance of 25.28 feet to a point;
4) N01°10'50"E, a distance of 77.00 feet to a point at its intersection with said southerly highway boundary of Vestal Parkway East; thence S88°49'10"E along said southerly highway boundary, a distance of 28.98 feet to the POINT OF BEGINNING.

Containing 114,964 square feet or 2.639 acres, more or less.

LEGEND

•	5/8" REBAR SET "KEYSTONE BING NY"	Ⓢ	STORM MANHOLE
o	IRON FOUND AND NOTED	Ⓓ	DRAINAGE MANHOLE
N/F	NOW OR FORMERLY	□	CATCH BASIN
TM#	TAX MAP NUMBER	—x—	CHAIN LINK FENCE
—⊢	SIGN	—□—	STOCKADE FENCE
-◇-	UTILITY POLE	⊠	WATER VALVE
—OHW—	OVERHEAD UTILITIES	⛭	FIRE HYDRANT
—GAS—	GAS LINES	(86)	LOT IN "SUB'D. NO.9 RIDGEHAVEN"
—)	GUY WIRE	112	LOT IN "SUB'D. NO.10 RIDGEHAVEN"



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

THIS PROPERTY IS SUBJECT TO AN ENVIRONMENTAL EASEMENT HELD BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION PURSUANT TO TITLE 36 OF ARTICLE 71 OF THE ENVIRONMENTAL CONSERVATION LAW.

NOTES

1) PREMISES SOURCE OF TITLE BEING L. 2101 P. 346 RECORDED IN THE BROOME COUNTY CLERK'S OFFICE MARCH 01, 2005.

2) SUBJECT TO THE FOLLOWING EASEMENTS:

A) A PERPETUAL RIGHT OF WAY AND EASEMENT 20' IN WIDTH FOR A SANITARY SEWER PIPE LINE(S) GRANTED TO THE TOWN OF VESTAL PER L.1047 P.306 AS RECORDED IN THE BROOME COUNTY CLERK'S OFFICE ON DECEMBER 28, 1961.

B) AN INGRESS AND EGRESS EASEMENT GRANTED TO TIER OIL CORP. PER L.1313 P.108 AS RECORDED IN THE BROOME COUNTY CLERK'S OFFICE ON DECEMBER 19, 1960.

C) A USAGE EASEMENT GRANTED TO BARNETT H. GREEN, ETHEL HELLMAN & ALLEN J. GREEN PER L.1313 P.139 AS RECORDED IN THE BROOME COUNTY CLERK'S OFFICE ON DECEMBER 19, 1960.

D) THOSE HIGHWAY MAPS LISTED BELOW IN REFERENCE DATA NUMBERS 5 AND 8.

3) SUBJECT TO ANY AND ALL OTHER EASEMENTS OF RECORD AND/OR AS FOUND IN THE FIELD.

4) THE DRAFT COMMITMENT FOR TITLE INSURANCE DATED JULY 08, 2012 AND PREPARED BY STEWART TITLE INSURANCE COMPANY, TITLE NO. O-8912- WITH THE PEOPLE OF THE STATE OF NEW YORK BEING THE APPLICANT AND A 'PORTION OF 1808 VESTAL PARKWAY EAST, VESTAL, NY 13850' BEING THE PROPERTY WAS REVIEWED FOR THIS SURVEY.

5) TOTAL AREA 114,964 SQ.FT. OR 2.639 ACRES±.

6) THE DRAFT ENVIRONMENTAL EASEMENT ENTITLED "ENVIRONMENTAL EASEMENT GRANTED PURSUANT TO ARTICLE 71, TITLE 36 OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW" TO BE BETWEEN CG PROPERTIES LLC AND THE PEOPLE OF THE STATE OF NEW YORK WHICH IS UNDATED AND UNSIGNED HAS BEEN REVIEWED.

REFERENCE DATA

1. MAP ENTITLED "SECTION NO. 9 RIDGEHAVEN, PROPERTY OF BUD SCHROEDER, INC., TOWN OF VESTAL, BROOME COUNTY, NEW YORK" PREPARED BY JOHN F. PURDY DATED NOVEMBER 20, 1961. FILED IN THE BROOME COUNTY CLERK'S OFFICE ON JULY 3, 1962 IN MAP BOOK 20 PAGE 493 AS MAP NO. 1607.

2. MAP ENTITLED "SECTION NO. 10 RIDGEHAVEN, TOWN OF VESTAL, BROOME COUNTY, NEW YORK" PREPARED BY C.J. WINTERBERGER–CIVIL ENG'R.–SURVEYOR DATED NOVEMBER 28, 1963. FILED IN THE BROOME COUNTY CLERK'S OFFICE ON FEBRUARY 27, 1964 IN MAP BOOK 22 PAGE 546.

3. MAP ENTITLED "SURVEY FOR AMERICAN FAMILY FITNESS & AEROBICS CENTER, 1808 VESTAL PARKWAY EAST, TOWN OF VESTAL, BROOME COUNTY, NEW YORK STATE" PREPARED BY KEYSTONE ASSOCIATES ARCHITECTS, ENGINEERS AND SURVEYORS, LLC AS PROJECT # 170.14001 ON NOVEMBER 12, 2003 AND REVISED JANUARY 28, 2004.

HIGHWAY MAPS:

4. "S.H. 1813, BROOME CO., MAP NO. 4.8" DATED APRIL 11, 1938. LANDS TO BE APPROPRIATED BY THE STATE OF NEW YORK FOR THE RECONSTRUCTION OF STATE HIGHWAY NO.1813.

5. "S.H. 1813, BROOME CO., MAP NO. 5.3" DATED APRIL 11, 1938. LANDS TO BE APPROPRIATED BY THE STATE OF NEW YORK FOR THE RECONSTRUCTION OF STATE HIGHWAY NO.1813.

6. "S.H. 1813, BROOME CO. EASEMENT MAP NO. 7" DATED APRIL 13, 1939. A PERPETUAL EASEMENT TO BE APPROPRIATED BY THE STATE OF NEW YORK FOR STATE HIGHWAY NO.1813.

7. "S.H. 1813, BROOME CO. EASEMENT MAP NO. ER-1-C" DATED JUNE 28, 1957. A PORTION OF PERPETUAL EASEMENT TO BE APPROPRIATED BY THE STATE OF NEW YORK FOR STATE HIGHWAY NO.1813.

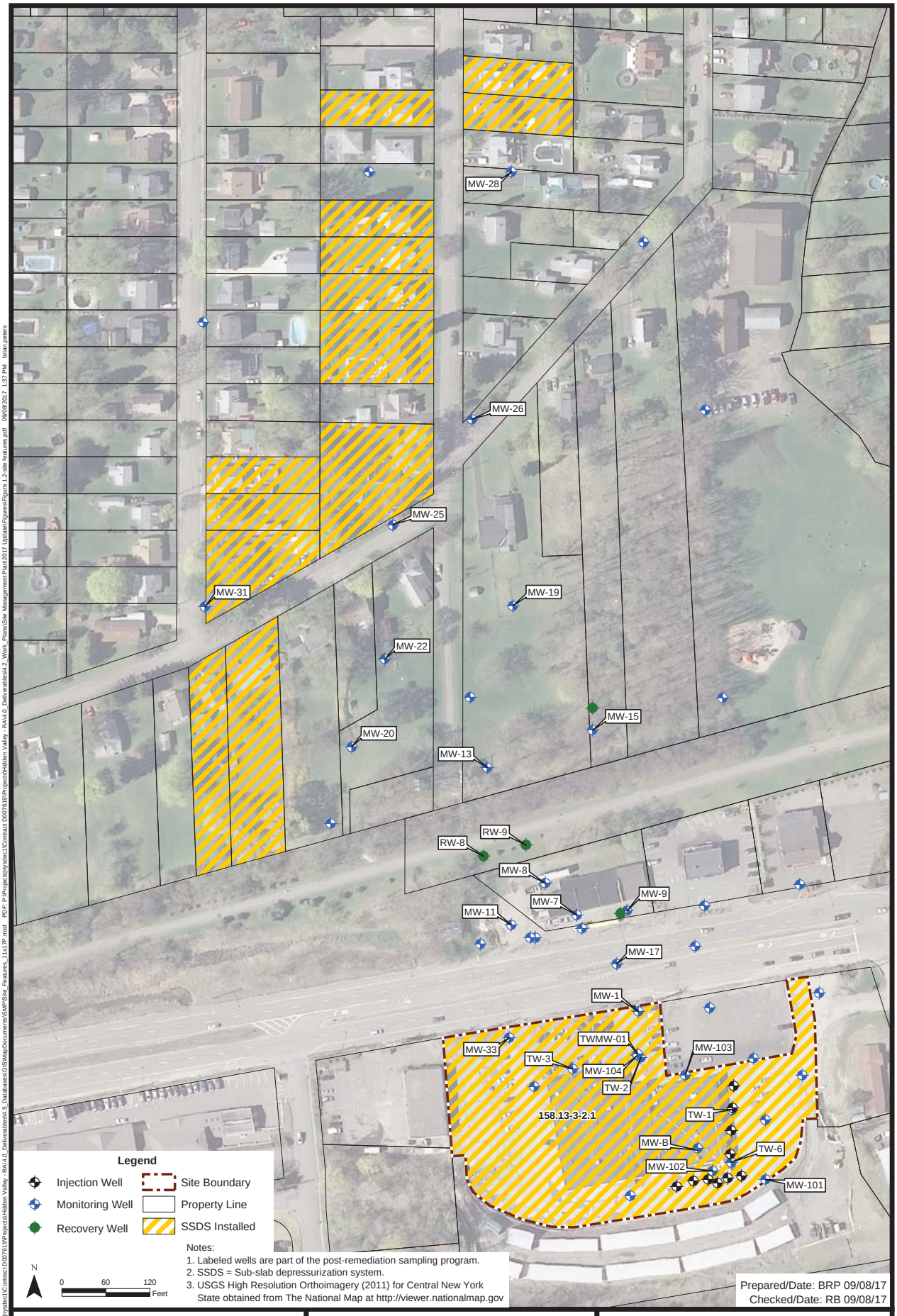
I hereby certify to C.G. PROPERTIES, LLC; THE PEOPLE OF THE STATE OF NEW YORK ACTING THROUGH THEIR COMMISSIONER OF THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION; and STEWART TITLE INSURANCE COMPANY that this survey was prepared in accordance with the current Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. This certification is limited to persons for whom this map is prepared, to the title company and to the lending institution listed. Certifications are not transferable to additional institutions or subsequent owners.

KEYSTONE ASSOCIATES
ARCHITECTS, ENGINEERS AND SURVEYORS LLC
58 Exchange Street
Binghamton, New York 13901
Phone: 607.722.1100
Fax: 607.722.2915
Email: info@keystoneassoc.com
www.keystoneassoc.com

BOUNDARY SURVEY
FOR
C.G. PROPERTIES, LLC
1808 VESTAL PARKWAY EAST
TOWN OF VESTAL · BROOME COUNTY · NEW YORK STATE

SHEET NO.
B-1

PROJECT NO.
2112.18002

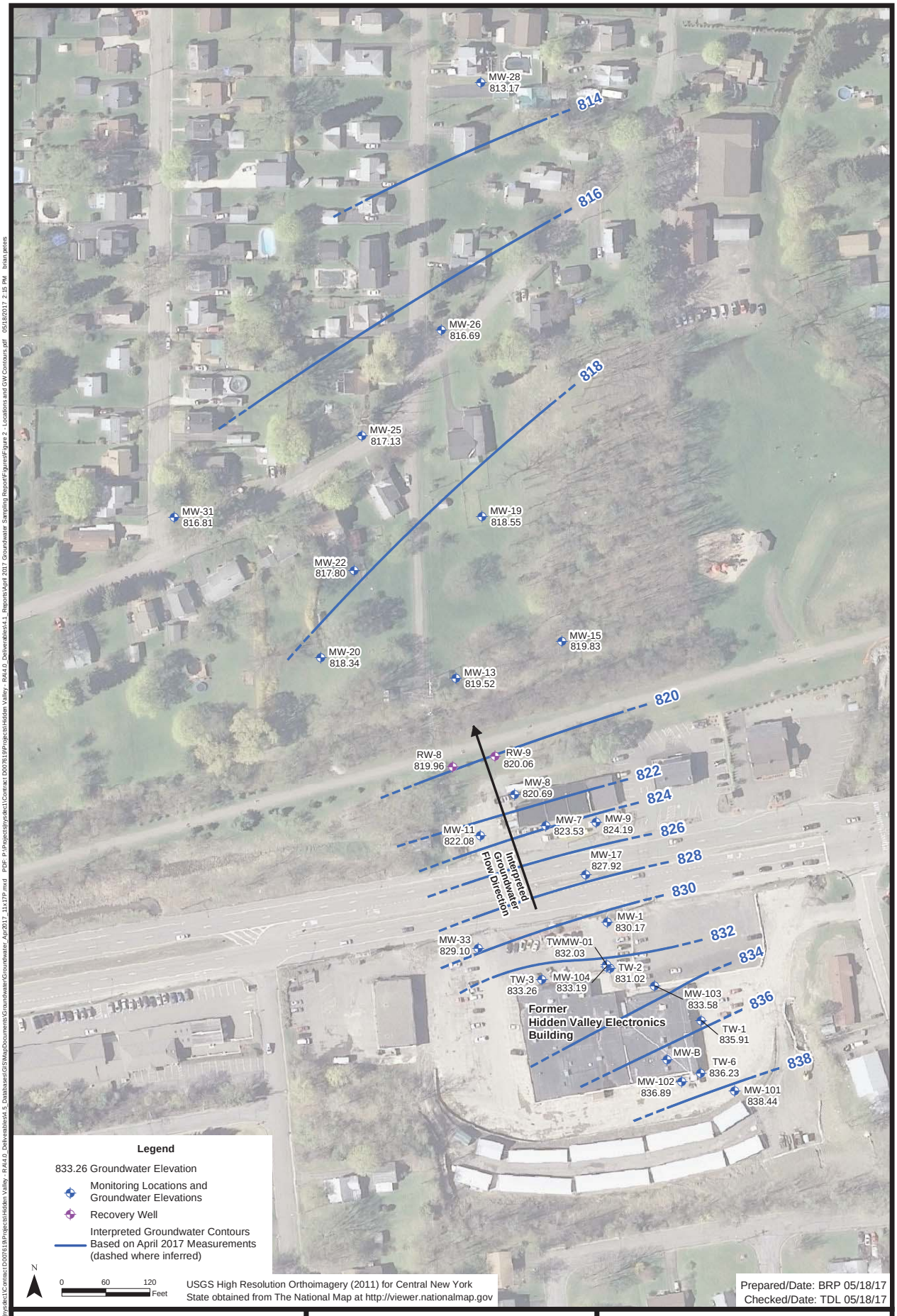


HIDDEN VALLEY ELECTRONICS SITE
VESTAL, NEW YORK

MACTEC

SITE FEATURES

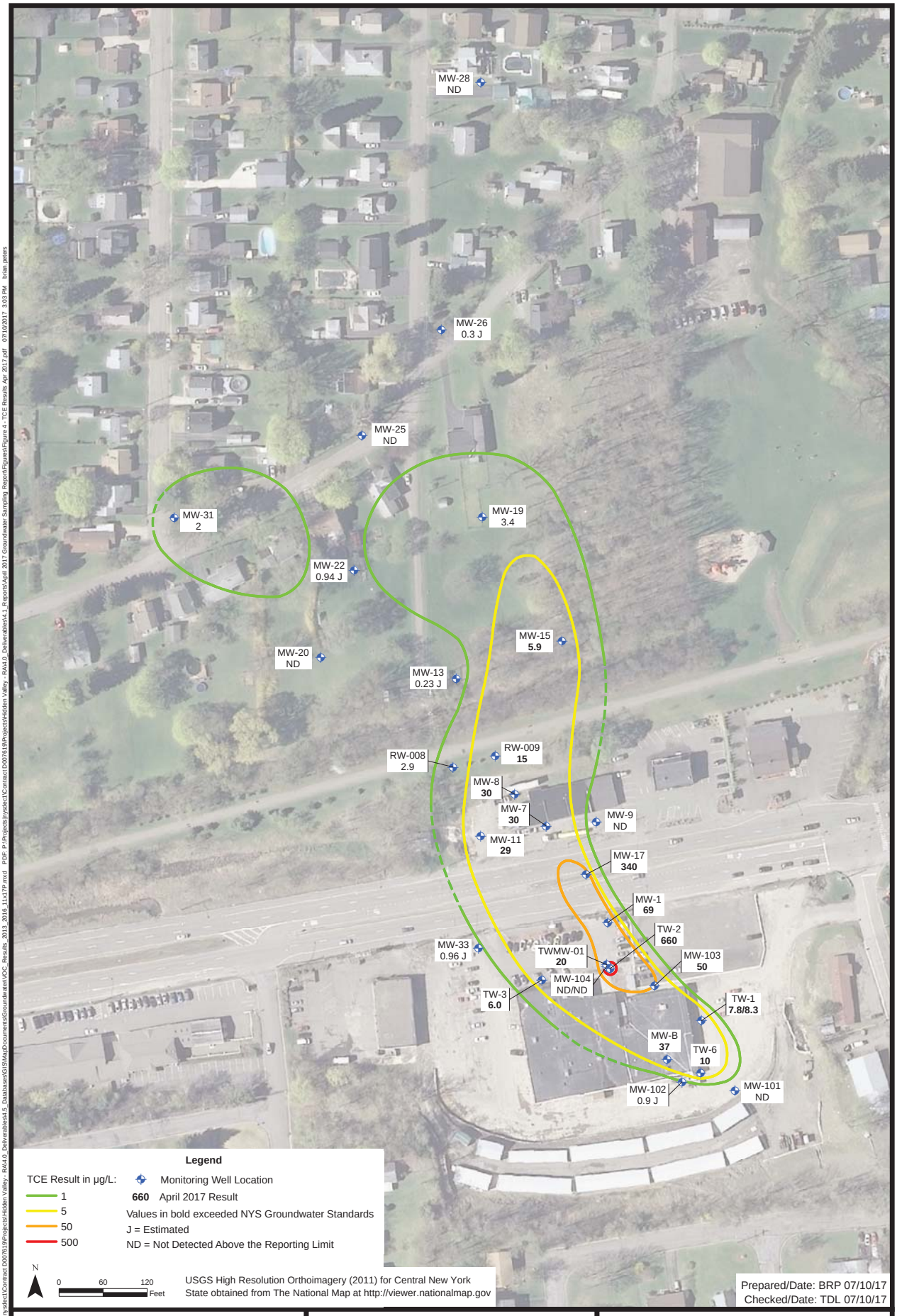
Project 3612122247 Figure 1.2



APRIL 2017
GROUNDWATER SAMPLING REPORT
HIDDEN VALLEY ELECTRONICS SITE
VESTAL, NEW YORK

MACTEC

APRIL 2017
SITE MONITORING LOCATIONS AND GROUNDWATER CONTOURS
Project 3612122247 Figure 2.3

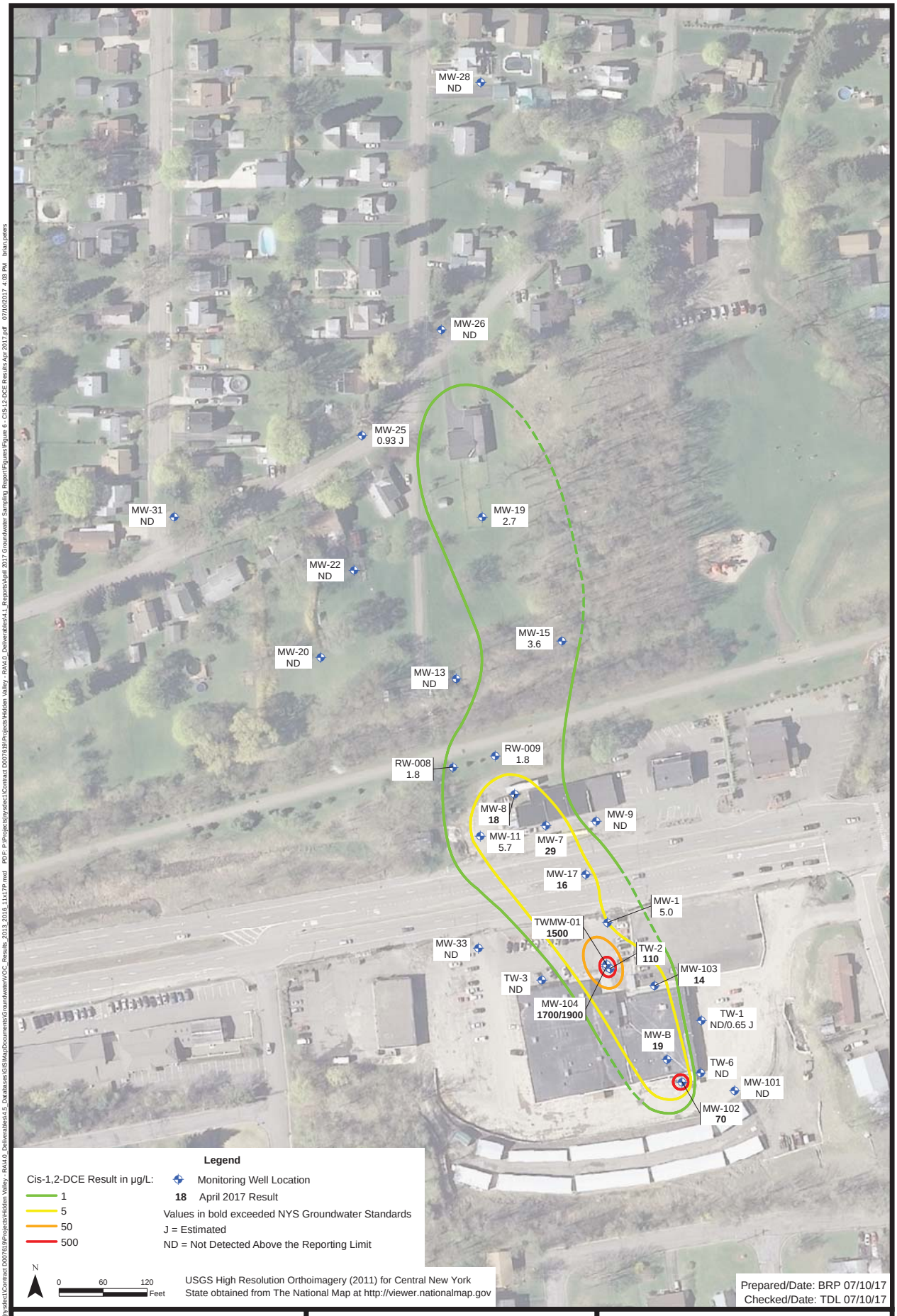


APRIL 2017
GROUNDWATER SAMPLING REPORT
HIDDEN VALLEY ELECTRONICS SITE
VESTAL, NEW YORK

MACTEC

TCE RESULTS
APRIL 2017

Project 3612122247 Figure 2.4

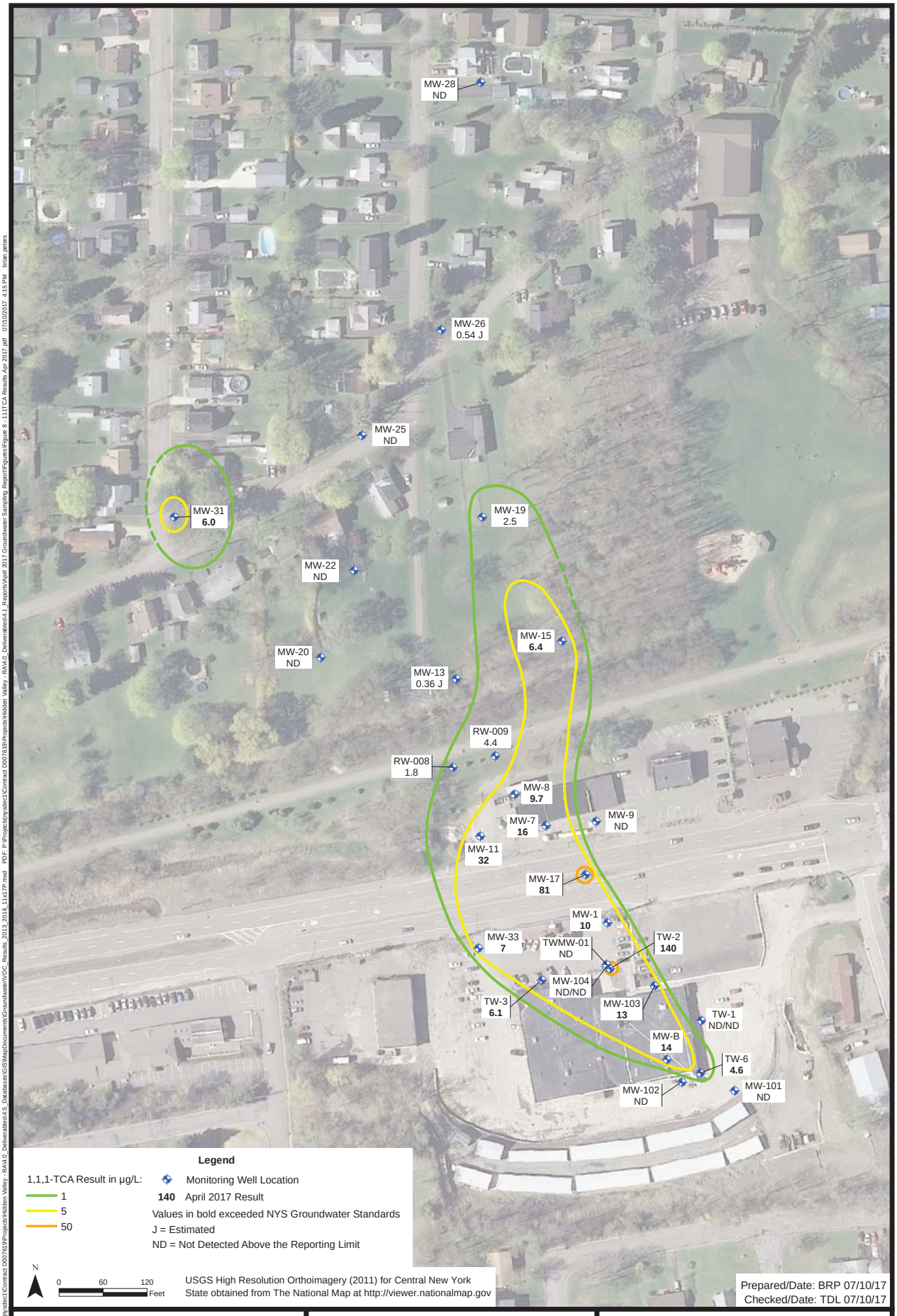


APRIL 2017
GROUNDWATER SAMPLING REPORT
HIDDEN VALLEY ELECTRONICS SITE
VESTAL, NEW YORK

MACTEC

CIS-1,2-DCE RESULTS
APRIL 2017

Project 3612122247 Figure 2.5



APRIL 2017
GROUNDWATER SAMPLING REPORT
HIDDEN VALLEY ELECTRONICS SITE
VESTAL, NEW YORK

MACTEC

1,1,1-TCA RESULTS
APRIL 2017

Project 3612122247 Figure 2.6

Emerging Contaminant Sampling Initiative
EC Form 1: Initial Groundwater Sampling Results Evaluation

Site Name: HIDDEN VALLEY ELECTRONICS Site ID: 704029

Date(s) Sampled: 2016/2017/2018 Class: 2

Number of Monitoring Wells: 9 (attach figure showing sampling locations)

Groundwater Screening

Chemical	Screening level (DWQC Recommended MCL)	Max. concentration detected	Check box if level exceeded
1,4-dioxane in groundwater	1 ug/L (ppb)	11	☑
PFOA in groundwater	10 ng/L (ppt)	27	☑
PFOS in groundwater	10 ng/L (ppt)	8.4	☐
Awareness			
Other PFAS (**not** PFOA/PFOS)	Any one compound over 100 ng/L	9.6	☐
Total PFAS (incl. PFOA/PFOS)	Total concentration over 500 ng/L	53.93	☐

STOP here if no screening levels are exceeded. No further action required at this time.

Proximity to Water Supplies

Water supply type	Any wells within ½ mile of site?	Distance (ft)	Method(s) used to confirm water supply well locations
Public well(s)	NO	>1 MILE	GIS MAP/RI REPORT
Private well(s)	NO	NA	RI REPORT

If water supply wells are confirmed within ½ mile of site, discuss need for sampling these supply wells with DOH. Create a *EC Water Supply Sampling* project in UIS to track drinking water sampling efforts as directed.

Apparent Source(s)

Chemical	Past use or storage of chemical on-site?	Describe reasons for suspecting apparent source(s)
1,4-dioxane	UNKNOWN	NA
PFAS	UNKNOWN	NA

If an apparent on-site source is suspected, incorporate further work into ongoing remedial program if possible.

Further action required at this time? ☐ Yes ☑ No

Use the box at the bottom of page 2 to summarize site-specific next steps or provide rationale for not recommending further action if screening levels are exceeded.

DAVID CHIUSANO
Project Manager

MICHAEL CRUDEN
Bureau Director

DAVID HARRINGTON
Section Chief

2/6/19
Date Signed

Emerging Contaminant Sampling Initiative
EC Form 1: Initial Groundwater Sampling Results Evaluation

Checklist for Completing EC Form 1:

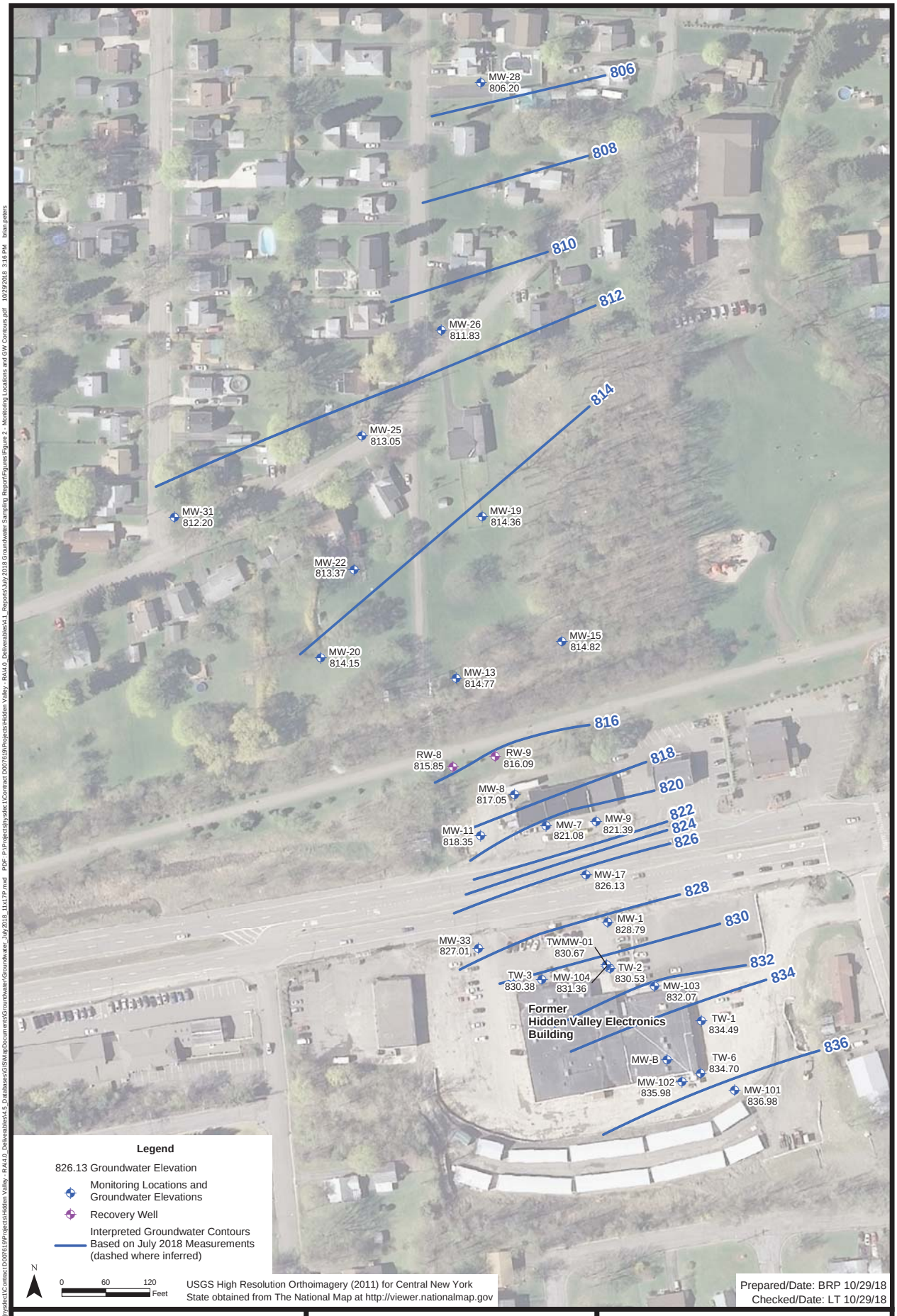
- [x] Did you include a value in "Maximum Level Detected" even if the screening levels were not exceeded?
- [x] Did you enter "ND" if nothing detected or "NA" if not analyzed?
- [x] Did you check your units (ug/L vs ng/L)?
- [x] Did you include PFOA & PFOS when totaling "Total PFAS"?
- [x] Did you check yes or no for "Is further action required at this time?"
- [x] Did you include "next steps", or provide justification for not recommending further action, if RMCLs are exceeded?
- [x] Did you attach a figure with sampling locations?
- [x] Did you attach emerging contaminant data? (not the full data package—only enough for all reviewers to double check that the form is filled out properly)
- [x] Did you read through the internal DER Emerging Contaminant website for guidance on what to do if you have exceedances?
- [x] Did you check with state/local DOH or with local public water suppliers to help determine the presence of private drinking water wells?
- [x] Is the data in EQuIS?
- [x] Did you complete the UIS EC project current status per the internal DER Emerging Contaminant website?

This form is to be uploaded to DecDocs when completed. A copy of the signed form is to be sent to Caryn Bower (OGC) and Eric Hausamann (DER Bureau D/Sec D).

Site-specific next steps or rationale for not recommending further action

LOW EMERGING CONTAMINANT CONCENTRATIONS IN THE GROUNDWATER ALONG WITH PROXIMITY OF NEARBY PWS WELL (> 1 MILE).

CONTAMINATION FOUND IN UPGRADIENT WELL MW-101 CONFIRMING SITE IS NOT AN APPARENT SOURCE.



JULY 2018
GROUNDWATER SAMPLING REPORT
HIDDEN VALLEY ELECTRONICS SITE
VESTAL, NEW YORK

MACTEC

JULY 2018
SITE MONITORING LOCATIONS AND GROUNDWATER CONTOURS
Project 3612122247 Figure 2

Table 5: Per and Poly Fluorinated Compounds

			Location	MW-101	MW-11	MW-13	TW-2	TW-2
			Sample Date	4/25/2017	4/26/2017	4/25/2017	4/27/2017	4/27/2017
			Sample ID	HVMW10101017XX	HVMW01102017XX	HVMW01301517XX	HVTW00201517XD	HVTW00201517XX
			Qc Code	FS	FS	FS	FD	FS
Class	**Parameter**	**Criteria**	**Units**					
PFCs	Perfluorobutanesulfonic acid (PFBS)	380*	ng/l	3	2.6	0.86 J	1.9	2
PFCs	Perfluorobutanoic acid	NL	ng/l	4.3	2.2	2.2	2.6	2.5
PFCs	Perfluoroheptanoic acid	NL	ng/l	9.6	2.2	0.89 J	1.9	1.9
PFCs	Perfluorohexane sulfonic acid	NL	ng/l	0.76 J	2.1	0.77 J	1.7 U	1.7 U
PFCs	Perfluorohexanoic acid	NL	ng/l	4.5	3.3	0.98 J	2.8	2.9
PFCs	Perfluorononanoic acid	NL	ng/l	0.67 J	2.1	1.6 U	1.4 J	1.3 J
PFCs	Perfluorooctanesulfonic acid (PFOS)	70**	ng/l	2.4	4.4	1.6 U	1.5 J	1.5 J
PFCs	Perfluorooctanoic acid (PFOA)	70**	ng/l	27	8.1	2	13	12
PFCs	Perfluoropentanoic acid	NL	ng/l	1.7	3.6	0.98 J	2.4	2.2
PFCs	Sum PFOA and PFOS	70**	ng/l	**29**	**13**	**2**	**15**	**14**

Notes:

* = USEPA Regional Screening Levels (May 2016) [https://www.epa.gov/risk/regional-screening-levels-rsls-generic-tables-may-2016].

** = USEPA, May 2016a. Drinking Water Health Advisory for PFOA and USEPA, May 2016b. Drinking Water Health Advisory for PFOS.

Note: When PFOA and PFOS are both present, the combined detected concentrations of the compounds should be compared with the 70 ng/L health advisory value (see Sum PFOA and PFOS)

NL = no limit to criteria

Samples analyzed for per-and poly-flourinated compounds by USEPA Modified Method 537

ng/l = nanograms per liter

Criteria = Environmental Protection Agency Advisory Limit, except where noted

detections in bold

Prepared by: BS 6/21/17

Checked by: TL 6/30/17

Table 5: Per- and Poly-Fluorinated Compounds

			Location	MW-101	MW-11	MW-13	TW-2	TW-2
			Sample Date	7/24/2018	7/25/2018	7/26/2018	7/24/2018	7/24/2018
			Sample ID	HVMW10101018XX	HVMW01102018XX	HVMW01301518XX	HVTW00201518XD	HVTW00201518XX
			Qc Code	FS	FS	FS	FD	FS
Class	**Parameter**	**Criteria**	**Units**					
PFCs	Perfluorobutanesulfonic acid (PFBS)	380*	ng/l	**5.3**	**3.8**	1.6 U	**3.8**	**3.9**
PFCs	Perfluorobutanoic acid	NL	ng/l	**4.2**	**2.9**	1.6 U	**4.1**	**4.2**
PFCs	Perfluorododecanoic acid	NL	ng/l	1.6 U	1.5 U	1.6 U	1.5 U	**0.32** J
PFCs	Perfluoroheptanoic acid	NL	ng/l	**5.2**	**3.3**	1.6 U	**2.2**	**2.2**
PFCs	Perfluorohexane sulfonic acid	NL	ng/l	**0.61** J	**2.3**	1.6 U	**0.65** J	**0.73** J
PFCs	Perfluorohexanoic acid	NL	ng/l	**2.2**	**7.7**	1.6 U	**4.6**	**4.9**
PFCs	Perfluorononanoic acid	NL	ng/l	**1.9**	**5**	1.6 U	**2**	**1.7**
PFCs	Perfluorooctanesulfonic acid (PFOS)	70**	ng/l	**2.8**	**8.4**	1.6 U	**2.6**	**2.3**
PFCs	Perfluorooctanoic acid (PFOA)	70**	ng/l	**19**	**13**	1.6 U	**16**	**15**
PFCs	Perfluoropentanoic acid	NL	ng/l	**1.7**	**8**	1.6 U	**4**	**4.6**
PFCs	Perfluorotridecanoic acid	NL	ng/l	1.6 U	1.5 U	1.6 U	1.5 U	**0.27** J
PFCs	Sum PFOA and PFOS	70**	ng/l	**21.8**	**21.4**	1.6 U	**18.6**	**17.3**

Notes:

* = USEPA Regional Screening Levels (May 2016) [https://www.epa.gov/risk/regional-screening-levels-rsls-generic-tables-may-2016].

** = USEPA, May 2016a. Drinking Water Health Advisory for PFOA and USEPA, May 2016b. Drinking Water Health Advisory for PFOS.
Note: When PFOA and PFOS are both present, the combined detected concentrations of the compounds should be compared with the 70 ng/L health advisory value (see Sum PFOA and PFOS)

NL = no limit to criteria

Samples analyzed for per-and poly-flourinated compounds by USEPA Modified Method 537

ng/l = nanograms per liter

Criteria = Environmental Protection Agency Advisory Limit, except where noted

Detections in bold

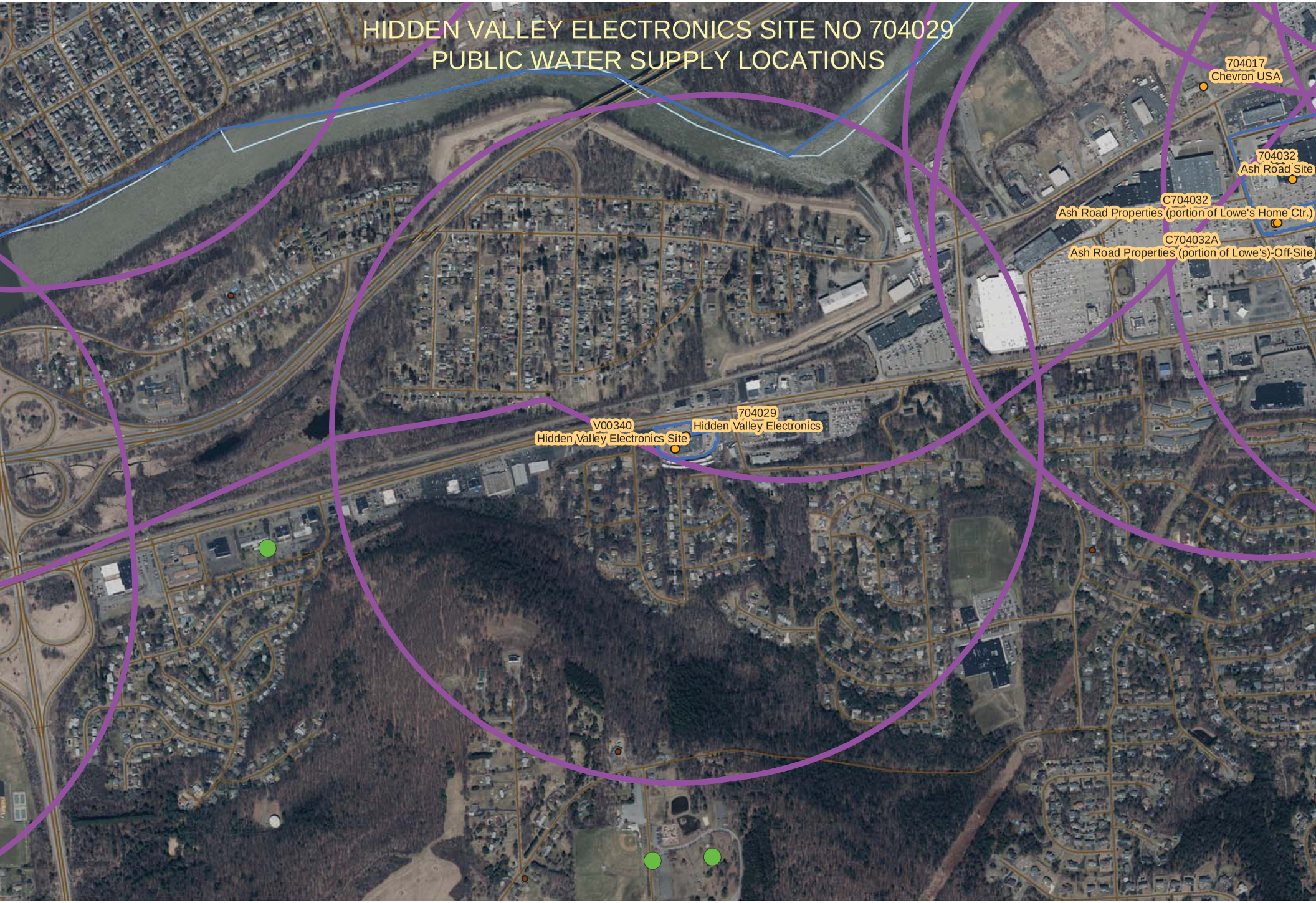
Prepared by: KMS 10/29/18
Checked by: RMB 11/5/18

Table 7: Summary of Groundwater 1,4-Dioxane Analytical Results

			YEAR	2016	2017	2018
Location	Sample ID	Sample Type	USEPA RSL TAPWATER[1] µ/L	RESULT µ/L	RESULT µ/L	RESULT µ/L
TW-1	HVTW00101516XX	FS	0.46	0.4UJ	NS	NS
	HVTW00101516XXD	FD		0.4UJ	NS	NS
TW-2	HVTW00201518XX	FS		NS	**11**	**6.2**
	HVTW00201518XD	FD		**5.2**	**10**	**7.1**
TW-6	HVTW00601516XX	FS		0.4UJ	NS	NS
MW-31	HVMW03102018XX	FS		NS	**0.61**	**0.61**
MW-101	HVMW10101017XX	FS		NS	ND	NS
MW-103	HVMW10301516XX	FS		0.4U	NS	NS
MW-104	HVMW10404218XX	FS		**0.87**	**1.9**	**1.3**
TWMW-01	HVTWMW00103018XX	FS		**1.8**	**2.2**	**4.6**
MW-B	HVMW00B01016XX	FS		0.4U	NS	NS

[1] USEPA Regional Screening Levels (May 2016) [https://www.epa.gov/risk/regional-screening-levels-rsls-generic-tables-may-2016]

FS = field sample
FD = field duplicate sample
J = estimated value
ND = not detected
NS = not sampled
RSL = regional screening level
U = undetected at the stated detection limit
µ/L = micrograms per liter
Bold results are detections
Bold and highlighted results exceed criteria


HIDDEN VALLEY ELECTRONICS SITE NO 704029
PUBLIC WATER SUPPLY LOCATIONS
704017
Chevron USA
704032
Ash Road Site
C704032
Ash Road Properties (portion of Lowe's Home Ctr.)
C704032A
Ash Road Properties (portion of Lowe's)-Off-Site
704029
Hidden Valley Electronics
V00340
Hidden Valley Electronics Site

NEW YORK STATE OF OPPORTUNITY. Department of Health

ANDREW M. CUOMO
Governor

HOWARD A. ZUCKER, M.D., J.D.
Commissioner

SALLY DRESLIN, M.S., R.N.
Executive Deputy Commissioner

October 12, 2017

Michael Cruden, Director
Remedial Bureau E
Division of Environmental Remediation
NYS Dept. of Environmental Conservation
625 Broadway
Albany, NY 12233

Re: **Final Engineering Report and Site Management Plan**
Hidden Valley Electronics
Site #704029
Vestal, Broome County

Dear Mr. Cruden:

At your Department's request, we have reviewed the September 2017 *Final Engineering Report* and the September 2017 updated *Site Management Plan* (original submittal of May 2012) for the referenced site. I understand that remedial measures included in situ enhanced biodegradation treatment of on-site contaminated groundwater and saturated soils, installation of a groundwater extraction and treatment system, and installation of a hybrid sub-slab depressurization system/soil vapor extraction system in the on-site building and several residential sub-slab depressurization systems which are currently operational in the adjacent residential neighborhood.

Human exposures to remaining residual contamination at the site are being addressed through an environmental easement in place which limits the use and development of the site to commercial or industrial uses and prohibits the use of groundwater at the site as a source or potable or process water without prior approval. The Site Management Plan requires continued evaluation of the potential for vapor intrusion for any existing on-site buildings, future buildings developed on the site, or those off-site structures in areas of known contamination, including provisions for implementing actions recommended to address exposures. Compliance with the approved Site Management Plan and annual certification by the property owner to the New York State Department of Environmental Conservation will ensure that the institutional and engineering controls remain effective.

Based on this information, I believe that the remedial actions have been satisfactorily completed in accordance with the March 2008 *Record of Decision* and that measures are in place to prevent human exposures to residual contamination at the site. If you have any questions, please contact me at (518) 402-7860.

Sincerely,

Maureen E. Schuck

Maureen E. Schuck, Chief
Regions 3, 6 and 7
Bureau of Environmental Exposure Investigation

ec: K. Anders / J. Kenney / e-File
J. Strepelis – NYSDOH CRO
C. Coddington/R. Brink – BCHD
M. Mason / K. Lewandowski – NYSDEC Central Office
H. Warner – NYSDEC Region 7

Checklist for Final Engineering Report (FER) Approval

Applies to sites in the Brownfield Cleanup Program (BCP), Environmental Restoration Program (ERP), Voluntary Cleanup Program (VCP) and Inactive Hazardous Waste Disposal Site Program (SSF)

Site Name: Hidden Valley Electronics
Municipality: Town of Vestal
County: Broome
Site No.: 704029

This FER is for a project which:

☐ Includes a summary of one or more construction completion reports (CCRs) - if checked the FER must reference of these previous CCRs for the areas identified below.
X Is for a single remedial action

All FERs submitted to DEC for approval will be prepared by an individual licensed or otherwise authorized in accordance with article 145 of the education law of the State of New York to practice the profession of engineering, and include the following:

Technical Content of the Report:

The FER must include the following:

X Yes Clear identification of the boundaries of the site as described in the Brownfield Cleanup Agreement (BCA), ERP State Assistance Contract, Voluntary Cleanup Agreement, or for a Superfund site as defined in the Order on Consent or the Inactive Hazardous Waste Disposal Site Registry.

X Yes ☐ **N/A** Clear identification of the boundaries of the real property subject to the environmental easement or other institutional controls, if different than the site boundaries described above.

☐ **Yes X No** (In 01/18 SMP-Appendix A) A metes and bounds description and survey map must be included in the FER which corresponds to the above site boundaries. If no survey was required as part of and institutional control, (i.e., for Track 1 or unrestricted remedies of an entire tax parcel), then these can be the metes and bounds description from the property deed and the property tax map.

X Yes A description of the remedial activities completed at the site, including previous CCRs and the project which is the subject of this FER, completed in accordance with the remedial work plan(s) and/or decision document(s) for the site.

X Yes ☐ **N/A** A complete description of any ICs/ECs employed at the site.

X Yes Identification of the cleanup levels applied to the remedial actions, for each media of concern and area of concern at the site.

X Yes A summary of the implementation of the remedial actions, which includes as appropriate:
X A description of any problems encountered during construction and their resolution;

X A description of changes to the design documents and why the changes were made; including documentation of the approval of the change by DEC.
X Quantities and concentration of contaminants removed or treated;
X A listing of the waste streams, quantity of materials disposed and where they were disposed.

X Yes The FER substantially follows the guidance provided in DER-10: Technical Guidance for Site Investigation and Remediation and specifically includes the following, as appropriate to the remedy:

X Yes □ No □ N/A A detailed description of site restoration activities pursuant to DER-10.

X Yes □ No □ N/A A detailed description of the source and quality of imported fill pursuant to DER-10.

□Yes □ No XN/A For active groundwater remedial actions consisting of groundwater extraction or control: The FER should also include figures representative of flow conditions immediately preceding initiation of the remedial action and flow conditions representative of pumping conditions required by the remedy.

□ Yes □ No X N/A For SSF and ERP projects, where State funding is provided: A detailed summary of actual costs including bid tabulations and change orders.

Tables and Figures: **Included X Yes □ No □ N/A**
As set forth in DER-10 tables and figures presenting post-remedial data as appropriate to document the satisfactory completion of the remedial action. The figure/tables should clearly indicate the nature and extent of any contamination remaining at the site.

As-Built Drawings: **Included X Yes □ No □ N/A**
"As-built" drawings, with a NYS P.E. stamp and signature on each drawing, were provided. The as-built drawings must identify:

X Yes The boundaries of the site, and if different, the real property subject to the environmental easement; other institutional controls must be incorporated on all figures.

X Yes □ N/A The location and extent of all engineering controls including, without limitation, slurry walls, treatment units, piping and instrumentation wiring or other remedial structures which will remain in place after completion of the remedial action.

X Yes □ No □ N/A Permanent survey markers for horizontal and vertical control for site management, where required.

X Yes □ No □ N/A For projects with soil covers and/or caps: the areal and vertical (depth) extent of the covered/capped area, including identification of buildings and/or paving which are considered part of the site cover/cap as well as a description of the material and depths of the demarcation layer.

□**Yes** □ **No** X **N/A** For projects with soil removals: the limits of the excavation, the depth of the excavation and location of all documentation samples.

□**Yes** □ **No** X **N/A** For projects with underground storage tank removals: the size and contents of the tank(s) identified and addressed by the remedy, the surveyed location of the tanks removed or abandoned in place and the extent of any soil removal as per above.

Electronic Attachments: **Included X Yes □ No □ N/A**
The following information should be submitted only in an electronic format that is acceptable to the DER with the FER.

X **Yes** □ **No** □ **N/A** Copies of all fully executed manifests documenting off-site transport and disposal of all material deemed hazardous or solid wastes.
X **Yes** □ **No** □ **N/A** All analytical data for pre and post-excavation samples, soil backfill analyses, treated water effluent analyses, and waste disposal characterizations, including all laboratory data sheets and the required laboratory data deliverables pursuant to DER-10.
X **Yes** □ **No** □ **N/A** Photographs

EQuIS Data Packages
X **Yes** □ **No** □ At a minimum, post-excavation soil data and baseline groundwater groundwater data must be submitted and accepted into EQuIS.

Site Management Plan (SMP):
X **Yes** □ **No** If none is required for the remedy which is the subject of this FER, check here.
X **Yes** □ **No** The approved SMP is included in, or specifically referenced by, the FER.
X **Yes** □ **No** The required certification regarding the SMP is included in the Certification Section below.

Environmental Easement or Deed Restriction (where applicable)
X **Yes** □ **No** If none is required for the remedy which is the subject of this FER, check here.
□ **Yes** X **No** (In SMP) A filed copy of the environmental easement or deed restriction with proof of filing with the responsible municipal authority is included in the FER or has been provided to DEC.
□ **Yes** X **No** (In SMP) A certification that the easement or deed restriction has been filed and the municipalities having jurisdiction over the easement or deed restriction have been notified is required. See Certification Section below for the language of this certification.
□ **Yes** X **No** (In SMP) The County Recording Identifier number is provided in the FER.

Financial Assurance
X **N/A** If none is required for the remedy which is the subject of this FER, check here.
□ **Yes** □ **No** □ **N/A** Identify the financial assurance mechanisms required for the site and include the copy of the executed mechanism.
□ **Yes** A certification that the Financial Assurance has been submitted by the applicant must be included in the FER. See Certification Section below for the language of this certification.

Citizen Participation
□ **Yes** (BCP Only) A fact sheet was issued to the site contact list after the FER was submitted, but prior to DEC approval of the FER.

□ **Yes** (BCP Only) A fact sheet to the site contact list will also be issued within 10 days of when the Certificate of Completion is issued by DEC and, if applicable, will include a summary of the institutional and/or engineering controls implemented by the remedy.
X Yes (SSF Only) A Notice of the COC/Reclassification shall be combined into one Fact Sheet and mailed to the site contact list no sooner than 20 days after issuance of the of the COC. If the site is being delisted, the notice may be mailed immediately; allow for a 30 day public comment period and the classification will be changed 60 days after the COC issuance (or end of comment period if later)
□ **N/A** (ERP)

FER Professional Engineer Certification and Stamp: **Included X Yes □ No**

The FER will be prepared, stamped and the following certification signed by an individual licensed or otherwise authorized in accordance with article 145 of the education law to practice the profession of engineering:

□ I, _____, am currently a registered professional engineer licensed by the State of New York, I had primary direct responsibility for implementation of the remedial program activities, and I certify that the [Remedial Action Work Plan or Remedial Design] was implemented and that all construction activities were completed in substantial conformance with the Department-approved [Remedial Action Work Plan or Remedial Design].

Included X Yes □ No

If the RAWP or RD identifies time frames to be achieved by the remedial program:

□ I certify that the data submitted to the Department with this Final Engineering Report demonstrates that the remediation requirements set forth in the [Remedial Action Work Plan or Remedial Design] and in all applicable statutes and regulations have been or will be achieved in accordance with the time frames, if any, established for the remedy.

Included □ Yes X No

□ I certify that all use restrictions, Institutional Controls, Engineering Controls, and/or any operation and maintenance requirements applicable to the Site are contained in an environmental easement created and recorded pursuant ECL 71-3605 and that all affected local governments, as defined in ECL 71-3603, have been notified that such easement has been recorded.

Included □ Yes □ No X N/A

□ I certify that a Site Management Plan has been submitted for the continual and proper operation, maintenance, and monitoring of all Engineering Controls employed at the Site, including the proper maintenance of all remaining monitoring wells, and that such plan has been approved by Department.

Included □ Yes □ No X N/A

If financial assurance is required: **(N/A)**

□ I certify that any financial assurance mechanisms required by the Department pursuant to Environmental Conservation Law have been executed.

Included □ Yes □ No X N/A

□ I certify that all documents generated in support of this report have been submitted in accordance with the DER's electronic submission protocols and have been accepted by the Department.

Included X Yes No

□ I certify that all data generated in support of this report have been submitted in accordance with the Department's electronic data deliverable and have been accepted by the Department.

Included X Yes □ No

□ 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, [name], of [business address], am certifying as Owner's Designated Site Representative (and if the site consists of multiple properties): [and I have been authorized and designated by all site owners to sign this certification] for the site.

Included □Yes X No

****

For DEC Internal Use Only:

Site Contact List:
□ **N/A** (BCP, ERP, SSF if site locality was canvassed for list serve)
X Yes (SSF if not exempt thru list serve participation and deemed necessary by ADD) Provide to SCS as defined in Part 375-1.2(as). For additional guidance in preparing the SCL, go to http://internal.dec.state.ny.us/der/der309.html

UIS:

Update Remedial Site Information on Main Page

- **X Site Description:** For guidance see http://internal.dec.state.ny.us/der/der274.html
- **X Site Environmental Assessment:** Be sure it reflects conditions after the remedy is implemented (see http://internal.dec.state.ny.us/der/der274.html)
- **X Site Health Assessment:** request from DOH to reflect post-remediation conditions.
- **X Site Name, Address, & Size:** verify and notify SCS for changes
- **X Contacts**: verify owner and all other affiliations are accurate and complete
- **X Easement Identifier:** Enter the County Recording Identifier using the Cross Reference button on the main site page.
- **N/AClean Up Track:** (for BCP sites) provide to SCS for data entry

Class History File - A Class History file (2 to 4) should have been auto-generated when the COC project was created. However, for older projects, this may not have occurred, and one must be requested from Site Control. The Basis for Classification should be entered as follows:

- **X Basis for Classification Change:** Use the standard language for this type of reclassification "Approval of the FER constitutes final approval of the Department's decision to reclassify the

site to a class C. The classification in the UIS will be changed upon COC issuance and associated citizen participation." (see http://internal.dec.state.ny.us/der/der256.html)

IC/EC Module

X Property information is complete and accurate for all parcels

X Control information: If UNRESTRICTED USE/TRACK 1, check No Controls Needed in site property details

ICs: X **Yes** or; ☐ **N/A**

ECs: X **Yes (**indicate all) or; ☐ **N/A**

X Dates - applicable dates, e.g. Control In Place date (filed with County Clerk)

X Control Description - provide a summary of restrictions, in sufficient level of detail to list on the Site Management Form.

UIS Projects - as applicable, verify start and end dates, status for all projects, especially;

X RA End Date – Set this for the month the COC issuance is anticipated. This will auto-update the COC End Date, SM Start Date, and first PRR dates.

Filed in EDMS - as applicable, verify that all applicable documents or equivalent, are present and properly named;

X **Agreement/Order/SAC:** (e.g., agreement.C231011.2006-01-01.BCA.pdf)

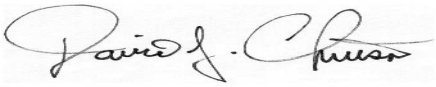
X **Environmental Easement / Deed Restr.:** w/co. Clerk Certificate (e.g., easement.130058.2006-01-01.pdf)

X **Site Management Plan:** (e.g., workplan.130058.2006-01-01.SMP.pdf)

X **Final Engineering Report:** (e.g., report.E915182.2006-01-01.FER.pdf)

X **Site Boundary Map:** Provide tax map, or other that clearly indicates the site boundaries.

The review of the Final Engineering Report has been completed and found to satisfy all applicable requirements and guidance as detailed above. The Final Engineering Report is therefore recommended for approval.



Completed by: _____ Date: 05/16/19

Project Manager

Reviewed by: _____ Date:_____

Section Chief/Regional HWR Engineer

Site Management Plan (SMP) Checklist
for BCP, ERP, SSF and VCP sites

Site Name: Hidden Valley Electronics SSF Site
Municipality: Town of Vestal
County: Broome
Site No.: 704029

The SMP for a site remedial program must include at a minimum an Institutional and Engineering Control Plan as well as provision for the periodic certification of the institutional control and engineering controls (IC/EC certification) and may include, as required by the remedy, a Site Monitoring Plan and Operation & Maintenance Plan. Each of these individual areas of reporting will need to meet the minimum requirements detailed below.

The SMP being reviewed addresses:

Y The entire site

☐ An operable unit of the site identified as:_____

☐ An IRM for operable unit ___ identified as_____

☐ A groundwater restriction or short term engineering control for an otherwise unrestricted use site

The SMP period for this site, after an initial 18 month review, will be:

X Annually **□Every 3 years** **□Every 5 years** **□ Every 10 years**

Institutional and Engineering Control Plan:

Y Must include a complete description of all institutional and/or engineering controls employed at the site, including the mechanisms that will be used to continually implement, maintain, monitor, and enforce such controls both by the applicant, the applicant's successors and assigns, and by state or local government is presented.

Y Appropriate plans for implementation of the engineering and institutional controls, such as for handling soils removed from beneath a soil cover or cap during maintenance or redevelopment of the site. This includes media-specific implementation plans, such as plans for:

- X Soil management which detail procedures for handling soil excavated from below a soil cover or cap during maintenance or redevelopment of the site (e.g., a soils management plan);
- X Installation/operation of sub-slab vapor depressurization systems, or other types of systems to address vapor intrusion;
- X Engineering control inspection plans, for the remedy as implemented or to be installed as part of the site development, such as for a cap or cover system.

Y A periodic review report which includes the IC/EC certification as well as all other reporting of the IC/ECs, site monitoring and/or operation and maintenance of the remedy.

Institutional Control and Engineering Control (IC/EC) Certification: The applicant or site owner must make a periodic certification of the IC/EC to the Department. The requirements of this periodic IC/EC certification will be described in the SMP and the certification must be included in the periodic review report, which is prepared and submitted for the Department-approved certification period. The IC/EC certification will clearly identify the periodic review period and certify that:

Y The institutional controls and/or engineering controls employed at such site are:

- unchanged from the date the control was put in place, unless otherwise approved by the Department;
- in place and effective;
- performing as designed;
- nothing has occurred that would impair the ability of the controls to protect the public health and environment; and
- nothing has occurred that constitutes a violation or failure to comply with any operation and maintenance plan for such controls.

Y Use of the site complies with the environmental easement;

Y Access to the site will be provided to the Department to evaluate the remedy and verify continued maintenance of such controls.

N/A If a financial assurance mechanism is required, the mechanism remains valid and sufficient for the intended purpose.

If the remedy requires only institutional controls, the certification may be made by the property owner. If the remedy includes engineering controls, the certification must be made by a qualified environmental professional or, if engineering evaluations are required, a licensed professional engineer.

N/A For BCP sites: For those sites determined to be non-significant threat sites, but where contaminants in groundwater contravene drinking water standards at the site border, in addition to the items noted above; the remedial party will also have to certify:

☐ That no new information has come to the site owner`s attention, including groundwater monitoring data from wells located at the site boundary, to indicate that the assumptions made in the qualitative exposure assessment of off-site contamination are no longer valid; and

☐ Every five years, that the assumptions made in the qualitative exposure assessment remain valid.

Site Monitoring Plan: Includes, as appropriate for the site remedy, sampling and analysis plans for monitoring soil vapor or another media as identified by the decision document for the site, designed to:

If none is required for the remedy which is the subject of this SMP, check here.

Y Assess the remedy's compliance with groundwater standards.

Y Assess the remedy's compliance with the cleanup objectives of any other impacted media.

Y Evaluate site information (i.e. site use as commercial) periodically to confirm that the remedy continues to be effective for the protection of public health and the environment.

Y Prepare the necessary reports of the results of this monitoring for a period determined by the Department.

Operation & Maintenance Plan: Includes, as appropriate for the site remedy, a plan(s) which:

N/A If none is required for the remedy which is the subject of this SMP, check here

Identify the operation and maintenance activities necessary for the continued operation of the components of the remedy, including provision for evaluation of the systems and recommendations to optimize performance.

Evaluating site information periodically to confirm that the remedy continues to be effective for the protection of public health and the environment.

Preparing the necessary reports of the results of this evaluation for a period determined by the Department.

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For DEC Internal Use Only:

UIS Updates

Remedial Site Information page

Verify/Update Remedial Site Information - Project update guidance for sites descriptions, environmental assessments as well as basis for classification/threat statements may be found at the following internal web address : http://internal/der/der274.html

Y **Site Description**
Y **Site Environmental Assessment**
Y **Site Health Assessment**: request from DOH by the DER PM, entered by SCS
Y **Site Name, Address, & Size**: verify and notify SCS to make adjustments
Y **View Contacts**: verify that all affiliation information is accurate, up-to-date, and complete
N/A **Agreement/Order Ref. No.** (Cross Refs page link from main site page): enter corresponding identifying reference number.
Y **Significant threat** (on main page): verify status, contact SCS to make adjustments
Y **Allowable Use** (on main site page): verify most restrictive use allowed via drop down, entered by SCS

For BCP sites only: N/A

□ **BCP Clean Up Track** (on main site page for BCP sites): enter track via drop down, selection available in remedial projects only
□ **Percent En-zone** (via Extra Details link on main site page) verify and/or select via drop down
□ **BCP Off-Site Status** (enter in the Extra Details link on main site page) select via drop down (for sites with off-site issues

Projects (confirm status (ACT/PLN) for all projects, especially:

Y Remedial Investigation/Design (ACT/ACT)
N/A Interim Site Management (ACT/ACT)
Y Remedial Action (ACT/ACT)
N/A Certificate of Completion (PLN/PLN)
Y Site Management (ACT/PLN)
Y Periodic Review (PLN/PLN)
Y Emerging Contaminant Sampling (ACT/ACT)

IC/EC Module

Y **Site Property Information Summary Page**
- Verify that property information is complete and accurate for all parcels)
- Verify that "owner information" is complete and accurate for all parcels
- Verify that "contact information" is complete and accurate (this will be the certifying party)

Y **Control Details Page**

Add Control information as follows:

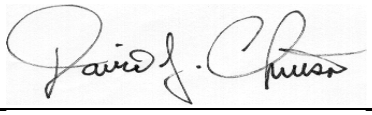
- Options for Controls will be: Environmental Easement
- ICs - indicate all types used for the site
- ECs - indicate all types used for the site
- Control Description - provide a bulleted summary of controls from the SMP.

Example Summary: Prohibition against well installation (or use of gw without treatment)
Compliance with a soils management plan
Annual monitoring of groundwater
Use must be maintained as commercial
Offsite SSDS
Onsite SSDS required as part of future development

The controls (check boxes) and description are part of the certification, therefore be concise but accurate.

Documents required in DECdocs

Y ROD, SMP (upon approval), and any other appropriate and pertinent documents pertaining to verifying IC/ECs

Completed by:  Date: 05/16/2019
Project Manager

Reviewed by: _____ Date: _____
Section Chief/Regional HWR Engineer