



Mr. Anthony Russo
New York State Department of Environmental Conservation (NYSDEC)
Region 7 Office
Division of Environmental Remediation
5786 Widewaters Parkway
Syracuse, New York 13214-1867

February 13, 2025

**Subject: Stauffer Management Company, LLC – Maestri Site
NYSDEC Site No. 7-34-025
900 State Fair Boulevard
Town of Geddes, NY**

Dear Mr. Russo:

Arcadis on behalf of Stauffer Management Company, LLC (SMC), is submitting the enclosed Period Review Report for the Maestri Site.

If you have any questions or concerns, please do not hesitate to contact me at 315-671-9219 or Ryan.Merrell@arcadis.com.

Sincerely,

Arcadis

A handwritten signature in black ink that reads 'Ryan Merrell'.

Ryan Merrell
Project Manager

cc: Sean Scanlon/Stauffer Management Company, LLC
Timothy Miller/Arcadis
Molly Gill/The Dextra Group

Stauffer Management Company LLC

2024 PERIODIC REVIEW REPORT

Maestri Site

Town of Geddes, New York

February 2025

Site Certification

Maestri Site
NYSDEC Site Number 7-34-025
Town of Geddes, New York

Based on my review of this Periodic Review Report, my own observations, and the observations of my staff while inspecting the Maestri Site (Site), I hereby certify, on behalf of Stauffer Management Company LLC, that the Site is compliant with the New York State Department of Environmental Conservation (NYSDEC)-approved Site Management Plan (February 2024).

- The on-site institutional and engineering controls are performing as designed and nothing has occurred that would impair the ability of the controls to continue to be protective of public health and environment.
- Nothing has occurred that would constitute a violation or a failure to comply with the Site Management Plan.
- Access to the Site to evaluate the controls continues to be available.
- The requirements of the Site Monitoring Plan are being met.
- The controls identified for the Site remain necessary for the continued effectiveness and protectiveness of the remedy.
- This Periodic Review Report and attachments (or the inspection/evaluations necessary to make this certification) were prepared under my direction and reviewed by me.

To the best of my knowledge, the conclusions described in this certification are in accordance with the requirements of the Site Management Plan, NYSDEC approval documents, and generally accepted engineering practices; the information presented is accurate and complete. Changes to the conditions at the Site, discovery of undisclosed information, or changes in activities at this Site since the last inspection may render this certification invalid. This report has been prepared solely for the use of Stauffer Management Company LLC at the Maestri Site for compliance with NYSDEC-required closure reporting protocols and the reminder notice provided by the NYSDEC on December 3, 2024 (Appendix A). Reliance on this report by others is strictly prohibited. All assumptions, clarifications, observations, and representations stated in this report apply to this certification.



Signature

077919-1, New York

Professional Engineer Registration Number & State

Timothy Miller

Principal Engineer

Name

Title

Arcadis U.S., Inc.

02/13/2025

Company

Date

Contents

1	Introduction	1
2	Site Overview	1
2.1	Soil Remediation	1
2.2	Groundwater Remediation	2
3	Institutional Controls and Engineering Controls	2
3.1	Effectiveness of Institutional Controls and Engineering Controls	3
3.2	Attaining Remedial Goals	3
3.3	Annual Site Inspection Results	4
4	Summary of Site Evaluation	5
5	Plans Moving Forward	5
6	References	5

Tables

Table 1	Remedial Action Objectives
Table 2	Summary of Historical Total Xylene Concentrations

Figures

Figure 1	Site Location Map
Figure 2	Site Plan
Figure 3	Groundwater Elevation Contour Map, May 2024
Figure 4	Groundwater Analytical Results, May 2024
Figure 5	Well Xylene Concentration Trends

Appendices

Appendix A	NYSDEC Site Management Periodic Review Report Notice
Appendix B	May 2024 Site Inspection Forms
Appendix C	NYSDEC Response to 2023 January PRR Comments and Approval
Appendix D	Well Decommissioning Report
Appendix E	2024 Data Usability Summary Report
Appendix F	Historical Well Xylene Concentrations and Water Table Elevations
Appendix G	2024 Low-Flow Sampling Logs
Appendix H	Institutional and Engineering Controls Certification Form

Acronyms and Abbreviations

Arcadis	Arcadis U.S., Inc.
EC	Engineering Controls
IC	Institutional Controls
NYSDEC	New York State Department of Environmental Conservation
PRR	Periodic Review Report
ROD	Record of Decision
SMC	Stauffer Management Company LLC
SMP	Site Management Plan
SVE	Soil Vapor Extraction
VOC	Volatile Organic Compound

1 Introduction

This Periodic Review Report (PRR) has been prepared by Arcadis U.S Inc. (Arcadis) on behalf of Stauffer Management Company LLC (SMC) for the Maestri Site, located in the Town of Geddes, New York (Site). The purpose of this report is to summarize compliance with the Site Management Plan (SMP) Revision No. 2 to the August 2010 SMP dated February 2024, and to provide the status of the Site institutional controls (IC) and engineering controls (EC) for Periodic Review Year 2024.

The Site has been remediated by SMC under Order on Consent Index # A7-0226-90-03 (December 1992), with the New York State Department of Environmental Conservation (NYSDEC). In the 1970s, drums containing industrial waste were allegedly buried at the Site. In 1987, the Site owner, Mr. Bert Maestri, reportedly excavated soil and drums from an area of the Site, leading to investigations to evaluate the environmental effects of the former waste disposal area. A combination of soil vapor extraction (SVE) and biological treatment was chosen as the remedial technology for soil at the Site and a groundwater treatment system was constructed to remediate groundwater. The remedial action work began at the Site in June 1996 and was completed in May 2008. An SMP was approved by the NYSDEC in May 2011 and a Declaration of Covenants and Restrictions is currently in place. An updated SMP, submitted on February 9, 2024, was approved by NYSDEC on May 31, 2024. Since remaining residual soil and groundwater contamination are present at the Site, ICs/ECs have been implemented to protect public health and the environment for the applicable future use. The effectiveness of the Site IC/EC implementation and maintenance is discussed throughout this report.

2 Site Overview

The Site is located at 904 State Fair Boulevard, Geddes, New York, approximately three miles west of Syracuse, New York. The portion of the Site that is still actively monitored is approximately 2.5 acres. The Site is bordered by State Fair Boulevard to the southwest and residences along Alhan Parkway to the northeast. Vacant, wooded lots border the Site to the northwest and the southeast. A Site Location Map and Site Plan are provided in this report as Figures 1 and 2, respectively.

2.1 Soil Remediation

Investigation into the extent of the environmental impacts at the Site began in 1987. That same year, the NYSDEC listed the Site on the New York State Registry of Inactive Hazardous Waste Disposal Sites as Site #7-34-025. SMC conducted a remedial investigation and feasibility study to determine the nature and extent of contamination and to select remedial technology for the Site. A combination of SVE and biological treatment was chosen as the most cost-effective remedy that was protective of human health and the environment. A Record of Decision (ROD) to complete soil remediation at the Site was signed in March 1995.

Soil remediation activities began in June 1996 with the excavation of over 10,000 cubic yards of soil and the construction of five above-grade biopiles for treatment of volatile organic compounds (VOC) and semi-volatile organic compounds with an SVE/bioremediation system. By September 1999, the last of the excavated material met the requirements of the ROD and was returned, with the Site re-graded and seeded in October 1999. Soil Remedial Action Objectives are provided in Table 1.

2.2 Groundwater Remediation

An on-site groundwater treatment system was constructed in 1992 and operated until 2008. The system treated water from six recovery wells, water collected from the soil excavation, and leachate accumulated from the biopiles during remedial activities. The water was treated with particulate filtration and carbon adsorption and was discharged, under a State Pollution Discharge Elimination System-equivalent permit, to a storm sewer that subsequently discharged to Onondaga Lake. The groundwater treatment system was shut down in May 2008 after it had achieved remedial goals outlined in the ROD. This required continued operation of the groundwater collection and treatment system with an annual evaluation until concentrations of contaminants at the Site could no longer be effectively removed, or cleanup objectives were met. To address remaining groundwater contamination and to enhance groundwater remediation, a series of chemical oxidation events were completed in 2001, 2002, and 2004. In an email dated May 18, 2021, the NYSDEC approved the use of low-flow sampling techniques starting in 2021.

3 Institutional Controls and Engineering Controls

As provided in the SMP, ICs and ECs were designed to manage remaining contamination at the Site after completion of the remedial action work and to protect human health and the environment for the applicable future use. The ICs and ECs are designed to prevent the following:

- Ingestion/direct contact with contaminated soil.
- Inhalation of, or exposure to, contaminants volatilizing from contaminated soil.
- Ingestion of groundwater with contaminant levels that exceed applicable drinking water standards.
- Contact with, or inhalation of, volatiles from contaminated groundwater.
- Migration of contaminated groundwater resulting in off-site contamination.
- Migration of contaminants that would result in off-site groundwater or surface water contaminants.

The Site has the following ECs:

- Maintenance of the soil cover over the soil redeposition areas, consisting of three inches of loam, six inches of topsoil, and grass.
- Routine monitoring of groundwater.

The Site has the following ICs:

- Compliance with the established Declaration of Covenants and Restrictions with all elements of the SMP.
- ECs must be operated and maintained as specified in the SMP.
- ECs at the Site must be inspected and certified at a frequency and in a manner defined in the SMP.
- Groundwater monitoring must be performed as defined in the SMP.
- Data and information pertinent to the management of the Site must be reported at the frequency and in a manner defined in the SMP.
- On-site environmental monitoring devices, including groundwater monitoring wells, must be protected and replaced as necessary to ensure the devices function in the manner specified in the SMP.

Additionally, the Declaration of Covenants and Restrictions has placed the following restrictions on the property:

- Vegetable gardens and farming on the property are prohibited.

- Use of groundwater underlying the property is prohibited without treatment rendering it safe for the intended use as approved by the New York State Department of Health.
- As the topsoil cover over the excavated areas acts as a cover system at the Site, disturbance and incidental damage to this cover system shall be repaired upon discovery in a manner that complies with the SMP.
- All future activities on the property that would disturb remaining contaminated material must be conducted in accordance with the Excavation Plan included in the SMP.
- The potential for vapor intrusion must be evaluated for any buildings developed on the Site, and any potential impacts that are identified must be mitigated.
- The property may be used for residential use with restricted groundwater use, provided that the long-term ICs/ECs described in the SMP are employed and land zoning regulations are followed.

In addition to the ICs/ECs, a fence and locked gates prevent access to the Site.

3.1 Effectiveness of Institutional Controls and Engineering Controls

The ICs/ECs specified in the SMP are in place and effective in protecting human health and the environment. In 2024, the ECs were operated and maintained as specified in the SMP. The soil cover was maintained, and the quality and integrity of the cover was inspected in 2024, as specified in the SMP. The 2024 site inspection report is provided in Appendix B. Groundwater flow directions for the 2024 monitoring event are provided in Figure 3. Groundwater analytical results from the event are identified, by sampling location, in Figure 4.

SMC received approval from NYSDEC on March 9, 2021 to remove PZ-4 from the sampling program and to properly decommission. However, SMC was unable to locate PZ-4 in 2023 similar to the reported activities in the 2022 PRR. The following activities were completed in an attempt to locate PZ-4:

- Reviewed historical aerial photos of the Site.
- Marked well location with hand GPS unit and hand-dug around the area.
- Walked the property with a metal detector.
- Interviewed previous consultants to aid in locating.
- Interviewed homeowner which revealed that the yard had been regraded.
- Attempted to locate with drillers while on site for abandonment work of wells RW-3, RW-5, and RW-8.

SMC proposes decommissioning PZ-4 due to the inability to locate the well. The Water Well Abandonment and Decommissioning Report can be found in Appendix D for NYSDEC review and approval.

3.2 Attaining Remedial Goals

Groundwater monitoring takes place to ensure that residual groundwater contamination is not migrating off site and to analyze the remaining levels of contamination in the groundwater, which is required for compliance with remedial goals. The depth of the wells and analytes to be tested annually are detailed in the table below.

Well	Depth of Well (ft bgs)	Measuring Point Elevation (ft)	Screened Interval (ft)	Depth to Water (ft)	Total Xylene Concentration Measurement (Y/N)	Water Elevations Measurement (Y/N)	Frequency
MW-9	19.2	408.9	387.00-397.00	12.24	Y	Y	Annually

Well	Depth of Well (ft bgs)	Measuring Point Elevation (ft)	Screened Interval (ft)	Depth to Water (ft)	Total Xylene Concentration Measurement (Y/N)	Water Elevations Measurement (Y/N)	Frequency
PZ-21	19.5	386.7	368.00- 378.00	2.85	Y	Y	Annually
RW-6	21.86	393.6	374.74-384.74	5.45	Y	Y	Annually
RW-7	27.5	405.8	383.76-393.76	17.23	Y	Y	Annually

Arcadis conducted data validation of the laboratory reports to confirm the analytical data is of sufficient quality for usage. The data review reports containing the data validation details are included as Appendix E. The review was conducted as a Tier III evaluation and included review of 100% of the data packages for completeness. The data review found all data quality acceptable for use.

Xylene concentrations continue to show seasonal fluctuations across semiannual sampling events. Specifically, the fluctuations are observed in monitoring locations RW-6, PZ-21, RW-7 and MW-9, as presented on Table 2. Samples from off-site downgradient wells PZ-21 continue to show no detections, indicating that the plume is not migrating to the off-site downgradient area and remediation goals are attainable. Three wells, specifically RW-3, RW-5 and RW-8, have historically shown results less than the detection limit of the test procedure. Pursuant to the 2021 PRR that was approved on April 18, 2022, groundwater monitoring wells PZ-20, RW-3, RW-5 and RW-8 were to be removed from the monitoring program, beginning in 2022. Monitoring wells RW-3, RW-5, and RW-8 were decommissioned, in accordance with NYSDEC Commissioner Policy 43: Groundwater Monitoring Well Decommissioning Policy, during the October 2022 semiannual sampling event.

A review of groundwater elevation data in comparison to total xylene concentrations (Appendix F) indicate that higher groundwater elevations at the time of sampling typically result in higher reported total xylene concentrations. The higher groundwater table elevations are typically observed during the second quarter (Spring) sampling event.

Historical xylene results are presented in Table 2, visual representation presented in Appendix F, and current analytical lab reports are presented in Appendix E. Additional historical details can be found in previously submitted PRRs.

3.3 Annual Site Inspection Results

The results from the annual site inspection show that the soil cover remains in place and intact and that the ICs/ECs continue to protect public health and the environment. The on-site ICs/ECs remain in place. They have proven to be effective and have not been impaired in their ability to protect human health and the environment. The Site remains accessible to evaluate the ICs/ECs and continues to be compliant with the established Declaration of Covenants and Restrictions. The site inspection report can be found in Appendix B. The NYSDEC Site Management Periodic Review Report Notice Institutional and Engineering Controls Certification Form has been provided in Appendix H.

4 Summary of Site Evaluation

The Site is compliant with the ROD, as (1) the contaminated soil was treated, redeposited, and covered with a soil cover, (2) the groundwater treatment plant was operated until the contaminants were no longer able to be effectively removed or cleanup objectives were met, and (3) monitoring of the groundwater continues semiannually and has demonstrated no further off-site migration.

Groundwater analytical results from the 2024 sampling events indicated that groundwater collected from MW-9 was the only samples where xylene was detected at a concentration greater than the site-specific clean-up goal of 5 micrograms per liter. A review historical and current groundwater data from the existing monitoring points, beginning June 2014, demonstrate the following:

- Xylene has been detected at concentrations greater than the groundwater cleanup objectives in 1 of the 4 wells sampled (MW-9).
- Xylene has not been detected at a concentration equal to, or greater than, the groundwater cleanup objective in samples collected.
- Linear regression trend graphs for locations with xylene concentration greater than the cleanup objectives indicated stable to decreasing xylene trends (Appendix F, Figures F-1 through F-3).

The 2024 groundwater sampling events were conducted via low-flow sampling. The low-flow sampling logs are presented in Appendix G. The 2024 sampling results were consistent with historical results thus low-flow techniques will continue to be utilized at the Site.

The former groundwater treatment system building was demolished from the site in December 2024 by Langan.

5 Plans Moving Forward

Analytical results continue to indicate that the groundwater plume is stable to decreasing. The site remedy and the SMP are effective in complying with cleanup objectives and are protective of public health and the environment. Based on the current and historical data, groundwater sample collection via low-flow techniques should continue in 2025.

6 References

Arcadis of New York, Inc. 2024. *Site Management Plan*, Maestri Site, Onondaga County, New York, NYSDEC Site Number: 7-34-025. Prepared for Stauffer Management Company. February.

Tables

TABLE 1
REMEDIAL ACTION OBJECTIVES
2024 PERIOD REVIEW REPORT
MAESTRI SITE
GEDDES, NEW YORK

Parameter	Groundwater Cleanup Objectives (µg/L)
Volatile Organic Compound (VOC)	
Benzene	5
Ethylbenzene	5
t-1,2-dichloroethylene	5
Tetrachloroethylene	5
Toluene	5
Xylene	5
Total VOCs	100
Semi-Volatile Organic Compound (SVOC)	
Benzoic acid	5
2-methylphenol	50
4-methylphenol	50

Parameter	Soil Cleanup Objectives (µg/L)
Volatile Organic Compound (VOC)	
Benzene	0.06
Ethylbenzene	5.5
t-1,2-dichloroethylene	0.3
Tetrachloroethylene	1.4
Toluene	1.5
Xylene	1.2
Total VOC	10
Semi-Volatile Organic Compound (SVOC)	
Benzoic acid	2.7
2-methylphenol	0.1
4-methylphenol	0.9
Total SVOC	500

Notes:

Site Remedial Action Objectives are based on Remedial Objectives from the 2011 SMP.

TABLE 2
SUMMARY OF HISTORICAL TOTAL XYLENE CONCENTRATION
2024 PERIOD REVIEW REPORT
MAESTRI SITE
GEDDES, NEW YORK

Date Collected	MW-2A	MW-9	PZ-4	PZ-20	PZ-21	RW-1	RW-2	RW-3	RW-4	RW-5	RW-6	RW-7	RW-8
2-May-06	2400	NS	NS	*****	*****	**	****	<3.0	**	<3.0	58	<30	<3.0
6-Jun-06	NS	NS	NS	*****	*****	**	****	<3.0	**	<3.0	9	102	<3.0
4-Jul-06	665	NS	NS	*****	*****	**	****	<3.0	**	<3.0	34	130	NS
1-Aug-06	NS	NS	NS	*****	*****	**	****	5	**	<3.0	63	90	<3.0
3-Oct-06	<3.0	NS	NS	*****	*****	**	****	3.3	**	<3.0	3	55	NS
2-Jan-07	<3.0	NS	NS	*****	*****	**	****	<3.0	**	<3.0	29	40	NS
3-Apr-07	6.4	NS	NS	*****	*****	**	****	INC	**	<3.0	145	3.7	NS
3-Jul-07	410	NS	NS	*****	*****	**	****	<3.0	**	<3.0	<3.0	<3.0	NS
2-Oct-07	1025	NS	NS	*****	*****	**	****	<3.0	**	<3.0	30	6	NS
7-Jan-08	3.0	11	NS	*****	*****	**	****	<3.0	**	14	52	<3.0	NS
1-Apr-08	987	NS	NS	*****	*****	**	****	22	**	<3.0	27	15	NS
Treatment System Shutdown on May 27th, 2008													
Jun-08	68 [54]	964	<3.0	*****	*****	**	****	6.1	**	<3.0	84	119	<3.0
Jul-08	1,700	1,800	<3.0	*****	*****	**	****	4.4	**	<3.0 [<3.0]	71	124	<3.0
Aug-08	1,770 [1,200]	1,795	<3.0	*****	*****	**	****	4.3	**	<3.0	148	104	<3.0
Nov-08	16	73	<3.0	*****	*****	**	****	<3.0	**	<3.0	158	73	<3.0
Feb-09	9.1	<3.0	<3.0	*****	*****	**	****	<3.0	**	<3.0	590	<3.0 [<3.0]	<3.0
Jun-09	4,635	7,830	<3.0	<3.0	*****	**	****	<3.0	**	<3.0	641	23	<3.0
Dec-09	5,780	5,145	<3.0	<3.0	*****	**	****	<3.0	**	<3.0	417	169	<3.0
May-10	100 [122]	190	<3.0	<3.0	*****	**	****	<3.0	**	<3.0	862	15	<3.0
Oct-10	32	<3.0	<3.0	<3.0	*****	**	****	<3.0	**	<3.0	168 [157]	71	<3.0
Apr-11	685	3,598 [3,220]	10	<3.0	*****	**	****	<3.0	**	<3.0	208	66	<3.0
Jun-11	5,352	9,337	<3.0	<3.0	*****	**	****	NS	**	NS	906	7.7 [7.8]	NS
Nov-11	1,560 [1,980]	3.8	<3.0	<3.0	*****	**	****	<3.0	**	<3.0	749	<3.0	<3.0
Jun-12	230 [179]	5,370	<3.0	< 3.0	<3.0	**	****	<3.0	**	<3.0	622	41	<3.0
Dec-12	2,903	NS (DRY)	<3.0	<3.0 [<3.0]	<3.0	**	****	<3.0	**	13	511	145	7.2
Jun-13	<3.0	<3.0 [<3.0]	4.1	< 3.0	<3.0	**	****	<3.0	**	<3.0	14	<3.0	<3.0
Nov-13	2,722	7.0	4.9	< 3.0	<3.0 [<3.0]	**	****	<3.0	**	<3.0	418	91	<3.0

TABLE 2
SUMMARY OF HISTORICAL TOTAL XYLENE CONCENTRATION
2024 PERIOD REVIEW REPORT
MAESTRI SITE
GEDDES, NEW YORK

Date Collected	MW-2A	MW-9	PZ-4	PZ-20	PZ-21	RW-1	RW-2	RW-3	RW-4	RW-5	RW-6	RW-7	RW-8
Jun-14	4,700	2,800	<3.0	< 3.0	3.5	**	****	<3.0	**	<3.0 [<3.0]	770	8.0	<3.0
Oct-14	825	145	7.1	<1.0	<1.0	**	****	<1.0	**	<1.0	466 [470]	184.0	<1.0
May-15	407	<1.0	5.3	<1.0	<1.0 [<1.0]	**	****	<1.0	**	<1.0	604	16.6	2.0
Nov-15	769	739	5.3	<1.0	<1.0	**	****	15.4	**	<1.1	183 [208]	5.2	3.4
Apr-16	261	< 1.0	5.7	<1.0	<1.0	**	****	<1.0	**	<1.0	707	22.6 [23.2]	<1.0
Oct-16	68.3	< 1.0	4.3	<1.0	<1.0	**	****	<1.0	**	<1.0	88.9 [94.5]	<1.0	<1.0
Apr-17	3,350	3,380	6.4	<1.0	<1.0 [<1.0]	**	****	<1.0	**	<1.0	333	0.4	<1.0
Nov-17	<3.0	<3.0	4.6	<3.0	< 3.0	**	****	<3.0	**	< 3.0	<3.0	3.0	<3.0 [<3.0]
Jun-18	1,020	870	10	<3.0	<3.0	**	****	<3.0	**	<3.0	70	21	<3.0 [<3.0]
Oct-18	170 [160]	410	4.3	<1.0	<1.0	**	****	<1.0	**	<1.0	150	13	<1.0
May-19	1,630	6,400 [3,700]	5.8	<1.0	<1.0	**	****	<1.0	**	<1.0	300	33	1.6
Oct-19	32 [23]	230	4.3J	<1.0	<1.0	**	****	<1.0	**	<1.0	9.5	<1.0	<1.0
May-20	1,270 [1,630]	1,270	5.2	<5.0	<5.0	**	****	<5.0	**	<5.0	267	<5.0	<5.0
Oct-20	284	520	NA	<5.0	<5.0	**	****	<5.0	**	<5.0 [<5.0]	62	114	<5.0
May-21	<2.0	<2.0 [<2.0]	NA	<2.0	<2.0	**	****	<2.0	**	<2.0	<2.0	<2.0	<2.0
Nov-21	<2.0 [<2.0]	<2.0	NA	<2.0	<2.0	**	****	NR	**	NR	18	<2.0	NR
May-22	420 J	640 [620]	NA	<10	<10	**	****	<40	**	<10	2.8 J	<10	<10
Oct-22	120 [110]	<2.0	NA	NR	<2.0	**	****	NR	**	NR	4.9	14	NR
Jun-23	NR	1,200	NR	NR	<2.0	**	****	NR	**	NR	<2.0	1.2 J [1.1 J]	NR
May-24	NR	490 J	NR	NR	<2.0 [<2.0]	**	****	NR	**	NR	<2.0	<2.0	NR

Notes:

All analytical results are in micrograms per liter (µg/L).

May 2024 samples were analyzed by Eurofins TestAmerica in Edison, NJ.

Monitoring well MW-2A was formerly known as RW-2 in 2006.

INC = Inconclusive laboratory result

J = Result is less than the reporting limit but greater than or equal to the method detection limit and the concentration is an approximate value

NA = Not available

NS = Not sampled

NR = Not required for sampling

*** - Pump in Well 5 was moved to Well 8.

**** - RW-2 changed to monitoring well MW-2A.

***** = PZ-20 was installed on June 24, 2009

***** = PZ-21 was installed on June 7, 2012

[] = Indicates field duplicate sample result

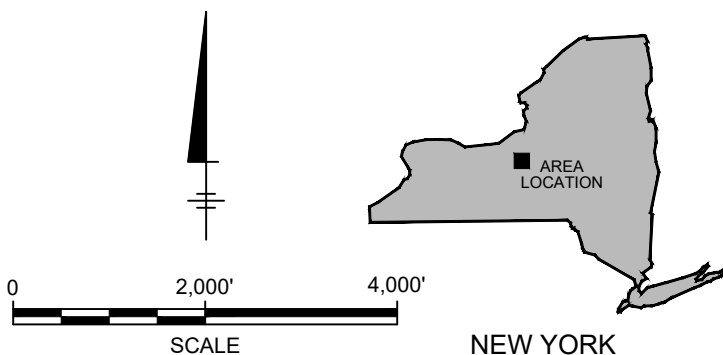
< = Constituent is not detected; the associated value is the reporting limit

Figures

C:\Users\bd2322\Documents\Arcadis\ACC US\IAUS-99999999-ZENECA\STATE FAIR BOULEVARD_GEDDES_NY\Project Files\10_MIP\101T_ARC_ENV\2024\01-DWG\GEN-F01-SLM.dwg LAYOUT: 1 SAVED: 11/6/2024 8:31 PM ACADVER: 24.25 (LMS TECH) PAGES: 1 PLOT: 1 PLOTSTYLETABLE: ARCADIS.CTB PLOTTED: 11/6/2024 8:38 PM BY: B. DHANANAYACHAR



REFERENCE: BASE MAP USGS 7.5. MIN. TOPO. QUAD., CAMILLUS AND SYRACUSE WEST, NEW YORK, 2019.



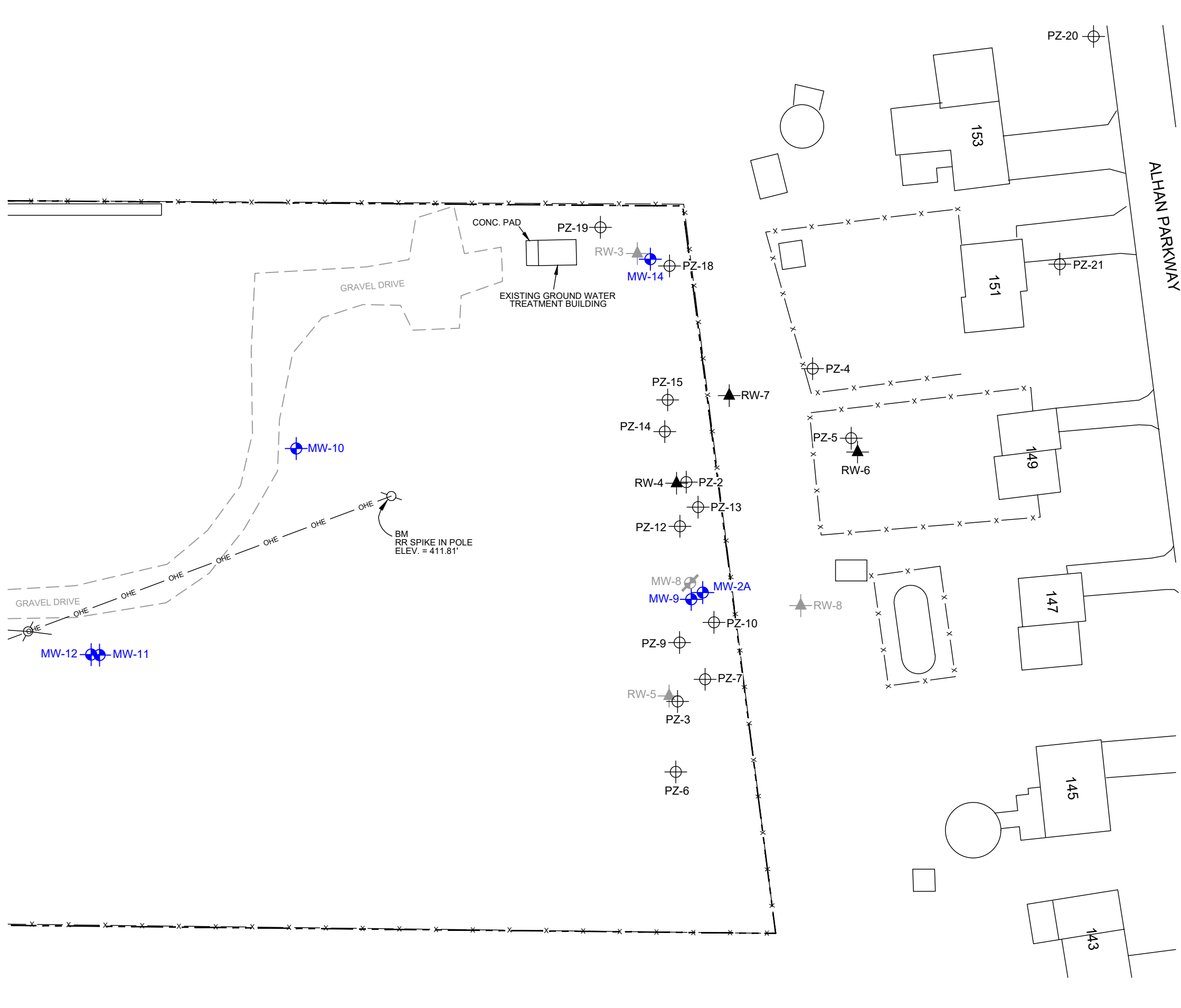
MAESTRI SITE
904 STATE FAIR BOULEVARD, GEDDES, NEW YORK
2024 PERIODIC REVIEW REPORT

SITE LOCATION MAP



FIGURE

1

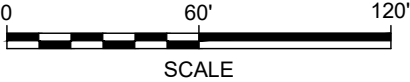


LEGEND:

- MAESTRI SITE PROPERTY BOUNDARY
- 8' HIGH SECURITY FENCE
- ELECTRIC POLE
- OVERHEAD ELECTRIC LINE
- MONITORING WELL
- REMOVED MONITORING WELL
- RECOVERY WELL
- REMOVED RECOVERY WELL
- PIEZOMETER

NOTES:

- BASE MAP SUPPLIED BY IT CORPORATION. SURVEY BY CT MALE, 2008.
- FEATURES AND LOCATIONS ARE APPROXIMATE.

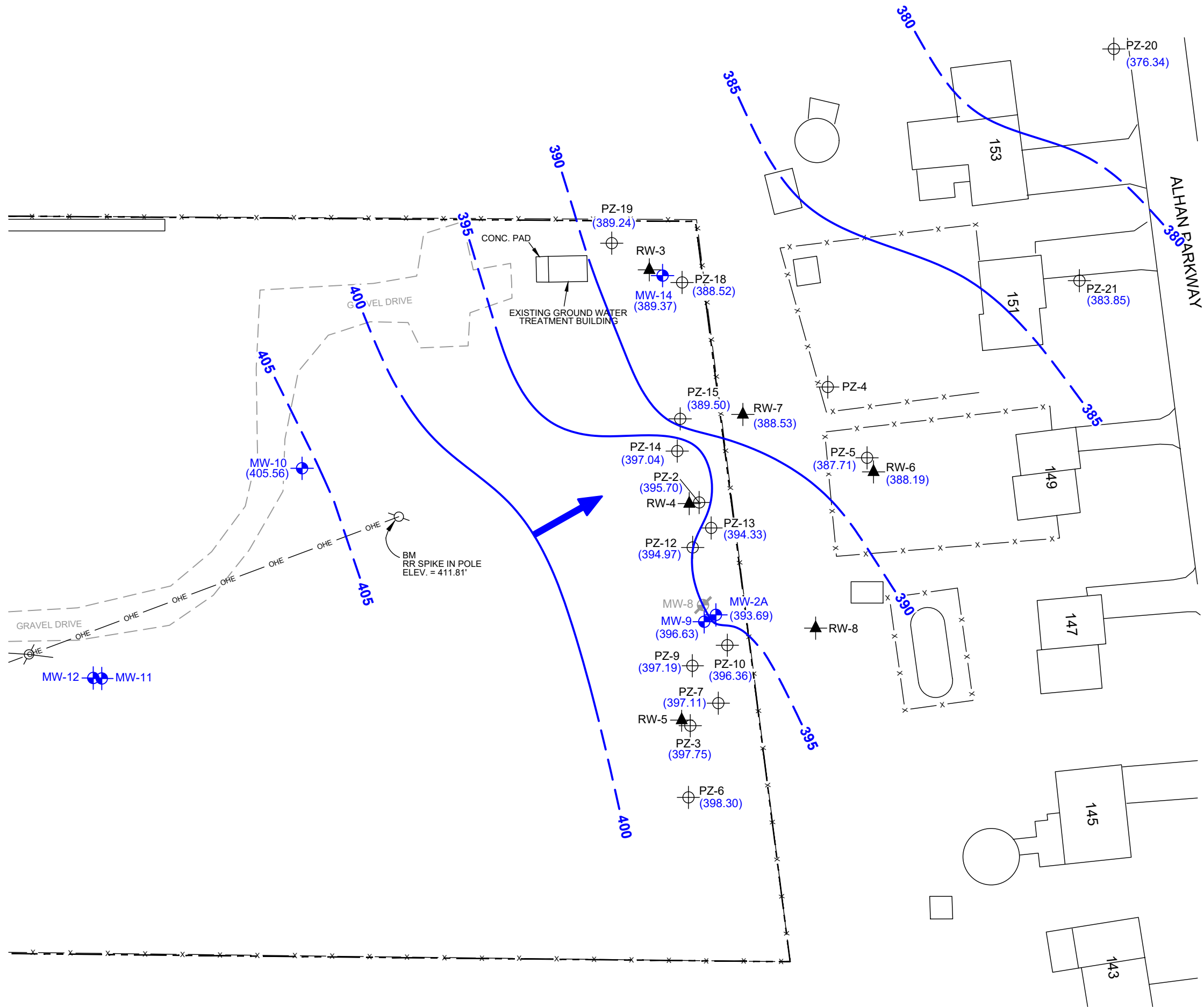


MAESTRI SITE
904 STATE FAIR BOULEVARD, GEDDES, NEW YORK
2024 PERIODIC REVIEW REPORT

SITE PLAN

ARCADIS

FIGURE
2

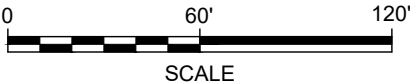


LEGEND:

- MAESTRI SITE PROPERTY BOUNDARY
- 8' HIGH SECURITY FENCE
- ELECTRIC POLE
- OVERHEAD ELECTRIC LINE
- MONITORING WELL
- REMOVED MONITORING WELL
- RECOVERY WELL
- PIEZOMETER
- (405.56) GROUNDWATER ELEVATION (FEET)
- GROUNDWATER ELEVATION CONTOUR (FEET, DASHED WHERE INFERRED)
- GROUNDWATER FLOW DIRECTION

NOTES:

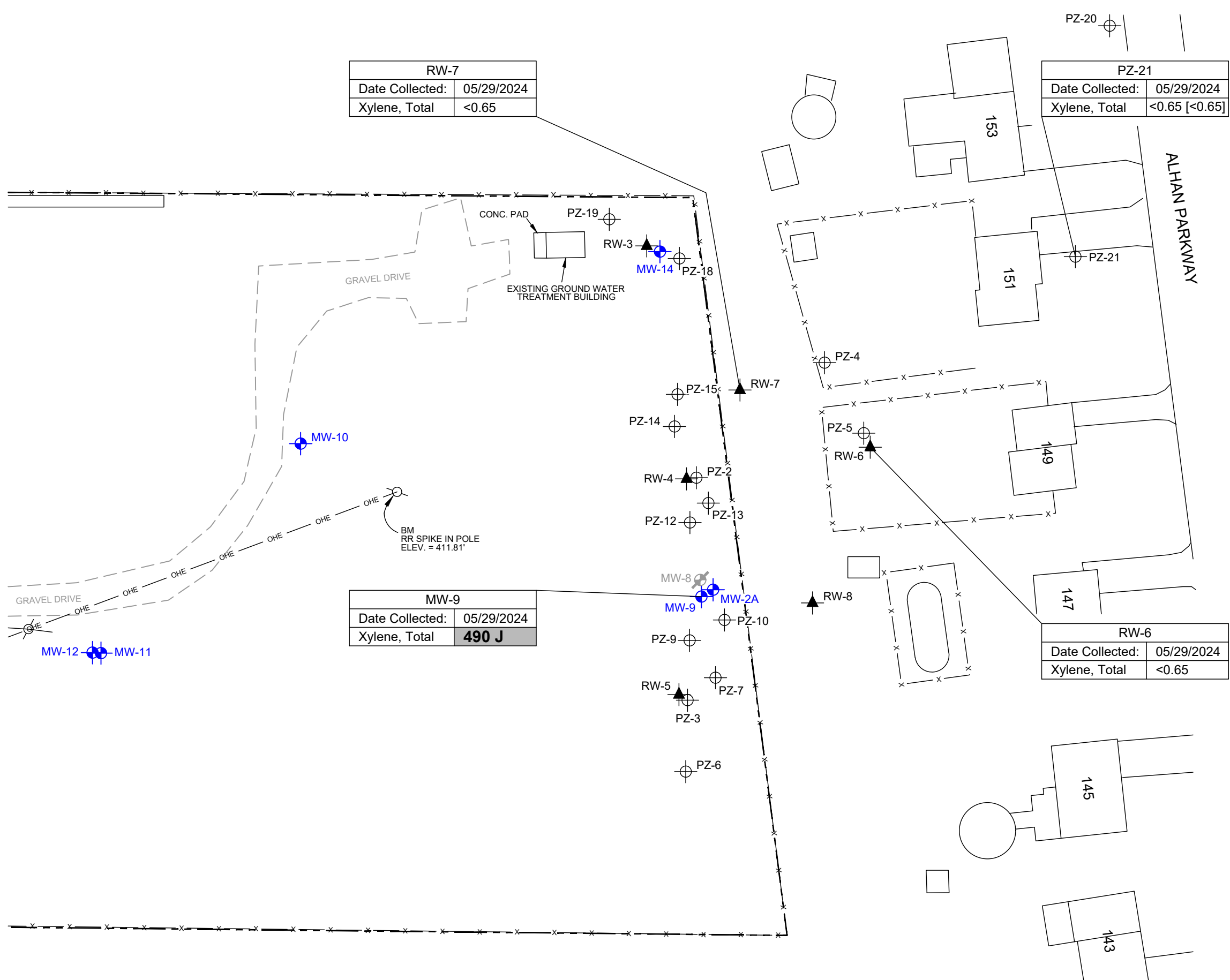
- BASE MAP SUPPLIED BY IT CORPORATION. SURVEY BY CT MALE, 2008.
- FEATURES AND LOCATIONS ARE APPROXIMATE.
- MONITORING WELLS WITHOUT GROUNDWATER ELEVATIONS ARE NOT GAUGED.
- RW-3, RW-5, AND RW-8 WERE DECOMMISSIONED DURING THE OCTOBER 2022 SAMPLING EVENT.



MAESTRI SITE
904 STATE FAIR BOULEVARD, GEDDES, NEW YORK
2024 PERIODIC REVIEW REPORT

GROUNDWATER ELEVATION
CONTOUR MAP
MAY 29, 2024





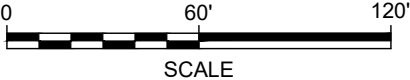
LEGEND:

- MAESTRI SITE PROPERTY BOUNDARY
- 8' HIGH SECURITY FENCE
- ELECTRIC POLE
- OVERHEAD ELECTRIC LINE
- MONITORING WELL
- REMOVED MONITORING WELL
- RECOVERY WELL
- PIEZOMETER

Site Specific Cleanup Goals	
Xylene, Total	5

NOTES:

- ALL CONCENTRATIONS REPORTED IN MICROGRAMS PER LITER (µg/L).
- BASE MAP SUPPLIED BY IT CORPORATION. SURVEY BY CT MALE, 2008.
- BOLD** VALUE AND SHADING DENOTES THAT THE CONCENTRATION WAS DETECTED ABOVE THE SITE SPECIFIC CLEANUP GOALS
- FEATURES AND LOCATIONS ARE APPROXIMATE.
- < = CONSTITUENT IS NOT DETECTED AND THE ASSOCIATED VALUE IS THE REPORTING LIMIT
- J = RESULT IS LESS THAN THE REPORTING LIMIT BUT GREATER THAN OR EQUAL TO THE METHOD DETECTION LIMIT AND THE CONCENTRATION IS AN APPROXIMATE VALUE
- [] = INDICATES DUPLICATE SAMPLE RESULTS

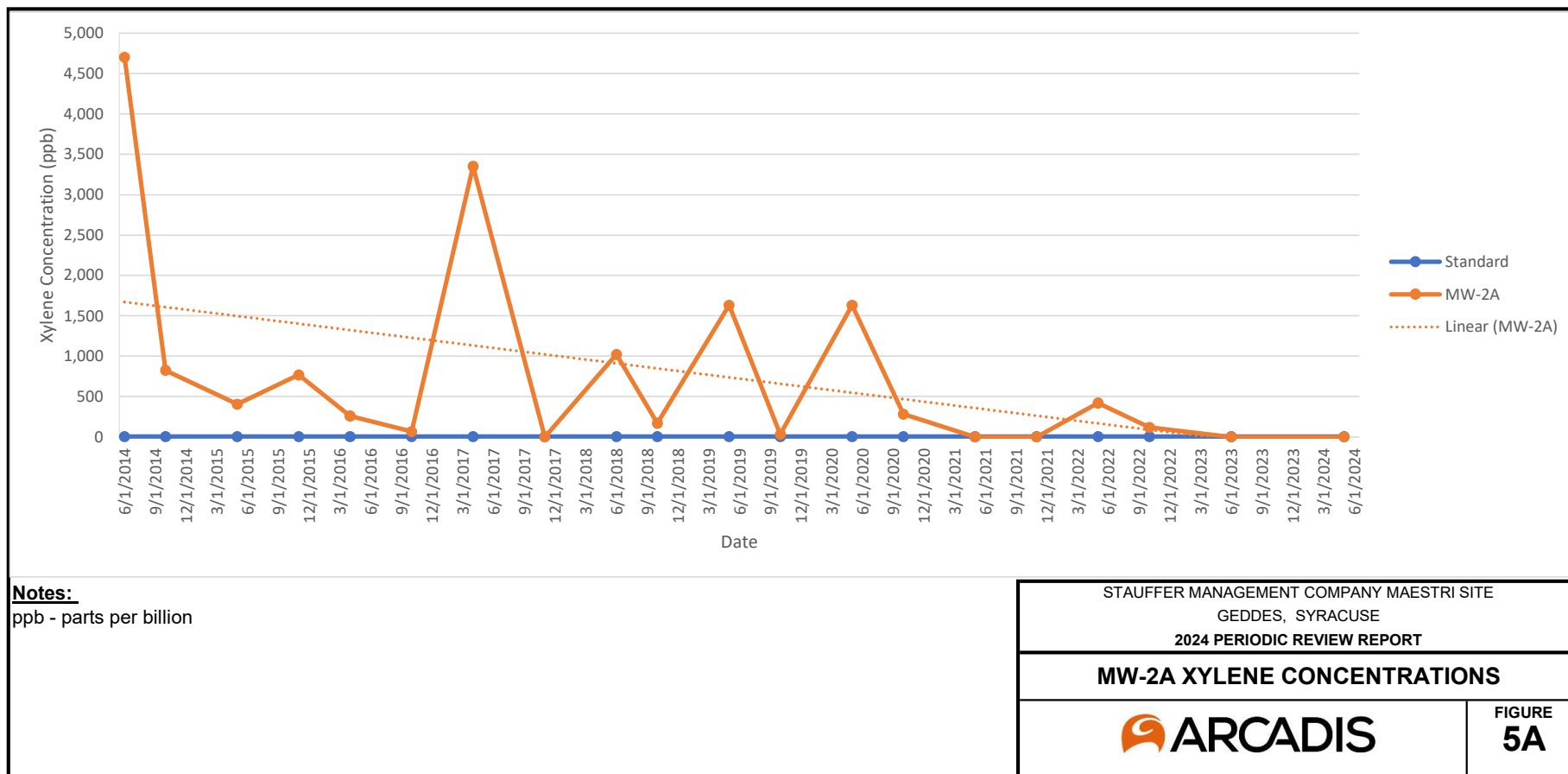


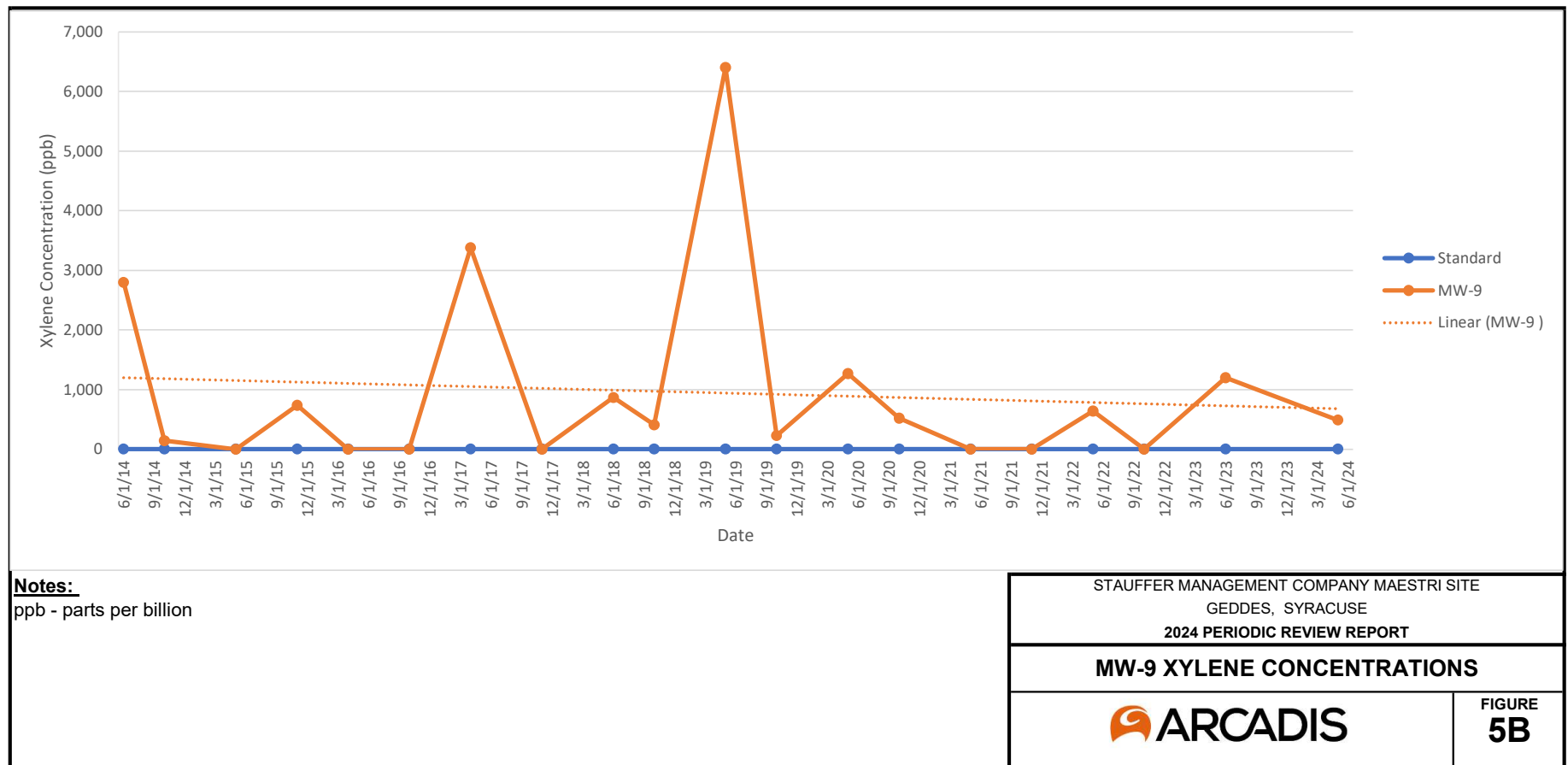
MAESTRI SITE
904 STATE FAIR BOULEVARD, GEDDES, NEW YORK
2024 PERIODIC REVIEW REPORT

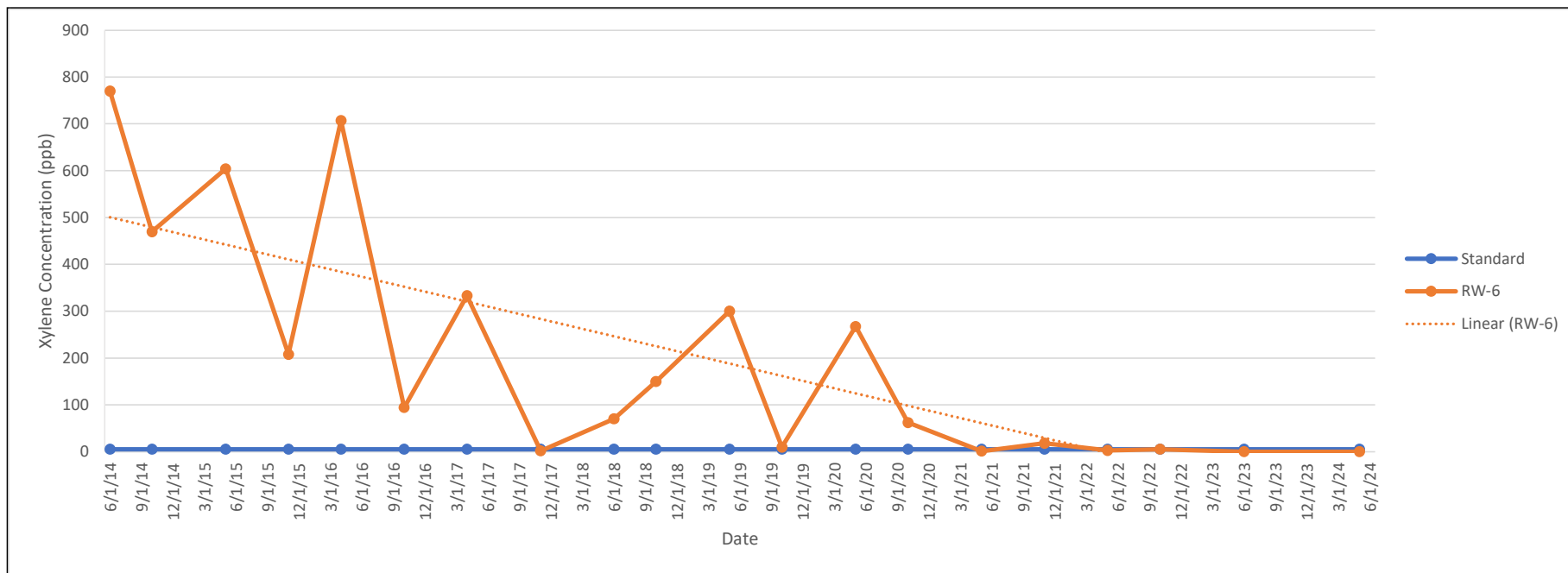
GROUNDWATER ANALYTICAL RESULTS
MAY 29, 2024

ARCADIS

FIGURE
4







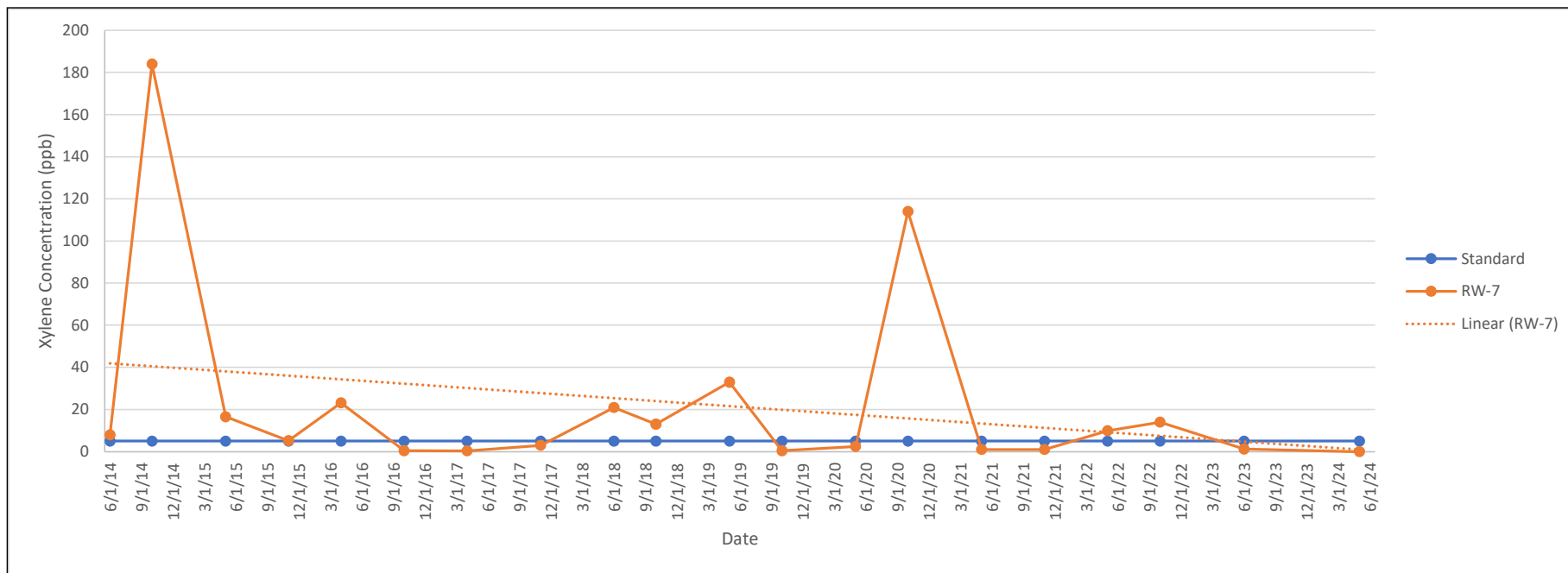
Notes:
ppb - parts per billion

STAUFFER MANAGEMENT COMPANY MAESTRI SITE
GEDDES, SYRACUSE
2024 PERIODIC REVIEW REPORT

RW-6 XYLENE CONCENTRATIONS



FIGURE
5C



Notes:
ppb - parts per billion

STAUFFER MANAGEMENT COMPANY MAESTRI SITE
GEDDES, SYRACUSE
2024 PERIODIC REVIEW REPORT

RW-7 XYLENE CONCENTRATIONS



FIGURE
5D

Appendix A

NYSDEC Site Management Periodic Review Report Notice

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation

625 Broadway, 11th Floor, Albany, NY 12233-7020

P: (518)402-9543 | F: (518)402-9547

www.dec.ny.gov

12/03/2024

John-Paul Rossi
Project Manager
Stauffer Management Company LLC
1800 Concord Pike P.O. Box 15437
FOP 3-415
Wilmington, DE 19850-5437
johnpaul.rossi@astrazeneca.com

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

Site Name: Maestri Site

Site No.: 734025

Site Address: 900 State Fair Boulevard
Solvay, NY 13209

Dear John-Paul Rossi:

This letter serves as a reminder that sites in active Site Management (SM) require the submittal of a periodic progress report. This report, referred to as the Periodic Review Report (PRR), must document the implementation of, and compliance with, site-specific SM requirements. Section 6.3(b) of DER-10 *Technical Guidance for Site Investigation and Remediation* (available online at <http://www.dec.ny.gov/regulations/67386.html>) provides guidance regarding the information that must be included in the PRR. Further, if the site is comprised of multiple parcels, then you as the Certifying Party must arrange to submit one PRR for all parcels that comprise the site. The PRR must be received by the Department no later than **February 14, 2025**. Guidance on the content of a PRR is enclosed.

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

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

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



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

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

Documents may be submitted to the project manager either through electronic mail or by using the Department's file transfer service at the following webpage:

<https://fts.dec.state.ny.us/fts/>

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

You may contact Anthony Russo, the Project Manager, at 315-426-7466 or anthony.russo@dec.ny.gov with any questions or concerns about the site. Please notify the project manager before conducting inspections or field work. You may also write to the project manager at the following address:

New York State Department of Environmental Conservation
5786 Widewaters Parkway
Syracuse, NY 13214

Enclosures

PRR General Guidance
Certification Form Instructions
Certification Forms

ec: w/ enclosures

ec: w/ enclosures

Anthony Russo, Project Manager
Gary Priscott, Hazardous Waste Remediation Supervisor, Region 7

Arcadis - Ryan Merrell - Ryan.Merrell@arcadis.com

The following parcel owner did not receive an ec:

Mark Maestri - Parcel Owner

Appendix B

May 2024 Site Inspection Form

110 West Fayette Street Suite 300 Syracuse New York, 13202 Phone: 315 446 9120 Fax: 315 449 0017		Date: <u>5/29/2024</u>	
		Time: <u>0900</u>	
Site Inspection Report		Weather	Temperature
		Partly Cloudy	High <u>70°F</u> Low <u>60°F</u>
Client	Stauffer Management Company LLC	Project No.	30077261
Location	Maestri Site, 904 State Fair Blvd, Geddes, NY	Inspected By:	<u>MS + EB</u>

Please note any deficiencies, issues, or actions taken at the bottom of the page or on continuation pages

Site Security	Circle one			Comments/Action Required
1. Was gate closed and locked when arriving at site?	<u>Y</u>	N	NA	
2. Are there any holes or breaks in the fencing?	<u>Y</u>	<u>N</u>	NA	
3. Was the door to the treatment shed locked?	<u>Y</u>	N	NA	
4. Is the back gate closed and locked?	<u>Y</u>	N	NA	
5. Are there any signs of vandalism or unauthorized entry (odd tire tracks, damage to fence, strange debris [bottles, cans, etc])?	Y	<u>N</u>	NA	
5a. If so, explain below and notify SMC and Arcadis immediately				
Wells				
6. Are wells intact?	<u>Y</u>	N	NA	
7. Are all wells covered (with lid or cap)? (except wells noted below)	<u>Y</u>	N	NA	
8. Are all wells locked? (except wells noted below)	<u>Y</u>	N	NA	
Site Maintenance				
9. Is there any garbage or debris? If so, please remove/discard.	<u>Y</u>	<u>NA</u>	NA	Debris to be removed during building demo.
10. Is there visible dust?	Y	<u>N</u>	NA	
11. Does the grass need to be mowed?	<u>Y</u>	N	NA	
12. Do any areas need to be weeded or shrub cleared?	Y	<u>N</u>	NA	
13. Are there any bald spots in grassy areas?	Y	<u>N</u>	NA	
14. Are the access roads clear?	<u>Y</u>	N	NA	
15. Do any areas (site roads or access to wells) need to be plowed?	Y	<u>N</u>	NA	
16. Are there any sink holes throughout the site?	Y	<u>N</u>	NA	
17. Any odors onsite?	Y	<u>N</u>	NA	
18. Are site signs still up and visible?	<u>Y</u>	N	NA	
Erosion Control				
19. Is silt fence still intact and upright?	Y	N	<u>NA</u>	
19a. If areas need repair or erosion control installed, indicate below and contact Abscope for repairs.				
20. Is there any evidence of runoff? (i.e. water flow paths on ground)	Y	<u>N</u>	NA	
21. Is there any standing, ponded, or pools of water?	Y	<u>N</u>	NA	
22. Are there any signs of runoff at the northeast corner? (stone area)	Y	<u>N</u>	NA	
23. Is there currently any surface water runoff?	Y	<u>N</u>	NA	
23a. If so, describe where, approximate flow, and appearance of water below.				
Treatment System				
24. Are the breakers for the pumps still in the off position?	Y	N	<u>NA</u>	
25. Does effluent totalizer on the wall for still read 2846902?	Y	N	<u>NA</u>	
25a. If not, contact Arcadis or SMC immediately and check that effluent valve is closed.				
26. Are all critical valves in the closed position?	Y	N	<u>NA</u>	
27. Are there any system status alarms on the computer?	Y	N	<u>NA</u>	
27a. If so, describe below how they have been handled. (this does not include well level alarms)				
28. Are all flow values on computer "zero"?	Y	N	<u>NA</u>	
("Flow to sewer," "Tot flow to sewer," "tot daily flow," and "TGAL" for each well should each be "zero")				
28. Check level of sump. Does sump need to be pumped out?	Y	N	<u>NA</u>	
29. List water level for each recovery well as shown on computer: (total depth of well is shown in brackets)				
RW-7 [27.5']		RW-5 [24.5']		
RW-2 (not online)		RW-8 [24.5']		
RW-3 [25.3']		RW-6 [21.8']		
30. Are any recovery wells at close to overtopping? (ref total depth above)	Y	N	<u>NA</u>	
Upon leaving the site, check the following;				
31. Is the treatment shed locked?	<u>Y</u>	N	NA	
32. Were the gates closed and locked after leaving site?	<u>Y</u>	N	NA	

Note:

Signature of Inspector:

Matt Juliano

Include General Site Observations and Follow-Up Actions on the Reverse

		110 West Fayette Street Suite 300 Syracuse New York, 13202 Phone: 315 446 9120 Fax: 315 449 0017		Date: 5/29/2024 Time: 0900	
Site Inspection Report <i>Continuation Page(s)</i>				Page 2 of 2	
Client	Stauffer Management Company LLC		Project No.		
Location	Maestri Site, 904 State Fair Blvd, Geddes, NY		Inspected By:	MJ + EB	

General Site Observations: Some areas of fence are significantly overgrown Minor well repair notes/photos included in kickoff meeting group and on gauging log
--

Follow-up: <i>Indicate actions required, person(s) contacted, and dates for completion</i>

Signature of Inspector: Mate Juliana

Appendix C

NYSDEC Response to 2023 January PRR Comments and Approval

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Region 7
5786 Widewaters Parkway, Syracuse, NY 13214-1867
P: (315) 426-7519, (315) 426-7551
www.dec.ny.gov

March 28, 2024

Stauffer Management Company LLC
John-Paul Rossi
1800 Concord Pike P.O. Box 15437
FOP 3-415
Wilmington, DE 19850-5437

Re: Site Management Periodic Review Report Response Letter

Maestri Site, Site No.: 734025
Solvay, Onondaga County

Dear John-Paul Rossi:

The Department has reviewed your Periodic Review Report (PRR) and IC/EC Certification for following period: January 15, 2023 to January 15, 2024.

The Department hereby accepts the PRR and associated Certification with the following contingencies:

1. The screened intervals and depths of the wells shall be presented in future PRRs.

The frequency of Periodic Reviews for this site is one years; therefore, your next PRR is due on February 14, 2025. You will receive a reminder letter and updated certification form 75-days prior to the due date. Regardless of receipt or not, of the reminder notice, the next PRR including the signed certification form, is still due on the date specified above.

If you have any questions, or need additional forms, please contact me at 315-426-7466 or e-mail: anthony.russo@dec.ny.gov.

Sincerely,



Anthony Russo
Project Manager

cc: Gary Priscott, DEC



James Sullivan, DOH
Ryan Merrell, Arcadis

Appendix D

Well Decommissioning Report



Mr. Anthony Russo
New York State Department of Environmental Conservation (NYSDEC)
Region 7 Office
Division of Environmental Remediation
5786 Widewaters Parkway
Syracuse, NY 13214

February 7, 2025

**Subject: Stauffer Management Company, LLC – Maestri Site
NYSDEC Site No. 7-34-025
900 State Fair Boulevard
Town of Geddes, NY**

Dear Mr. Russo:

Arcadis on behalf of Stauffer Management Company, LLC (SMC), is submitting the enclosed formal submission to decommission monitoring well PZ-4 per NYSDEC approval letter dated April 11, 2023 (Attachment A). As stated in the 2022 Periodic Review Report, the Water Well Abandonment and Decommissioning Report for monitoring well PZ-4 (Attachment B) based on the evidence documented in the 2022 Periodic Review Report, 2024 Periodic Review Report, and below.

SMC received approval from the New York State Department of Environmental Conservation (NYSDEC) on March 9, 2021 to remove monitoring well PZ-4 from the sampling program and to properly decommission. However, attempts to locate monitoring well PZ-4 in the time since approval have been unsuccessful. The following activities were completed in an attempt to locate monitoring well PZ-4:

- Reviewed historical aerial photos of the Site;
- Marked well location with hand GPS unit and hand-dug around the area;
- Walked the property with a metal detector;
- Interviewed previous consultants to aid in locating;
- Interviewed homeowner which revealed that the yard had been regraded; and
- Attempted to locate with drillers while on site for abandonment work of wells RW-3, RW-5, and RW-8.

Please let us know if you have any questions or concerns.

If you have any questions or concerns, please do not hesitate to contact me at 315-671-9219 or Ryan.Merrell@arcadis.com.

Sincerely,

Arcadis

A handwritten signature in black ink that reads 'Ryan Merrell' in a cursive script.

Ryan Merrell
Project Manager

cc: Sean Scanlon/Stauffer Management Company, LLC
Molly Gill/The Dextra Group

Attachments

Attachment A	2022 Periodic Review Report NYSDEC Approval Letter
Attachment B	Water Well Abandonment and Decommissioning Report

Attachment A

2022 Periodic Review Report NYSDEC Approval Letter

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Region 7
5786 Widewaters Parkway, Syracuse, NY 13214-1867
P: (315) 426-7519, (315) 426-7551
www.dec.ny.gov

April 11, 2023

Stauffer Management Company LLC
John-Paul Rossi
1800 Concord Pike P.O. Box 15437
FOP 3-415
Wilmington, DE 19850-5437

Re: Site Management Periodic Review Report Response Letter

Maestri Site, Site No.: 734025
Solvay, Onondaga County

Dear John-Paul Rossi:

The Department has reviewed your Periodic Review Report (PRR) and IC/EC Certification for following period: January 15, 2022, to January 15, 2023.

The Department hereby accepts the PRR and associated Certification with the following contingencies:

1. The Site Management Plan needs to be updated to reflect the proposed changes as presented in this PRR.
2. The screened intervals and depths of the wells shall be presented in future PRRs.

The frequency of Periodic Reviews for this site is one year; therefore, your next PRR is due on February 14, 2024. You will receive a reminder letter and updated certification form approximately 75 days prior to the due date. Regardless of receipt or not, of the reminder notice, the next PRR including the signed certification form, is still due on the date specified above.

If you have any questions, or need additional forms, please contact me at 315-426-7446 or e-mail: michael.belveg@dec.ny.gov.

Sincerely,



Michael Belveg
Project Manager



Department of
Environmental
Conservation

ec: Gary Priscott, DEC
James Sullivan, DOH
Rebecca Hensel, Arcadis

Attachment B

Water Well Abandonment and Decommissioning Report

New York State Department of Environmental Conservation
Division of Water, Bureau of Water Resources Management
625 Broadway, Albany, NY 12233-3508
518-402-8086

Water Well Abandonment and Decommissioning Report

The form below is for use in notifying DEC of a potable water well that is no longer active, servicable, or has been decommissioned. This can include wells that are still in place but no longer used or it can include wells that no longer exist. Please provide the following information so that DEC can update its records. For more information on this topic please see DEC's Water Well Decommissioning webpage. Hover your cursor over a box for information on how to fill out any particular field.

1. Facility Information

Facility Name		NYS DEC Water Withdrawal Permit Number, if applicable	
Address		Town	
County	Facility Contact Name	Telephone	

2. Well Information – Provide the following information for the well no longer in service

Well Name	Bedrock or Unconsolidated	Well Depth, ft	Max Rate in gpm	Year of installation	Last known year of active service

3. Location

- a. Site description
- b. Please attach a large scale map showing precise location
- c. If accurate coordinates are known, enter them here:
Latitude Longitude

4. Decommissioning Procedure Used

- | | | | |
|---|------------|-----------|-----------------|
| | <u>YES</u> | <u>NO</u> | Completion Date |
| a. The well has been formerly decommissioned as per NYS DEC Water Well Decommissioning Procedures (http://www.dec.ny.gov/lands/86955.html) | | | |
| If response to 4.a. was "yes", please move ahead to Section 6. | | | |
| b. The well has been decommissioned using a different method than DEC Water Well Decommissioning Procedures. | | | |
| If response to 4.b. was "yes", describe the procedure used and go to Section 6. | | | |

5. Existing but Inactive Well (skip this section if well has been decommissioned)

YES NO

- a. The well is no longer in use, remains in place and could be made operational
- b. The well is no longer in use, remains in place but is not serviceable
- c. The pump and associated piping/electrical has been removed
- d. Top of well has a locking cap with functioning lock
- e. Top of well is covered with a steel plate welded to the casing
- f. Top of well is open or is covered with a non-locking cover

6. NYS Registered Water Well Driller

NYRD No

7. Form submitted by

Date

Or fill out form, then print and mail to the address at top of form.

Appendix E

2024 Data Usability Summary Report

SMC Maestri Site

Data Usability Summary Report

Geddes, New York

Volatile Organic Compound (VOC) Analyses

SDG # 480-220319-1

Analyses Performed By:

Eurofins TestAmerica Laboratories, Inc.

Amherst, New York

Report #54439R

Review Level: Tier III

Project: 30216944.02

Summary

This Data Usability Summary Report (DUSR) summarizes the review of Sample Delivery Group (SDG) #480-220319-1 for samples collected in association with the SMC Maestri site located in Geddes, NY. The review was conducted as a Tier III evaluation and included review of data package completeness. Only analytical data associated with constituents of concern were reviewed for this validation. Field documentation was not included in this review. Included with this assessment are the validation annotated sample result sheets, and chain of custody. Analyses were performed on the following samples:

SDG Number	Sample ID	Lab ID	Matrix	Sample Collection Date	Parent Sample	Analysis				
						VOC	SVOC	PCB	MET	MISC
480-220319-1	RW-6	480-220319-1	Water	5/29/2024		X				
	RW-7	480-220319-2	Water	5/29/2024		X				
	MW-9	480-220319-3	Water	5/29/2024		X				
	PZ-21	480-220319-4	Water	5/29/2024		X				
	BD(05292024)	480-220319-5	Water	5/29/2024	PZ-21	X				
	FB(05292024)	480-220319-6	Water	5/29/2024		X				
	TB(05292024)	480-220319-7	Water	5/29/2024		X				

Note:

1. The matrix spike/matrix spike duplicate (MS/MSD) analysis was performed on sample location MW-9.

Analytical Data Package Documentation

The table below evaluates the data package completeness.

Items Reviewed	Reported		Performance Acceptable		Not Required
	No	Yes	No	Yes	
1. Sample receipt condition		X		X	
2. Requested analyses and sample results		X		X	
3. Master tracking list		X		X	
4. Methods of analysis		X		X	
5. Reporting limits		X		X	
6. Sample collection date		X		X	
7. Laboratory sample received date		X		X	
8. Sample preservation verification (as applicable)		X		X	
9. Sample preparation/extraction/analysis dates		X		X	
10. Fully executed chain-of-custody form		X		X ¹	
11. Narrative summary of QA or sample problems provided		X		X	
12. Data package completeness and compliance		X		X	

Note:

QA Quality assurance

1 – Sample location FB(05292024) was incorrectly identified as FD(05292024) on the laboratory result sheets (was correctly documented on the COC). The sample ID was hand-corrected on the laboratory result sheets (Form 1s) that are included at the end of this report.

Organic Analysis Introduction

Analyses were performed according to United States Environmental Protection Agency (USEPA) Method 624.1 (Xylenes, Total only). Data were reviewed in accordance with the USEPA National Functional Guidelines for Organic Superfund Methods Data Review, EPA 540-R-20-005, November 2020 (with reference to the historical USEPA Contract Laboratory Program National Functional Guidelines for Organic Data Review, OSWER 9240.1-05A-P, October 1999), as appropriate and USEPA Region II validation guidelines *Validating Volatile Organic Compounds by Gas Chromatography/Mass Spectrometry SW-846 Method 8260B* (SOP #HW-24, October 2006).

The data review process is an evaluation of data on a technical basis rather than a determination of contract compliance. As such, the standards against which the data are being weighed may differ from those specified in the analytical method. It is assumed that the data package represents the best efforts of the laboratory and had already been subjected to adequate and sufficient quality review prior to submission.

During the review process, laboratory qualified and unqualified data are verified against the supporting documentation. Based on this evaluation, qualifier codes may be added, deleted, or modified by the data reviewer. Results are qualified with the following codes in accordance with USEPA National Functional Guidelines:

- Concentration (C) Qualifiers
 - U The compound was analyzed for but not detected. The associated value is the compound quantitation limit.
 - B The compound has been found in the sample as well as its associated blank, its presence in the sample may be suspect.
- Quantitation (Q) Qualifiers
 - E The compound was quantitated above the calibration range.
 - D Concentration is based on a diluted sample analysis.
- Validation Qualifiers
 - J The compound was positively identified; however, the associated numerical value is an estimated concentration only.
 - UJ The compound was not detected above the reported sample quantitation limit. However, the reported limit is approximate and may or may not represent the actual limit of quantitation.
 - JN The analysis indicates the presence of a compound for which there is presumptive evidence to make a tentative identification. The associated numerical value is an estimated concentration only.
 - UB Compound is considered non-detect at the listed value due to associated blank contamination.
 - N The analysis indicates the presence of a compound for which there is presumptive evidence to make a tentative identification.
 - R The sample results are rejected.

The "R" flag means that the associated value is unusable. In other words, due to significant quality control (QC) problems, the analysis is invalid and provides no information as to whether the compound is present or not. "R" values should not appear on data tables because they cannot be relied upon, even as a last resort. The second

fact to keep in mind is that no compound concentration, even if it has passed all QC tests, is guaranteed to be accurate. Strict QC serves to increase confidence in data but any value potentially contains error.

Volatile Organic Compound (VOC) Analyses

1. Holding Times

The specified holding times for the following methods are presented in the table below.

Method	Matrix	Holding Time	Preservation
EPA 624.1	Water	14 days from collection to analysis (preserved)	Cool to <6 °C; preserved to a pH of less than 2 s.u.

Note:

s.u. Standard units

All samples were analyzed within the specified holding time criterion.

2. Blank Contamination

Quality assurance (QA) blanks (i.e., method and rinse blanks) are prepared to identify any contamination which may have been introduced into the samples during sample preparation or field activity. Method blanks measure laboratory contamination. Rinse blanks measure contamination of samples during field operations.

A blank action level (BAL) of five times the concentration of a detected compound in an associated blank (common laboratory contaminant compounds are calculated at ten times) is calculated for QA blanks containing concentrations greater than the method detection limit (MDL). The BAL is compared to the associated sample results to determine the appropriate qualification of the sample results, if needed.

Compounds were not detected above the MDL in the associated blanks; therefore, detected sample results were not associated with blank contamination.

3. Mass Spectrometer Tuning

Mass spectrometer performance was acceptable and all analyses were performed within a 24-hour tune clock.

System performance and column resolution were acceptable.

4. Calibration

Satisfactory instrument calibration is established to ensure that the instrument is capable of producing acceptable quantitative data. An initial calibration demonstrates that the instrument is capable of acceptable performance at the beginning of an experimental sequence. The continuing calibration verifies that the instrument daily performance is satisfactory.

4.1 Initial Calibration

The method specifies percent relative standard deviation (%RSD) and relative response factor (RRF) limits for select compounds only. A technical review of the data applies limits to all compounds with no exceptions.

All target compounds associated with the initial calibration standards must exhibit a %RSD less than the control limit (35%) or a correlation coefficient greater than 0.99 and an RRF value greater than control limit (0.05).

4.2 Continuing Calibration

All target compounds associated with the continuing calibration standard must exhibit a percent difference (%D) within the EPA Method 624 Table 5 limits.

All compounds associated with the initial and continuing calibrations were within the specified control limits.

5. Surrogates/System Monitoring Compounds

All samples to be analyzed for organic compounds are spiked with surrogate compounds prior to sample preparation to evaluate overall laboratory performance and efficiency of the analytical technique. VOC analysis requires that all surrogates associated with the analysis exhibit recoveries within the laboratory-established acceptance limits.

Sample locations associated with surrogates exhibiting recoveries outside of the control limits presented in the following table.

Sample Locations	Surrogate	Recovery
RW-7 MW-9	1,2-Dichloroethane-d4	AC
	4-Bromofluorobenzene	
	Dibromofluoromethane	
	Toluene-d8	> UL

Notes:

UL Upper control limit

AC Acceptable

The criteria used to evaluate the surrogate recoveries are presented in the following table. In the case of a surrogate deviation, the sample results are qualified as documented in the table below.

Control Limit	Sample Result	Qualification
> UL	Non-detect	No Action
	Detect	J
< LL but > 10%	Non-detect	UJ
	Detect	J
< 10%	Non-detect	R
	Detect	J

6. Internal Standard Performance

Internal standard performance criteria ensure that the GC/MS sensitivity and response are stable during every sample analysis. The criteria require the internal standard compounds associated with the VOC exhibit area counts that are not greater than two times (+100%) or less than one-half (-50%) of the area counts of the associated continuing calibration standard.

All internal standard responses were within control limits.

7. Matrix Spike/Matrix Spike Duplicate (MS/MSD) Analysis

MS/MSD data are used to assess the precision and accuracy of the analytical method. The compounds used to perform the MS/MSD analysis must exhibit a percent recovery within the laboratory-established acceptance limits. The relative percent difference (RPD) between the MS/MSD recoveries must exhibit an RPD within the laboratory-established acceptance limits.

Note: The MS/MSD recovery control limits do not apply for MS/MSD performed on sample locations where the compound concentration detected in the parent sample exceeds the MS/MSD concentration by a factor of four or greater.

Sample locations associated with the MS/MSD exhibiting recoveries outside of the control limits are presented in the following table.

Sample Locations	Compound	MS Recovery	MSD Recovery
MW-9	Xylenes, Total	SR>4X	SR>4X

Notes:

SR>4X Sample result is greater than 4 times the added spike concentration

The criteria used to evaluate the MS/MSD recoveries are presented in the following table. In the case of an MS/MSD deviation, the sample results are qualified as documented in the table below.

Control Limit	Sample Result	Qualification
> the upper control limit (UL)	Non-detect	No Action
	Detect	J
< the lower control limit (LL) but > 10%	Non-detect	UJ
	Detect	J
< 10%	Non-detect	R
	Detect	J
SR>4X: Parent sample concentration > four times the MS/MSD spiking solution concentration.	Detect	No Action
	Non-detect	

8. Laboratory Control Sample (LCS) Analysis

The LCS analysis is used to assess the accuracy of the analytical method independent of matrix interferences. The compounds associated with the LCS analysis must exhibit a percent recovery within the laboratory-established acceptance limits.

All compounds associated with the LCS analysis exhibited recoveries within the control limits.

9. Field Duplicate Analysis

Field duplicate analysis is used to assess the overall precision of the field sampling procedures and analytical method. A control limit of 30% for water matrices is applied to the RPD between the parent sample and the field duplicate. In the instance when the parent and/or duplicate sample concentrations are less than or equal to 5 times the RL, a control limit of two times the RL is applied for water.

Results for duplicate samples are summarized in the following table.

Sample ID/ Duplicate ID	Compound	Sample Result	Duplicate Result	RPD
PZ-21 / BD(05292024)	Xylenes, Total	2.0 U	2.0 U	AC

Notes:

AC Acceptable

The calculated RPDs between the parent sample and field duplicate were acceptable.

10. Compound Identification

Compounds are identified on the GC/MS by using the analytes relative retention time and ion spectra.

All identified compounds met the specified criteria.

11. System Performance and Overall Assessment

Overall system performance was acceptable. Other than for those deviations specifically mentioned in this review, the overall data quality is within the guidelines specified in the method.

Data Validation Checklist for VOCs

VOCs: EPA 624.1	Reported		Performance Acceptable		Not Required	
	No	Yes	No	Yes		
GAS CHROMATOGRAPHY/MASS SPECTROMETRY (GC/MS)						
Tier II Validation						
Holding times		X		X		
Reporting limits (units)		X		X		
Blanks						
A. Method blanks		X		X		
B. Equipment blanks		X		X		
C. Trip blanks		X		X		
Laboratory Control Sample (LCS)		X		X		
Laboratory Control Sample Duplicate (LCSD)	X				X	
LCS/LCSD Precision (RPD)	X				X	
Matrix Spike (MS)		X		X		
Matrix Spike Duplicate (MSD)		X		X		
MS/MSD Precision (RPD)		X		X		
Field/Lab Duplicate (RPD)		X		X		
Surrogate Spike %R		X	X			
Dilution Factor		X		X		
Moisture Content					X	
Tier III Validation						
System performance and column resolution		X		X		
Initial calibration %RSDs		X		X		
Continuing calibration RRFs		X		X		
Continuing calibration %Ds		X		X		
Instrument tune and performance check		X		X		

Data Usability Summary Report

VOCs: EPA 624.1	Reported		Performance Acceptable		Not Required
	No	Yes	No	Yes	
GAS CHROMATOGRAPHY/MASS SPECTROMETRY (GC/MS)					
Ion abundance criteria for each instrument used		X		X	
Internal standard		X		X	
Compound identification and quantitation					
A. Reconstructed ion chromatograms		X		X	
B. Quantitation Reports		X		X	
C. RT of sample compounds within the established RT windows		X		X	
D. Transcription/calculation errors present		X		X	
E. Reporting limits adjusted to reflect sample dilutions		X		X	

Notes:

%RSD Relative standard deviation

%R Percent recovery

RPD Relative percent difference

%D Percent difference

Sample Compliance Report

SAMPLE COMPLIANCE REPORT

Sample Delivery Group (SDG)	Sampling Date	Protocol	Sample ID	Matrix	Compliance ¹				Noncompliance
					VOC	SVOC	PFAS	MISC	
480-220319-1	5/29/2024	EPA 624.1	RW-6	Water	Yes	--	--	--	
	5/29/2024		RW-7	Water	Yes	--	--	--	
	5/29/2024		MW-9	Water	No	--	--	--	VOC: Surrogate %R
	5/29/2024		PZ-21	Water	Yes	--	--	--	
	5/29/2024		BD(05292024)	Water	Yes	--	--	--	
	5/29/2024		FD(05292024)	Water	Yes	--	--	--	
	5/29/2024		TB(05292024)	Water	Yes	--	--	--	

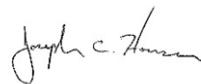
Note:

- 1 Samples which are compliant with no added validation qualifiers are listed as "yes". Samples which are non-compliant or which have added qualifiers are listed as "no". A "no" designation does not necessarily indicate that the data have been rejected or are otherwise unusable.

DATA USABILITY SUMMARY REPORT

VALIDATION PERFORMED BY: Joseph C. Houser

SIGNATURE:



DATE: June 11, 2024

PEER REVIEW: Andrew Korycinski

DATE: June 12, 2024

Chain of Custody Corrected Sample Analysis Data Sheets

Client Sample Results

Client: Arcadis U.S., Inc.
Project/Site: SMC Maestri Site

Job ID: 480-220319-1

Client Sample ID: RW-6

Date Collected: 05/29/24 15:15

Date Received: 05/30/24 10:30

Lab Sample ID: 480-220319-1

Matrix: Water

Method: EPA 624.1 - Volatile Organic Compounds (GC/MS)

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Xylenes, Total	0.65	U	2.0	0.65	ug/L			06/04/24 13:32	1
Surrogate	%Recovery	Qualifier	Limits				Prepared	Analyzed	Dil Fac
1,2-Dichloroethane-d4 (Surr)	131		49 - 149					06/04/24 13:32	1
4-Bromofluorobenzene	93		66 - 132					06/04/24 13:32	1
Toluene-d8 (Surr)	113		69 - 121					06/04/24 13:32	1
Dibromofluoromethane (Surr)	130		55 - 150					06/04/24 13:32	1

Client Sample ID: RW-7

Date Collected: 05/29/24 16:10

Date Received: 05/30/24 10:30

Lab Sample ID: 480-220319-2

Matrix: Water

Method: EPA 624.1 - Volatile Organic Compounds (GC/MS)

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Xylenes, Total	0.65	U	2.0	0.65	ug/L			06/04/24 13:54	1
Surrogate	%Recovery	Qualifier	Limits				Prepared	Analyzed	Dil Fac
1,2-Dichloroethane-d4 (Surr)	141		49 - 149					06/04/24 13:54	1
4-Bromofluorobenzene	102		66 - 132					06/04/24 13:54	1
Toluene-d8 (Surr)	122	S1+	69 - 121					06/04/24 13:54	1
Dibromofluoromethane (Surr)	142		55 - 150					06/04/24 13:54	1

Client Sample ID: MW-9

Date Collected: 05/29/24 12:35

Date Received: 05/30/24 10:30

Lab Sample ID: 480-220319-3

Matrix: Water

Method: EPA 624.1 - Volatile Organic Compounds (GC/MS)

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Xylenes, Total	490	J	4.0	1.3	ug/L			06/04/24 10:54	2
Surrogate	%Recovery	Qualifier	Limits				Prepared	Analyzed	Dil Fac
1,2-Dichloroethane-d4 (Surr)	140		49 - 149					06/04/24 10:54	2
4-Bromofluorobenzene	103		66 - 132					06/04/24 10:54	2
Toluene-d8 (Surr)	125	S1+	69 - 121					06/04/24 10:54	2
Dibromofluoromethane (Surr)	140		55 - 150					06/04/24 10:54	2

Client Sample ID: PZ-21

Date Collected: 05/29/24 14:10

Date Received: 05/30/24 10:30

Lab Sample ID: 480-220319-4

Matrix: Water

Method: EPA 624.1 - Volatile Organic Compounds (GC/MS)

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Xylenes, Total	0.65	U	2.0	0.65	ug/L			06/04/24 14:17	1
Surrogate	%Recovery	Qualifier	Limits				Prepared	Analyzed	Dil Fac
1,2-Dichloroethane-d4 (Surr)	125		49 - 149					06/04/24 14:17	1
4-Bromofluorobenzene	88		66 - 132					06/04/24 14:17	1
Toluene-d8 (Surr)	108		69 - 121					06/04/24 14:17	1
Dibromofluoromethane (Surr)	125		55 - 150					06/04/24 14:17	1

Client Sample Results

Client: Arcadis U.S., Inc.
Project/Site: SMC Maestri Site

Job ID: 480-220319-1

Client Sample ID: BD(05292024)

Lab Sample ID: 480-220319-5

Date Collected: 05/29/24 00:00

Matrix: Water

Date Received: 05/30/24 10:30

Method: EPA 624.1 - Volatile Organic Compounds (GC/MS)

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Xylenes, Total	0.65	U	2.0	0.65	ug/L			06/04/24 14:40	1
Surrogate	%Recovery	Qualifier	Limits				Prepared	Analyzed	Dil Fac
1,2-Dichloroethane-d4 (Surr)	126		49 - 149					06/04/24 14:40	1
4-Bromofluorobenzene	90		66 - 132					06/04/24 14:40	1
Toluene-d8 (Surr)	110		69 - 121					06/04/24 14:40	1
Dibromofluoromethane (Surr)	126		55 - 150					06/04/24 14:40	1

B (JCH 6/11/24)

Client Sample ID: FD(05292024)

Lab Sample ID: 480-220319-6

Date Collected: 05/29/24 16:00

Matrix: Water

Date Received: 05/30/24 10:30

Method: EPA 624.1 - Volatile Organic Compounds (GC/MS)

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Xylenes, Total	0.65	U	2.0	0.65	ug/L			06/04/24 10:09	1
Surrogate	%Recovery	Qualifier	Limits				Prepared	Analyzed	Dil Fac
1,2-Dichloroethane-d4 (Surr)	120		49 - 149					06/04/24 10:09	1
4-Bromofluorobenzene	87		66 - 132					06/04/24 10:09	1
Toluene-d8 (Surr)	107		69 - 121					06/04/24 10:09	1
Dibromofluoromethane (Surr)	120		55 - 150					06/04/24 10:09	1

Client Sample ID: TB(05292024)

Lab Sample ID: 480-220319-7

Date Collected: 05/29/24 00:00

Matrix: Water

Date Received: 05/30/24 10:30

Method: EPA 624.1 - Volatile Organic Compounds (GC/MS)

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Xylenes, Total	0.65	U	2.0	0.65	ug/L			06/04/24 10:32	1
Surrogate	%Recovery	Qualifier	Limits				Prepared	Analyzed	Dil Fac
1,2-Dichloroethane-d4 (Surr)	118		49 - 149					06/04/24 10:32	1
4-Bromofluorobenzene	87		66 - 132					06/04/24 10:32	1
Toluene-d8 (Surr)	105		69 - 121					06/04/24 10:32	1
Dibromofluoromethane (Surr)	117		55 - 150					06/04/24 10:32	1

Environment Testing

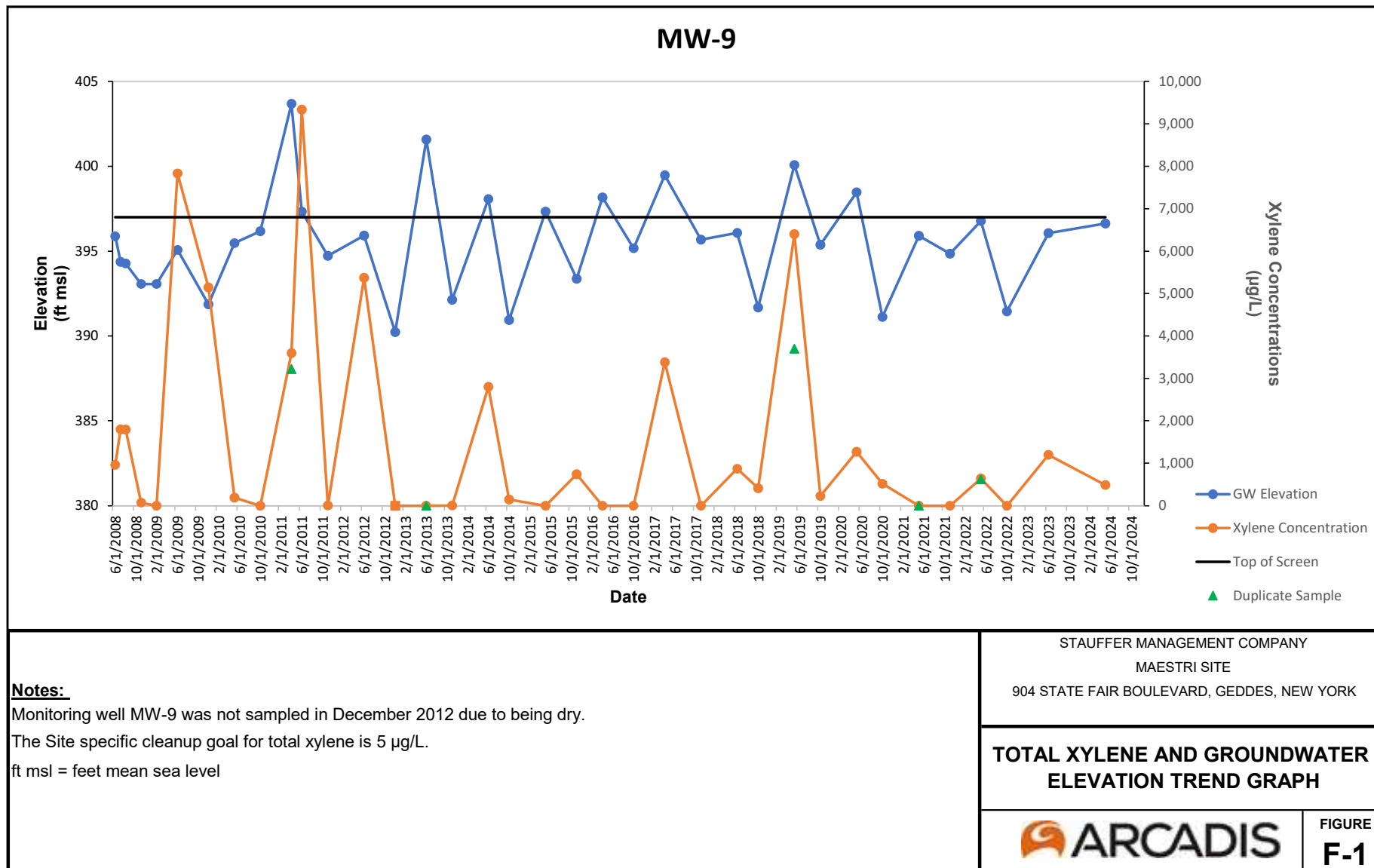
Client Information						Lab PM Schove, John R		Cameria, John R			
Client Contact: Ms. Rebecca Hensel						Phone:		E-Mail: John.Schove@et.eurofinsus.com			
Company: Arcadis U.S., Inc.						PWSID:		State of Origin:			
Address: One Lincoln Center 110 West Fayette St, Suite 300						Analysis Requested					
City: Syracuse						Due Date Requested:					
State, Zip: NY, 13202						TAT Requested (days): <i>STANDARD</i>					
Phone: 315-446-9120(Tel)						Compliance Project: ☐ Yes ☒ No					
Email: rebecca.hensel@arcadis.com						PO #: 30216944.03					
Project Name: SMC Maestri Site						WO #: AUS.EUROFINS.30216944.MAESTRI.050124					
Site:						Project #: 48025201					
						SSOW#:					
Sample Identification						Special Instructions/Note:					
Sample Date						Sample Time					
Sample Type (C=comp, G=grab)						Matrix (W=water, S=solid, O=waste/oil, BT=Tissue, A=Air)					
Preservation Code:						Field Prepared Sample (Y/N) (G/L)					
RW-6						5/29/2024 1515 G Water X					
RW-7						5/29/2024 1610 G Water X					
MW-9						5/29/2024 1235 G Water X X					
PZ-21						5/29/2024 1410 G Water X					
MS						5/29/2024 1235 G Water X					
MSD						5/29/2024 1235 G Water X					
BD_05292024						5/29/2024 G Water X					
FB_(05292024)						5/29/2024 1600 G Water X					
TB_(05292024)						5/29/2024 G Water X					
RE											
RG											
Possible Hazard Identification						Sample Disposal (A fee may be assessed if samples are retained longer than 1 month)					
☐ Non-Hazard ☐ Flammable ☐ Skin Irritant ☐ Poison B ☐ Unknown ☐ Radiological						☐ Return To Client ☐ Disposal By Lab ☐ Archive For _____ Months					
Deliverable Requested: I, II, III, IV, Other (specify)						Special Instructions/QC Requirements:					
Empty Kit Relinquished by:						Date:					
Relinquished by:						Time:					
Relinquished by:						Method of Shipment:					
Relinquished by:						Received by:					
Relinquished by:						Received by:					
Relinquished by:						Received by:					
Custody Seals Intact: ☐ Yes ☒ No						Cooler Temperature(s) °C and Other Remarks: 2.6 JFC					

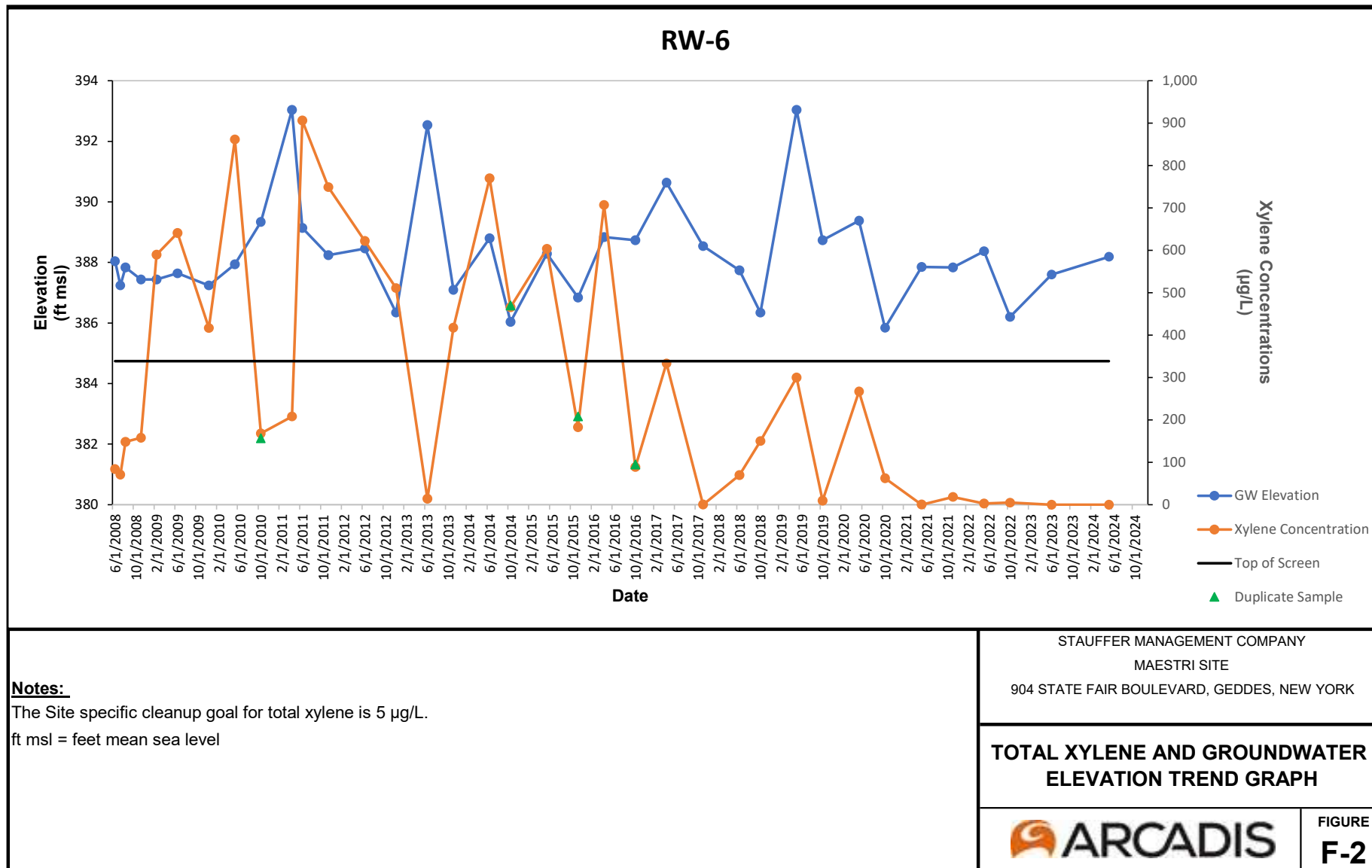
Page 368 of 370

06/10/2024

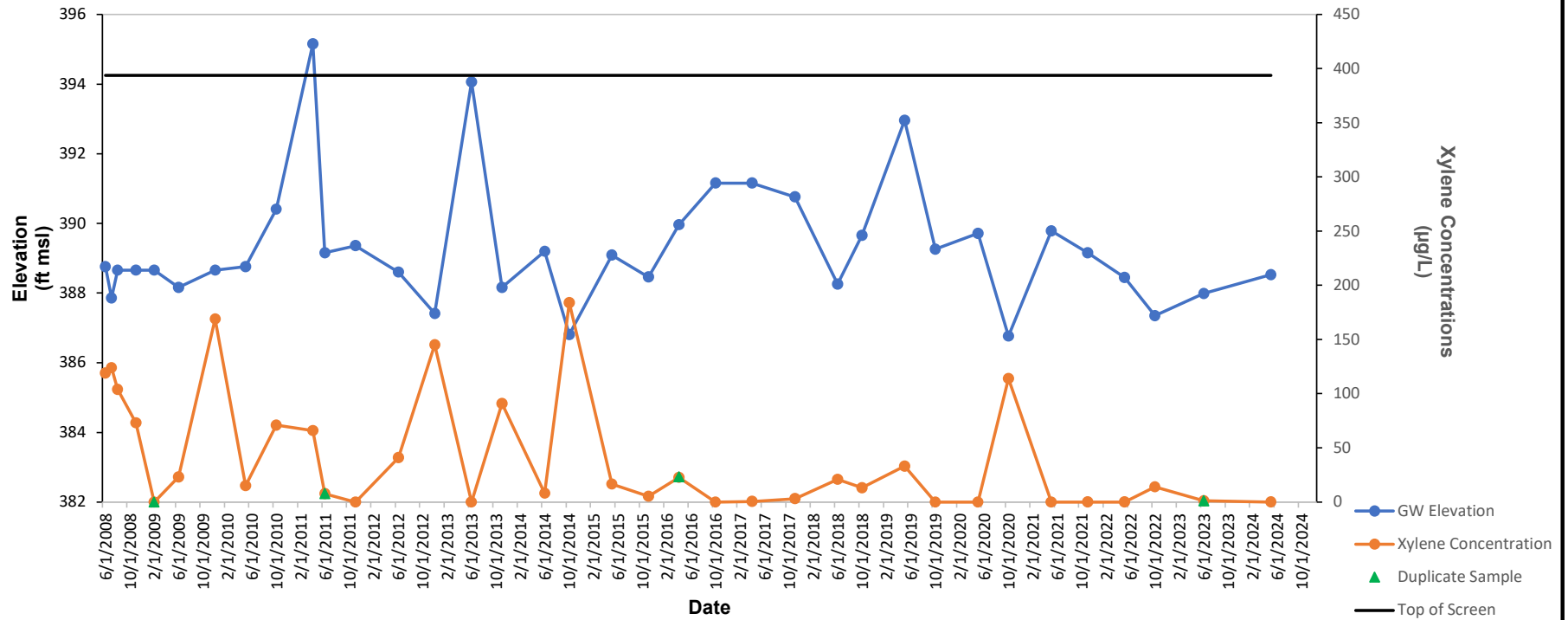
Appendix F

Historical Well Xylene Concentrations and Water Table Elevations





RW-7



Notes:

The Site specific cleanup goal for total xylene is 5 µg/L.
ft msl = feet mean sea level

STAUFFER MANAGEMENT COMPANY
MAESTRI SITE
904 STATE FAIR BOULEVARD, GEDDES, NEW YORK

TOTAL XYLENE AND GROUNDWATER ELEVATION TREND GRAPH



FIGURE
F-3

Appendix G

2024 Low-Flow Sampling Logs

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Maestri Site Annual Event

Page 1 of 1Well ID: MW-9Project Number: 30216944Task: 01Date: 5/29/2024Well Headspace PID: NASampling Time: 1235Sampled By: MS/EBWeather: sunny, 70°Coded Replicate No.: NA MS/MSDReplicate Type (circle one): Duplicate MS/MSD

Instrument Identification

Serial #:	PID	Water Quality Meter(s)
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Purging Information

Casing Material: PVCPurge Method: (circle one) Submersible Centrifugal BladderCasing Diameter: 2 in

Screen Interval: From: _____ To: _____

Total Depth: 18.73 ftPump Intake Setting: 16 ftDepth to Product: NP ftDepth to Water: 12.24 ftTotal Volume Purged: 3.75 galWater Column: 6.39 ftPump on: 12:01 Off: 12:40Gallons in Well: 1.06 gal

Field Parameter Measurements Taken During Purging

Time	Minutes Elapsed	Rate (ml/min)	Depth to Water	Turbidity (NTUs)	pH (SI Units)	ORP (mV)	Conductivity (MS/cm)3	Temp (°C)	DO (mg/L)	TDS (mg/L)	Comments
Stabilization Range			<0.3 ft.	10% if >1	+/- 0.1	+/- 10	3%	3%	10%		
1203	0	500	12.59	16.20	6.57	-35.4	0.868	10.9	1.12		
1208	5	400	12.61	7.80	6.56	-39.3	0.869	11.4 ^{EB}	0.66		
1212	10	400	12.69	3.51	6.58	-39.4	0.861	10.7	0.40		
1217	15	200	12.70	2.05	6.59	-37.9	0.855	11.2	0.30		
1222	20	200	12.74	1.65	6.59	-39.0	0.855	11.0	0.25		
1227	25	250	12.77	1.65	6.60	-39.0	0.849	10.9	0.20		
1232	30	200	12.86	1.64	6.61	-41.4	0.850	10.8	0.18		
	35										
	40										
	45										
	50										
	55										
	60										
	65										
	70										
Number and Type of Bottle			Analytical Parameter				Preservative	Collected			
3 - 40 mL Glass Vial			VOCs - Xylenes				HCL	YES			

Color: ClearWell Condition: GoodOdor: NonePurge Water Disposal: 250 gal tote

ARCADIS

Page 1 of 1

Maestri Site Annual Event

Well ID: PZ-21Project Number: 30216944Task: 01Date: 5/29/2024Well Headspace PID: NASampling Time: 1410Sampled By: MJF EBWeather: Sunny, 70sCoded Replicate No.: BD-(05292024)Replicate Type (circle one): Duplicate MS/MSD

Instrument Identification

Serial #: PID Water Quality Meter(s)

Purging Information

Casing Material: PVCPurge Method: (circle one) Submersible Centrifugal BladderCasing Diameter: 2 inScreen Interval: From: To: Total Depth: 18.57 ftPump Intake Setting: 15.75Depth to Product: NP ftDepth to Water: 2.85 ftTotal Volume Purged: 3.6 galWater Column: 15.72 ftPump on: 1321 Off: 1410Gallons in Well: 2.57 gal

Field Parameter Measurements Taken During Purging

Time	Minutes Elapsed	Rate (ml/min)	Depth to Water	Turbidity (NTUs)	pH (SI Units)	ORP (mV)	Conductivity (MS/cm)3	Temp (°C)	DO (mg/L)	TDS (mg/L)	Comments
Stabilization Range			<0.3 ft.	10% if >1	+/- 0.1	+/- 10	3%	3%	10%		
1325	0	250	2.85	294.42	7.29	-97.3	1.072	12.4	0.90		
1330	5	200	3.19	89.80	7.21	-103.1	1.042	11.9	0.27		
1335	10	300	3.08	46.03	7.19	-103.1	1.038	12.4	0.19		
1340	15	300	3.10	11.02	7.20	-105.0	1.048	12.3	0.14		
1345	20	300	3.06	6.55	7.19	-105.2	1.047	12.4	0.10		
1350 1340 ^{EB}	25	300	3.17	5.70	7.18	-105.4	1.043	12.4	0.07		
1355	30	250	3.10	3.15	7.20	-107.3	1.052	12.4	0.05		
1400	35	250	3.20	2.25	7.19	-107.9	1.052	12.7	0.04		
1405	40	250	3.07	1.70	7.19	-108.0	1.055	12.7	0.03		
	45										
	50										
	55										
	60										
	65										
	70										
Number and Type of Bottle			Analytical Parameter				Preservative		Collected		
3 - 40 mL Glass Vial			VOCs - Xylenes				HCL		yes		

Color: clear / light orangeWell Condition: GoodOdor: nonePurge Water Disposal: 250 gal. tote

ARCADIS

Maestri Site Annual Event

Page 1 of 1Well ID: RW-6Project Number: 30216944Task: 01Date: 5/29/2024Well Headspace PID: NASampling Time: 1515Sampled By: MT/EBWeather: sunny, 70sCoded Replicate No.: NA

Replicate Type (circle one): Duplicate MS/MSD

Instrument Identification

Serial #:	PID	Water Quality Meter(s)
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Purging Information

Casing Material: SSPurge Method: (circle one) Submersible Centrifugal BladderCasing Diameter: 6 in

Screen Interval: From: _____ To: _____

Total Depth: 19.30 ftPump Intake Setting: 16 ftDepth to Product: NA ftDepth to Water: 5.45 ftTotal Volume Purged: 4 galWater Column: 13.85 ftPump on: 1540 Off: 1510Gallons in Well: 20.34 gal1440

Field Parameter Measurements Taken During Purging

Time	Minutes Elapsed	Rate (ml/min)	Depth to Water	Turbidity (NTUs)	pH (SI Units)	ORP (mV)	Conductivity (MS/cm)3	Temp (°C)	DO (mg/L)	TDS (mg/L)	Comments
Stabilization Range			<0.3 ft.	10% if >1	+/- 0.1	+/- 10	3%	3%	10%		
1440	0	500	5.45	19.80	7.53	-140.2	1.468	10.0	1.61		
1445	5	400	5.59	17.33	7.51	-144.4	1.468	10.1	0.79		
1450	10	300	5.72	14.75	7.48	-146.6	1.478	10.4	0.38		
1455	15	400	5.85	14.32	7.46	-148.2	1.482	10.1	0.25		
1500	20	300	5.97	10.99	7.46	-150.7	1.472	10.1	0.18		
1505	25	350	6.05	10.08	7.46	-151.9	1.470	9.8	0.13		
1510	30	350	6.16	9.01	7.47	-152.1	1.467	9.8	0.10		
	35										
	40										
	45										
	50										
	55										
	60										
	65										
	70										
Number and Type of Bottle			Analytical Parameter				Preservative	Collected			
3 - 40 mL Glass Vial			VOCs - Xylenes				HCL	Yes			

Color: light brownOdor: noneWell Condition: goodPurge Water Disposal: 250 gal tote

ARCADIS

Page 1 of 1

Maestri Site Annual Event

Well ID: RW-7Project Number: 30216944Task: 01Date: 5/29/2024Well Headspace PID: NASampling Time: 1610Sampled By: MT/EBWeather: sunny, 70sCoded Replicate No.: NA

Replicate Type (circle one): Duplicate MS/MSD

Instrument Identification

Serial #: PID Water Quality Meter(s) 211353

Purging Information

Casing Material: SSPurge Method: (circle one) Submersible Centrifugal BladderCasing Diameter: 6 inScreen Interval: From: To: Total Depth: 28.00 ftPump Intake Setting: 25 ftDepth to Product: NA ftDepth to Water: 17.23 ftTotal Volume Purged: 62.5 galWater Column: 10.77 ftPump on: 3535 Off: 4615 1610Gallons in Well: 1.76 15.82 gal

Field Parameter Measurements Taken During Purging

Time	Minutes Elapsed	Rate (ml/min)	Depth to Water	Turbidity (NTUs)	pH (SI Units)	ORP (mV)	Conductivity (MS/cm)3	Temp (°C)	DO (mg/L)	TDS (mg/L)	Comments
Stabilization Range			<0.3 ft.	10% if >1	+/- 0.1	+/- 10	3%	3%	10%		
1535	0	500	17.23	4.09	7.51	-45.2	1.011	9.7	3.66		
1540	5	300	17.61	2.58	7.44	-83.0	1.005	9.6	0.79		
1545	10	500	17.94	2.68	7.46	-96.4	1.007	9.3	0.32		
1550	15	500	18.08	2.51	7.42	-100.3	1.008	9.5	0.23		
1555	20	500	18.01	2.55	7.41	-104.4	1.006	10.1	0.17		
1600	25	500	18.22	2.42	7.38	-103.0	1.004	9.4	0.13		
1605	30	500	18.41	2.14	7.28	-91.8	0.996	9.4	0.15		
	35										
	40										
	45										
	50										
	55										
	60										
	65										
	70										
Number and Type of Bottle			Analytical Parameter				Preservative	Collected			
3 - 40 mL Glass Vial			VOCs - Xylenes				HCL	Y			

Color: clearWell Condition: okayOdor: nonePurge Water Disposal: 250 gal tote

Appendix H

Institutional and Engineering Controls Certification Form



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



Site Details

Box 1

Site No. **734025**

Site Name **Maestri Site**

Site Address: 900 State Fair Boulevard Zip Code: 13209
City/Town: Solvay
County: Onondaga
Site Acreage: 2.510

Reporting Period: January 15, 2024 to January 15, 2025

YES NO

1. Is the information above correct? X ☐

If NO, include handwritten above or on a separate sheet.

2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period? ☐ X

3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))? ☐ X

4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period? ☐ X

If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.

5. Is the site currently undergoing development? ☐ X

Box 2

YES NO

6. Is the current site use consistent with the use(s) listed below? X ☐
Residential, Restricted-Residential, Commercial, and Industrial

7. Are all ICs in place and functioning as designed? X ☐

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

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

Date

Description of Institutional Controls

<u>Parcel</u>	<u>Owner</u>	<u>Institutional Control</u>
023-13-36.1	Mark Maestri	Site Management Plan

The Site was remediated in accordance with the NYSDEC-approved Interim Remedial Measure Work Plan dated September 1992, the Remedial Action Work Plan dated December 1994 and the Record of Decision dated March 1995. Remedial action work on the Site began in June 1996, and was completed in May 2008.

The following is a summary of the Remedial Actions performed at the Site.

- 1) Excavation of soil/fill quantity exceeding the Soil Cleanup Objectives (SCOs)
- 2) Treatment of excavated soils (approximately 10,000 cubic yards) by SVE/bioremediation techniques in above grade biopiles. Treated soils were placed back into excavated areas.
- 3) Construction and maintenance of a soil cover system consisting of three (3) inches of loam and six (6) inches of topsoil.
- 4) Treatment of groundwater exceeding groundwater cleanup levels through operation of a groundwater recovery and treatment system.
- 5) Monitoring of the soil cover and groundwater to ensure compliance with clean up objectives.

A Site Management Plan (SMP) was approved in August 2010 to manage remaining contamination at the Site in perpetuity or until extinguishment of the Declaration of Covenants and Restrictions in accordance with ECL Article 71, Title 36. The Site contains remaining contamination after completion of the remedial action. There is no designated "Remaining Contamination Zone" on-site. The contaminated soil was treated to meet Site remedial objectives listed in the ROD. Operation and monitoring of the groundwater recovery system until 2008 has demonstrated decreasing trends of Site contaminants in the monitoring and recovery wells. The groundwater treatment system was shut down based on approval from NYSDEC after sampling results indicated that contaminants remaining in groundwater have decreased to asymptotic levels and the system was no longer effectively removing remaining contamination. The remedial party (RP) will continue to monitor groundwater on a semiannual basis to account for fluctuations in the groundwater table.

Engineering Controls have been incorporated into the Site remedy to provide proper management of remaining contamination in the future to ensure protection of public health and the environment. The site has the following Engineering Controls: 1) maintenance of the soil cover over the soil redeposition areas, consisting of three (3) inches of loam, six (6) inches of top soil, and grass, and 2) continuous monitoring of groundwater.

An Environmental Notice has been prepared that provides an enforceable legal instrument to ensure compliance with the SMP and all ECs and ICs placed on the Site. The EN was filed with Onondaga County in April 2011. The EN includes the following controls:

- 1) All Engineering Controls must be operated and maintained as specified in the SMP;
- 2) All Engineering Controls on the Site must be inspected and certified at a frequency and in a manner defined in the SMP;
- 3) Groundwater monitoring must be performed as defined in the SMP;
- 4) Data and information pertinent to Site Management for the Controlled Property must be reported at the frequency and in a manner defined in this SMP;
- 5) On-site environmental monitoring devices, including but not limited to, groundwater monitoring wells must be protected and replaced as necessary to ensure continued functioning in the manner specified in the SMP.
- 6) Vegetable gardens and farming on the property are prohibited;
- 7) Use of groundwater underlying the property is prohibited without treatment rendering it safe for the intended use as approved by NYSDOH;
- 8) The topsoil cover over the excavated areas acts as a cover system at the property. Disturbance and incidental damage to this cover system shall be repaired upon discovery in a manner that complies with the SMP.
- 9) All future activities on the property that would disturb remaining contaminated material must be

conducted in accordance with the Excavation Plan included in the SMP.

10) The potential for vapor intrusion must be evaluated for any buildings developed on the Site, and any potential impacts that are identified must be mitigated;

11) The property may be used for residential use, provided that the long-term Engineering and Institutional Controls described in the SMP remain in use and land zoning regulations are followed.

Box 4

Description of Engineering Controls

Parcel

Engineering Control

023-13-36.1

Cover System

Fencing/Access Control

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the Engineering Control certification;

b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and complete.

YES NO

X ☐

2. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

(a) The Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

(b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

(c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

(d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

(e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES NO

X ☐

**IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and
DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

Date

IC CERTIFICATIONS
SITE NO. 734025

Box 6

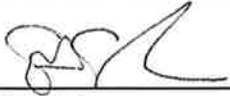
SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

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

I Sean Scanlon at 1800 Concord Pike, Wilmington, Delaware 19850,
print name print business address

am certifying as Remedial Party (Owner or Remedial Party)

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

 as agent for SMC
Signature of Owner, Remedial Party, or Designated Representative
Rendering Certification

2/11/25
Date

EC CERTIFICATIONS

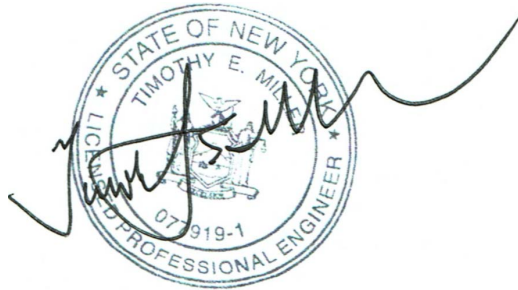
Box 7

Qualified Environmental Professional Signature

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

I Timothy Miller at 110 West Fayette Street, Syracuse, NY 13202,
print name print business address

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



Signature of Qualified Environmental Professional, for
the Owner or Remedial Party, Rendering Certification

Stamp
(Required for PE)

2/13/2025

Date

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