Ecosystems Strategies, Inc.
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September 4, 2013

Richard L. DuPilka, P.E.
City of Poughkeepsie
62 Civic Center Plaza
PO Box 300
Poughkeepsie, New York 12602 via EMAIL: rdupilka@cityofpoughkeepsie.com

Re: Letter Report of Annual Operation and Maintenance Services performed on the property known as the "400 Block", 413-441 Main Street and 366-372 Mill Street, City of Poughkeepsie, Dutchess County, New York
ESI File: CP9920.81

Dear Mr. DuPilka:

This Letter Report of Annual Operation and Maintenance Services (Letter Report) summarizes services performed by Ecosystems Strategies, Inc. (ESI) on the above-referenced property. Fieldwork was conducted in order to document the condition of all on-site engineering controls (ECs). Each EC is discussed below, with attachments provided as appropriate.

1.0 INSPECTION OF BARRIER LAYER

Description

A barrier layer was installed at the property in order to prevent potential contact with underlying on-site contaminated soils. The barrier layer consists of a minimum of two feet of certified clean fill placed over all contaminated areas not covered by asphalt or buildings. The majority of the property is covered by asphalt, which appeared to be intact. Any areas not covered by asphalt are covered with vegetation and/or landscaping materials.

Finding

ESI personnel visually inspected the barrier layer on August 2, 2013. No damage was evident.

2.0 INSPECTION OF VAPOR EXTRACTION SYSTEM

Description

A sub-slab vapor extraction system was installed at the property in order to intercept accumulating vapors associated with on-site contaminated soils. Intercepted vapors are vented above the rooflines of the three, adjoining on-site buildings via three roof-mounted fans (one associated with each building).

Finding

ESI personnel performed an inspection of the fans on August 2, 2013. All fans were observed to be functioning properly. Individual pipe extensions built to avoid snow burial are attached to the fans. These extensions require stabilization. Visual fail-safe alarms (indicator lights), associated with the roof-mounted fans are located near the property manager's office. The indicator lights will turn off in the event of a fan malfunction. The indicator lights were observed to be on during the 2013 inspection.

3.0 INSPECTION OF MONITORING WELLS

Description

Five monitoring wells were installed at the property in order to measure petroleum contamination (Attachment A). The frequency of groundwater monitoring has been shifted to once every two years (groundwater testing was not performed this year).

Findings

ESI personnel visually inspected the monitoring well casings on August 2, 2013 (observations are summarized in Table 1). Monitoring well MW-2R-2 was missing bolts for the well cap, concrete surrounding the casing of MW-3 was cracked and could become damaged.

Table 1: Field Observations

Well ID	Observations
MW-2R-2	Both bolts missing
MW-3	Casing in good shape, concrete surrounding casing cracked, could become damaged
MW-4	Buried in play-ground mulch, not found
MW-5R	Well casing and lid fully intact
MW-6	Well casing and lid fully intact

4.0 CONCLUSIONS AND RECOMMENDATIONS

Annual site management activities were conducted on August 2, 2013 at the property known as the “400 Block” at 413-441 Main Street and 336-372 Mill Street in the City of Poughkeepsie, Dutchess County, New York. Field work was conducted to verify the integrity of the on-site barrier layer, to verify the proper functioning of on-site vapor extraction system fans, and to document integrity of the on-site monitoring wells.
Field observations support the following conclusions:

1. The on-site barrier layer is intact and inspection will continue annually.

2. All vapor extraction system fans appeared to be functioning properly. The roof-mounted fans and associated visual fail safe alarms (located near the property manager’s office) should be inspected by on-site personnel on a monthly basis. Roof mounted fans should be stabilized using hard supports and/or stabilizing wires.

3. MW-2R-2’s well cover was missing bolts at the time of inspection; bolts should be replaced in order to ensure the well’s future integrity

As there have been no environmental concerns revealed by field inspections in the past 5 years of inspections (2008-2013) ESI makes the following recommendation:

- NYSDEC should be petitioned to modify the EC inspections frequency from annually to once every three years.

Please review this information and call me at (845) 452-1658 should you have any questions or comments.

Sincerely,

ECOSYSTEMS STRATEGIES, INC.

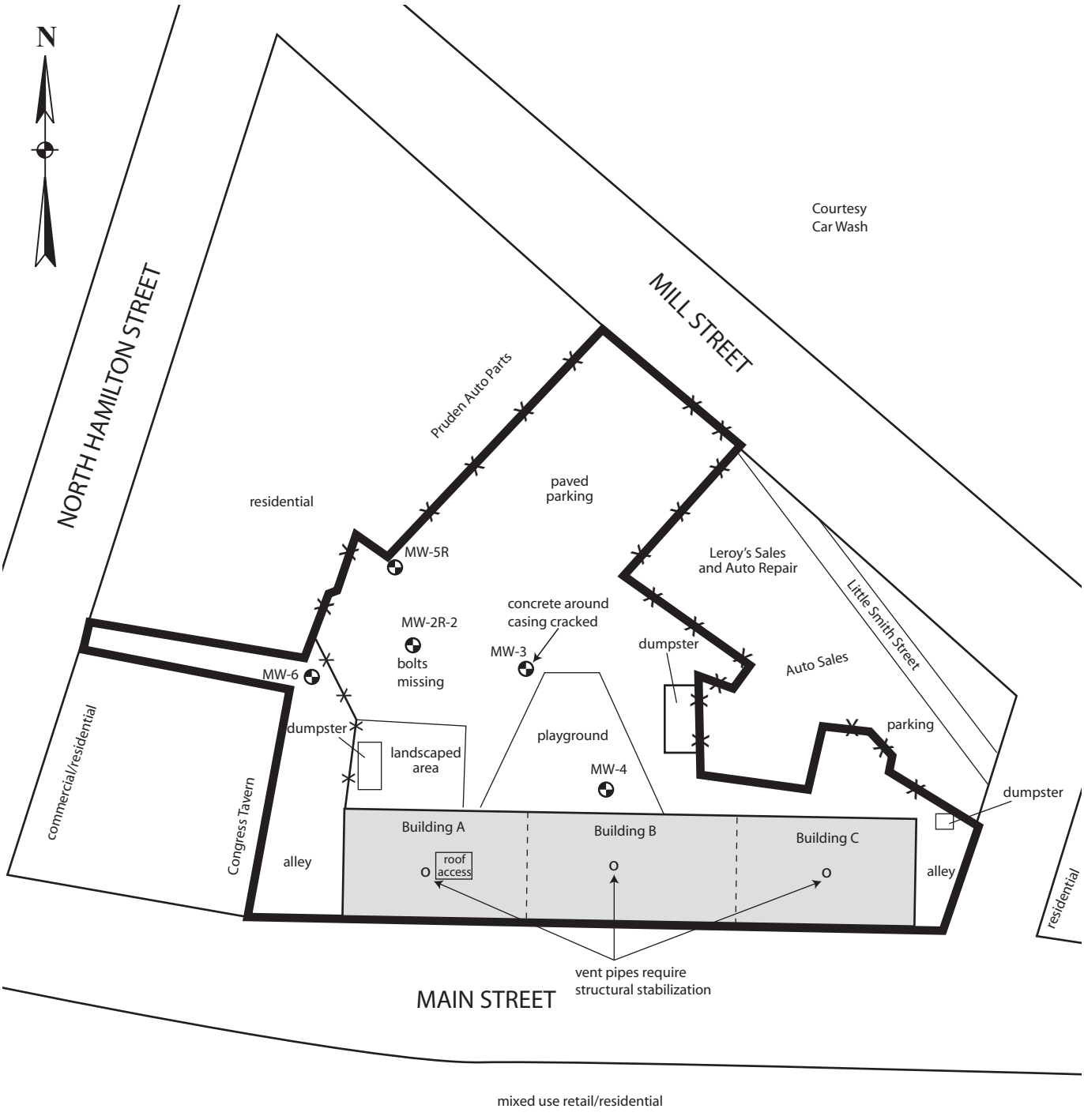
Paul H. Ciminello
President

PHC:ndc/cla

cc: M. Mason, NYSDEC – via Email: mamason@gw.dec.state.ny.us

Attachments:
A Monitoring Well Location Map

Ecosystems Strategies, Inc.



All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

Monitoring Well Location Map

400 Block Property
413-441 Main Street and 336-372 Mill Street
City of Poughkeepsie, Dutchess County, New York

Legend:
- subject property border
- monitoring well location
- O SSDS vent pipe in roof
- chain link fence

ESI File: CP9920.81
August 2013
Scale: 1" = 75' approximately
Attachment A