

DeWalt Service Center
QUEENS COUNTY, NEW YORK

Fourth Site Management Periodic Review Report

**DeWalt Service Center
56-15 Queens Boulevard
Woodside, New York**

NYSDEC Site Number: C241129

**April 2021
(Revised July 2021)**

Prepared for

**BLACK & DECKER (U.S.) INC.
1000 Stanley Drive
New Britain, Connecticut 06053**

Prepared by

**LOUREIRO NY, PC
100 Northwest Drive
Plainville, Connecticut 06062**

An Employee Owned Company

Comm. No. 07MD0.12

CERTIFICATION

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

(a) the institutional control and/or engineering control employed at this site is unchanged from the date the control was put in place, or last approved by Division of Environmental Remediation (DER);

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

(c) nothing has occurred that would constitute a violation or failure to comply with any Site Management Plan for this control; and

(d) access to the site will continue to be provided to DER to evaluate the remedy, including access to evaluate the continued maintenance of this control.

Kevin J. Bitjeman, L.E.P.
Qualified Environmental Professional

07/14/21
Date


Signature

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ACRONYMS

EC	Engineering Control
EPA	Environmental Protection Agency
IC	Institutional Control
IRM	Interim Remedial Measure
PCE	Tetrachloroethylene
NYSDEC	New York State Department of Environmental Conservation
NYSDOH	New York State Department of Health
PRR	Periodic Report Review
QA/QC	Quality Assurance/Quality Control
RAO	Remedial Action Objective
RAWP	Remedial Action Work Plan
RI	Remedial Investigation
SCOs	Soil Cleanup Objectives
SMP	Site Management Plan
SVE	Soil Vapor Extraction
SSD	Sub-Slab Depressurization Systems
SVOC	Semivolatile Organic Compound
TCA	1,1,1-Trichloroethane
TCE	Trichloroethylene
VOC	Volatile Organic Compound

UNITS

$\mu\text{g}/\text{kg}$	micrograms per kilogram
$\mu\text{g}/\text{m}^3$	micrograms per cubic meter

EXECUTIVE SUMMARY

This Periodic Review Report (PRR) has been prepared by Loureiro NY, PC on behalf of Black & Decker (U.S.), Inc. for the reporting period of April 30, 2020 to April 30, 2021. The purpose of this PRR is to document the effectiveness of the remedial program implemented for the Site (DeWalt Service Center, 56-15 Queens Boulevard, Woodside, New York), identify any areas of non-compliance, and determine if any changes to the Site Management Plan (SMP) are necessary. The SMP requires the use of institutional controls (ICs) and engineering controls (ECs) to address remaining soil contamination at the Site. The SMP also includes ECs (sub-slab depressurization (SSD) systems) for seven offsite properties to mitigate the potential for intrusion of volatile organic compound (VOCs) into the overlying buildings.

Ongoing use of the Site remains consistent with the IC plan. The composite cover system for the Site was observed to be intact and functioning in accordance with the EC plan objectives. Inspections performed for the Site during the current reporting period did not identify any conditions that would require changes to the SMP. The remedy implemented for remaining contamination at the Site continues to be effective with respect to achieving the established cleanup goals.

Annual inspection of each offsite SSD system was performed on either October 22, 2020 or December 4, 2020. The SSD systems at six of the seven offsite properties were functioning properly and observed to be in compliance with the EC Plan implemented for off-site vapor intrusion. One SSD system at 56-01 Queens Boulevard was inactive during the 2020 annual inspection due to a faulty fan. The fan was replaced on December 3, 2020 by a licensed electrician and the SSD system was restored to full operation.

1. SITE OVERVIEW

Black & Decker (U.S.) Inc. entered into a Brownfield Cleanup Agreement with the New York State Department of Environmental Conservation (NYSDEC) on June 7, 2011, to investigate and remediate a 0.37-acre property, located at 56-15 Queens Boulevard in Woodside, Queens County, New York (herein after referred to as “the Site”), which is occupied by a 6,000 square foot commercial building. The Site was remediated for restricted residential and commercial use and continues to be operated as a DeWalt Service Center by Black & Decker (U.S.) Inc. This Periodic Review Report (PRR) has been prepared by Loureiro NY, PC on behalf of Black & Decker (U.S.) Inc. for the reporting period of April 30, 2020 to April 30, 2021.

The Site is located on the north side of Queens Boulevard, at the northwest corner of the intersection of Queens Boulevard and 57th Street. The Site is bounded to the east by 57th Street followed by an automobile repair facility at 56-07 Queens Boulevard, to the north by residential properties, to the west by a church building at 56-01 Queens Boulevard, and to the south by Queens Boulevard. An approximately 185-acre cemetery is located beyond Queens Boulevard further to the south. A Site Location Map is presented as Figure 1-1. A Site Plan showing the property boundaries and relevant topographic features is presented as Figure 1-2.

1.1 Summary of Remedial Investigation Findings

A Remedial Investigation (RI) was performed to characterize the nature and extent of contamination at the site. The results of the RI are described in detail in the following reports prepared by Loureiro NY, PC:

- Site Investigation Report, July 24, 2008
- Remedial Investigation Report, April 2009
- Supplemental Remedial Investigation Report, April 21, 2015
- Off-Site Remedial Investigation Report, May 29, 2015

During investigations at the Site in 2008, an area of soil impacted with volatile organic compounds (VOC), semivolatile organic compounds (SVOC), and metals was identified north of the building in the vicinity of a former drywell. The principal contaminants detected in this area were trichloroethylene (TCE), 1,1,1-trichloroethane (TCA) and associated degradation products. TCE and TCA were detected in soils beneath the drywell at maximum concentrations of 9,700,000 micrograms per kilogram ($\mu\text{g}/\text{kg}$) and 1,400,000 $\mu\text{g}/\text{kg}$, respectively. Analytical results from soil borings installed during characterization of the release area indicate the release was limited both horizontally and vertically within the glacial till. Excavation of the most heavily impacted soils

was completed in March 2010. Thermally-enhanced soil vapor extraction (SVE) was conducted from August 2010 through July 2011 to address residual VOC impacted soil within the drywell release area.

Minimal VOC impacts were identified within the building foot-print. TCE in samples collected below the concrete slab (during investigations in 2008 and 2011) ranged in concentration from 1.3 J $\mu\text{g}/\text{kg}$ to 890 $\mu\text{g}/\text{kg}$. The “J” analytical qualifier indicates that the concentration was estimated by the laboratory.

TCE, TCA, and other chlorinated compounds were detected in soil vapor throughout the Site, including the DeWalt building foot-print, during a soil vapor survey conducted in 2008. The highest concentrations were detected in the vicinity of the former drywell prior to the completion of IRMs. Soil vapor samples from this area contained TCE and TCA at maximum concentrations of 371,000 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) and 125,000 $\mu\text{g}/\text{m}^3$, respectively. During the two most recent soil vapor monitoring events (September 2012 and November 2013) conducted in the northern portion of the Site after remediation of the release area, TCE and TCA were detected in soil vapor samples at maximum concentrations of 230 $\mu\text{g}/\text{m}^3$ and 150 $\mu\text{g}/\text{m}^3$, respectively.

The concentrations of TCE and TCA in soil vapor samples collected beneath the DeWalt building were reduced by IRMs for the dry well release area. TCE at concentrations up to 5,000 $\mu\text{g}/\text{m}^3$ were detected in soil vapor below the slab prior to remediation of the drywell release area. The average concentration of TCE in sub-slab soil vapor during six sampling events (March 2012 to November 2013) conducted after the completion of IRMs ranged from 89.4 $\mu\text{g}/\text{m}^3$ to 201.5 $\mu\text{g}/\text{m}^3$. The average concentration of TCE in samples of indoor air ranged from below laboratory reporting limits to 0.62 $\mu\text{g}/\text{m}^3$.

Chlorinated VOCs were detected in off-site soil vapor samples collected to the east, west and north of the Site along 56th Street, 57th Street, and 43rd Avenue in November 2010 and November 2011. The highest concentrations of TCE (210 $\mu\text{g}/\text{m}^3$) and TCA (55 $\mu\text{g}/\text{m}^3$) were detected approximately 200 feet northwest of the Site near 56th Street. Concentrations of both compounds were one or more orders of magnitude lower in samples collected further south on 56th Street, in closer proximity to the Site.

Off-site soil vapor intrusion assessments were performed at fifteen properties within the surrounding area between March 2010 to March 2015. Concentrations of TCE, tetrachloroethylene (PCE), and/or TCA at eight properties exceeded New York State Department of Health (NYSDOH) guidance values and/or matrices for vapor mitigation. Engineering controls have been installed at seven properties in accordance with NYSDEC and NYSDOH approved

work plans. The owner of one off-site property for which an engineering control was offered by NYSDEC and NYSDOH did not grant access for installation of the system.

Groundwater data collected from monitoring wells at the Site between April 2008 and September 2012 indicated that there has been limited impact to groundwater quality from on-site releases. TCE and TCA were detected in groundwater samples at maximum concentrations of 110 micrograms per liter ($\mu\text{g/l}$) and 112 E $\mu\text{g/l}$, respectively. The “E” qualifier indicates the reported value exceeded the calibration curve of the analytical instrument. Several SVOCs including benzo(b)fluoranthene, benzo(k)fluoranthene, bis(2-ethylhexyl)phthalate, naphthalene, and pyrene were also detected in groundwater samples, but at individual concentrations less than 10 $\mu\text{g/l}$. Groundwater monitoring activities at the Site were discontinued at completion of the RI. Based on the results of the RI, the following Remedial Action Objectives (RAOs) were identified for this Site.

Groundwater RAOs

RAOs for Public Health Protection

- Prevent ingestion of groundwater containing contaminant levels exceeding drinking water standards.
- Prevent contact with, or inhalation of, volatiles emanating from contaminated groundwater.

Soil RAOs

RAOs for Public Health Protection

- Prevent ingestion/direct contact with contaminated soil.
- Prevent inhalation of, or exposure to, contaminants volatilizing from contaminated soil.

RAOs for Environmental Protection

- Prevent migration of contaminants that would result in groundwater or surface water contamination.

Soil Vapor RAOs

- Mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at the Site.

1.2 Summary of Remediation Activities

The Site was remediated in accordance with the NYSDEC-approved Remedial Action Work Plan (RAWP) dated November 2009 (under Spill No. 0811202) and Final RAWP dated June 2015 (under the Brownfield Cleanup Program). A Track 4 cleanup was implemented for the Site that included interim remedial measures (IRMs) to address the most heavily impacted soils. The IRMs for the Site included excavation of approximately 187 tons of soil and operation of a thermally enhanced SVE system within the primary source area. The source removal IRMs were completed during March 2010 through July 2011. IRMs completed for contamination emanating from the Site included the installation of vapor mitigation controls at six offsite properties between April 2011 and March 2014.

After completion of the remedial work, some contamination was left in the subsurface at the Site and is hereafter referred to as “remaining contamination.” An Environmental Easement to restrict land use and prevent future exposure to remaining contamination was executed by NYSDEC on March 29, 2016 and filed with the Queens County Clerk on June 6, 2016.

The SMP was prepared for management of remaining contamination at the Site until the Environmental Easement is extinguished in accordance with Environmental Conservation Law Article 71, Title 36. The remaining contamination beneath the Site will continue to be addressed through use of the Environmental Easement, maintenance of the existing composite cover system, and operation of the offsite vapor mitigation controls. The following are the components of the approved remedy:

1. Maintenance of the existing composite cover system (DeWalt building and surrounding asphalt pavement) to prevent human exposure to remaining contamination at the Site;
2. Compliance with the Environmental Easement to restrict land use and prevent future exposure to remaining contamination at the Site;
3. Continued use of SSD systems at seven off-site properties to mitigate vapor intrusion hazards;
4. Use of the approved SMP for long term management of remaining contamination as required by the Environmental Easement, which includes plans for: 1) Institutional and Engineering Controls (ICs/ECs), 2) monitoring, 3) operation and maintenance, and 4) reporting; and
5. Annual certification of the Institutional and Engineering Controls listed above.

2. EVALUATION OF REMEDY PERFORMANCE AND EFFECTIVENESS

An evaluation of the remedy performance and effectiveness was performed for the reporting period of April 30, 2020 to April 30, 2021. The evaluation was intended to document the effectiveness of the remedial program, identify any areas of non-compliance, and determine if any changes to the SMP are necessary. Inspections performed during the reporting period indicate that the composite cover system for the Site remains intact and no maintenance or repairs are required. The use of the Site is unchanged and continues to comply with land use restrictions presented in the Environmental Easement.

Sub-lab depressurization (SSD) systems were installed at seven offsite properties between June 2011 and February 2018 in response to soil vapor and/or indoor air analytical results indicating the potential for intrusion of vapor into the overlying buildings. In accordance with the *Generic Workplan – Sub-Slab Depressurization System Installation* dated April 6, 2011, the effectiveness of each system with respect to maintaining a negative pressure environment beneath each building was demonstrated through sub-slab vacuum measurements recorded immediately after the completion of construction activities at each property. Construction Completion Reports documenting the installation and post-construction vacuum testing at each property were submitted to NYSDEC and NYSDOH.

Annual inspections performed during the fall of 2020 confirmed that six of the seven systems were functioning properly. Replacement of a faulty SSD fan at 56-01 Queens Boulevard was completed on December 3, 2020 and the system was restored to full operation.

3. IC/EC PLAN COMPLIANCE REPORT

Residual soil contamination remains at the Site, with metals and VOCs present in isolated areas at concentrations exceeding the Track 1 Unrestricted Use and Track 4 Restricted-Residential Use Soil Cleanup Objectives. ECs/ICs have been implemented to protect human health and the environment and are described in the sections below. Long-term management of these EC/ICs and residual contamination is performed in accordance with the SMP. Soil vapor contamination has also been detected beneath the Site and surrounding area for which ECs have been implemented to mitigate vapor intrusion hazards.

3.1 Composite cover system

Exposure to remaining contamination in soil/fill at the Site is prevented by a composite cover system previously in place over the Site prior to remediation activities. This cover system is comprised of an approximately 6-inch thick building slab, asphalt pavement, and concrete-covered sidewalks. Figure 3-1 shows the location of each cover type at the Site. An Excavation Work Plan, which outlines the procedures required in the event the cover system and/or underlying residual contamination are disturbed, is provided in Appendix D of the SMP.

3.2 Offsite SSD Systems

Since contaminated soil vapor remains beneath nearby properties, ECs are required to protect human health and the environment. SSD systems were recommended by NYSDEC and NYSDOH for eight off-site properties, of which seven property owners granted access for soil vapor intrusion sampling and SSD system installation. SSD systems were installed for six of those properties between March 2011 and July 2014. One additional system was installed in February 2018. The SSD systems were installed in accordance with the document entitled *Generic Workplan – Sub-Slab Depressurization System Installation* dated April 6, 2011. The owner of one off-site property for which an SSD system was offered by NYSDEC and NYSDOH did not grant access for installation of the system. The locations of offsite properties where SSD systems have been installed are shown on Figure 3-2.

3.3 Environmental Easement

The site remedy required that an environmental easement be placed on the Site property to 1) implement, maintain and monitor the ECs; 2) prevent future exposure to remaining contamination by controlling disturbances of the subsurface contamination; and 3) limit the use and development of the Site to restricted residential and commercial uses only.

The environmental easement for the Site was executed by NYSDEC on March 29, 2016, and filed with the Queens County Clerk on June 6, 2016. The County Recording document identifier number for this filing is 2016051700531001. A copy of the easement and proof of filing is provided in Appendix A of the SMP.

4. MONITORING PLAN COMPLIANCE REPORT

The Site Monitoring Plan outlined in Section 3.0 of the SMP describes the measures for evaluating performance and effectiveness of the remedy. An overview of the monitoring plan requirements and a summary of the monitoring activities completed during the reporting period are provided below.

4.1 Composite Cover System Inspections

The composite cover system is inspected annually in accordance with Section 3.4 of the SMP. The most recent inspection was performed on October 22, 2020. The concrete slab for the Site building was noted to be in good condition. The asphalt pavement was observed to be intact with no visible exposure of the underlying soils.

4.2 DeWalt Facility Annual Indoor Air Sampling

A request to discontinue indoor air sampling at the DeWalt Facility was approved by NYSDEC in the *Site Management (SM) Periodic Review Report (PRR) Response Letter* dated September 24, 2019. No indoor air sampling was performed during the reporting period.

4.3 Offsite Soil Vapor Intrusion Investigations

No offsite soil vapor intrusion assessments were performed during the reporting period.

5. OPERATION & MAINTENANCE PLAN COMPLIANCE REPORT

Routine inspections, maintenance, and monitoring of the offsite SSD systems are performed annually in accordance with Section 4 of the SMP. Maintenance and monitoring protocols for the SSD systems were developed in accordance with the *New York State Department of Health (NYSDOH) Guidance for Evaluation Soil Vapor Intrusion in the State of New York* dated October 2006 and include the following:

- Visual inspection of the SSD system, including the fan, piping, manometer, and labeling;
- Identification and repair of any leaks; and
- Inspection of the exhaust to verify that no air intakes have been located nearby.

Inspections performed for the current reporting period are summarized below.

5.1 Residence at 43-22 57th Street

The SSD system at 43-22 57th Street was inspected on December 4, 2020. Seals observed at piping penetration points were noted to be in good condition. All pipe joints were noted to be tightly sealed. The exhaust pipe was in good condition and was not obstructed. No new air intakes were identified in the vicinity of the exhaust pipe.

5.2 Multi-Family Residence at 43-31 57th Street

The SSD system at 43-31 57th Street was inspected on October 22, 2020. The manometer located on the vacuum pipe indicated that the system was adequately pressurized. Seals observed at the pipe penetration points were noted to be in good condition. All pipe joints were noted to be tightly sealed. The exterior fan was on and functioning properly. The exhaust pipe was in good condition and was not obstructed. No new air intakes were identified in the vicinity of the exhaust pipe.

5.3 Residence at 43-26 57th Street

The SSD system at 43-26 57th Street was inspected on October 22, 2020. The manometer located on the vacuum pipe indicated that the system was adequately pressurized. Seals observed at piping penetration points were noted to be in good condition. All pipe joints were noted to be tightly sealed. The exterior fan was on and functioning properly. The exhaust pipe was in good condition and was not obstructed. No new air intakes were identified in the vicinity of the exhaust pipe.

5.4 Multi-Family Residence at 43-29 57th Street

The SSD System at 43-29 57th Street was inspected on October 22, 2020. The manometer located on the vacuum pipe indicated that the system was adequately pressurized. Seals observed at piping penetration points were noted to be in good condition. All pipe joints were noted to be tightly sealed. The exterior fan was on and functioning properly. The exhaust pipe was in good condition and was not obstructed. No new air intakes were identified in the vicinity of the exhaust pipe.

5.5 Multi-Family Residence at 43-30 57th Street

The exterior portion of the SSD system at 43-30 57th Street was inspected on October 22, 2020. The manometer for this SSD is located within an area leased as tenant space and was not accessible during the inspection. The exterior fan was observed to be in operation and functioning properly. All exterior pipe joints were noted to be tightly sealed. The exhaust pipe was observed to be in good condition and was not obstructed. No new air intakes were identified in the vicinity of the exhaust pipe.

5.6 Church at 56-01 Queens Boulevard Street

The church located at 56-01 Queens Boulevard contains three separate SSD systems. An inspection was conducted on October 22, 2020. The manometers indicated that the two of the systems were adequately pressurized. The manometer for the third system indicated that the suction fan was inoperable. On December 3, 2020, the fan was replaced by a licensed electrician and the system was reactivated the same day. Penetration seals at the foundation walls and vacuum points were noted to be in good condition. The exterior fans were on and functioning properly. The exhaust pipes were in good condition and were not obstructed. No new air intakes were identified in the vicinity of the SSD system exhaust pipes.

5.7 Multi-Family Residence 43-18 56th Street

The SSD system at 43-18 56th Street was inspected on December 4, 2020. The manometer located on the vacuum pipe indicated that the system was adequately pressurized. Seals observed at piping penetration points were noted to be in good condition. All pipe joints were noted to be tightly sealed. The exterior fan was on and functioning properly. The exhaust pipe was in good condition and was not obstructed. No new air intakes were identified in the vicinity of the exhaust pipe.

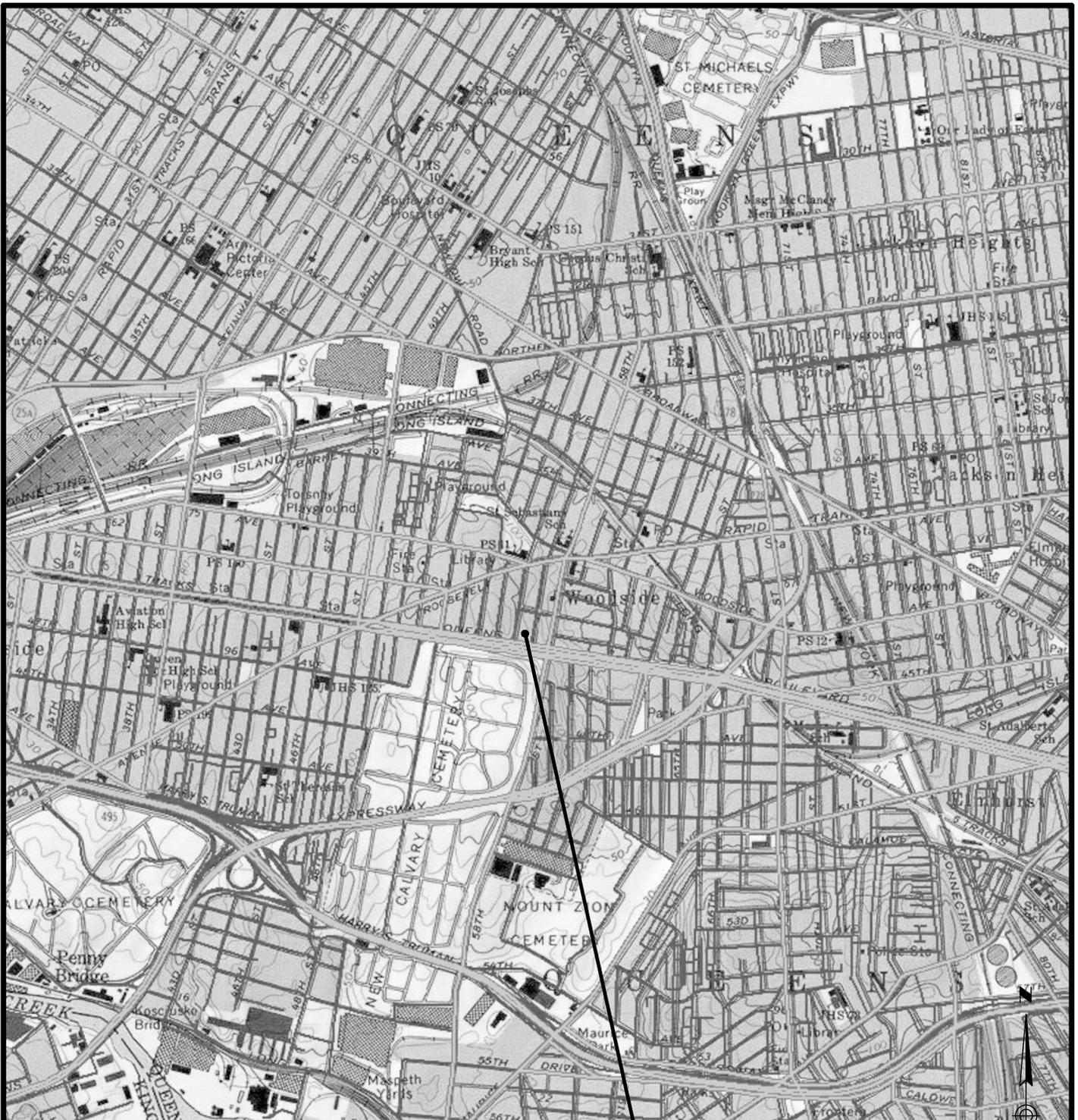
6. OVERALL PRR CONCLUSIONS AND RECOMMENDATIONS

An evaluation of the remedy performance and effectiveness was performed for the reporting period of April 30, 2020 to April 30, 2021. Based on this evaluation, Loureiro NY, PC confirms the following:

1. The IC/EC controls employed at the Site are unchanged from the previous certification.
2. Nothing has occurred that impairs the ability of the controls to protect public health and environment, or that constitute a violation or failure to comply with the SMP.
3. All engineering controls are being operated and maintained as specified in the SMP.
4. The work and conclusions, as described in the Fourth Site Management Periodic Review Report, are accurate and complete, and were performed in accordance with the requirements of NYSDEC's site remedial program, and generally accepted engineering practices.
5. Ongoing use of the Site remains consistent with the IC plan.
6. The composite cover system at the Site remains intact and functioning in accordance with the EC plan objectives.
7. Inspections performed at the Site during the current reporting period did not identify conditions that would require changes to the SMP.
8. The remedy implemented for remaining contamination at the Site continues to be effective with respect to achieving the established cleanup goals.
9. Annual inspections performed during the fall of 2020 confirmed that six of the seven systems were functioning properly. Replacement of a faulty SSD fan at 56-01 Queens Boulevard was completed on December 3, 2020 and the system was restored to full operation.

Periodic inspections will continue in accordance with the approved SMP.

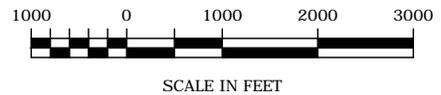
FIGURES



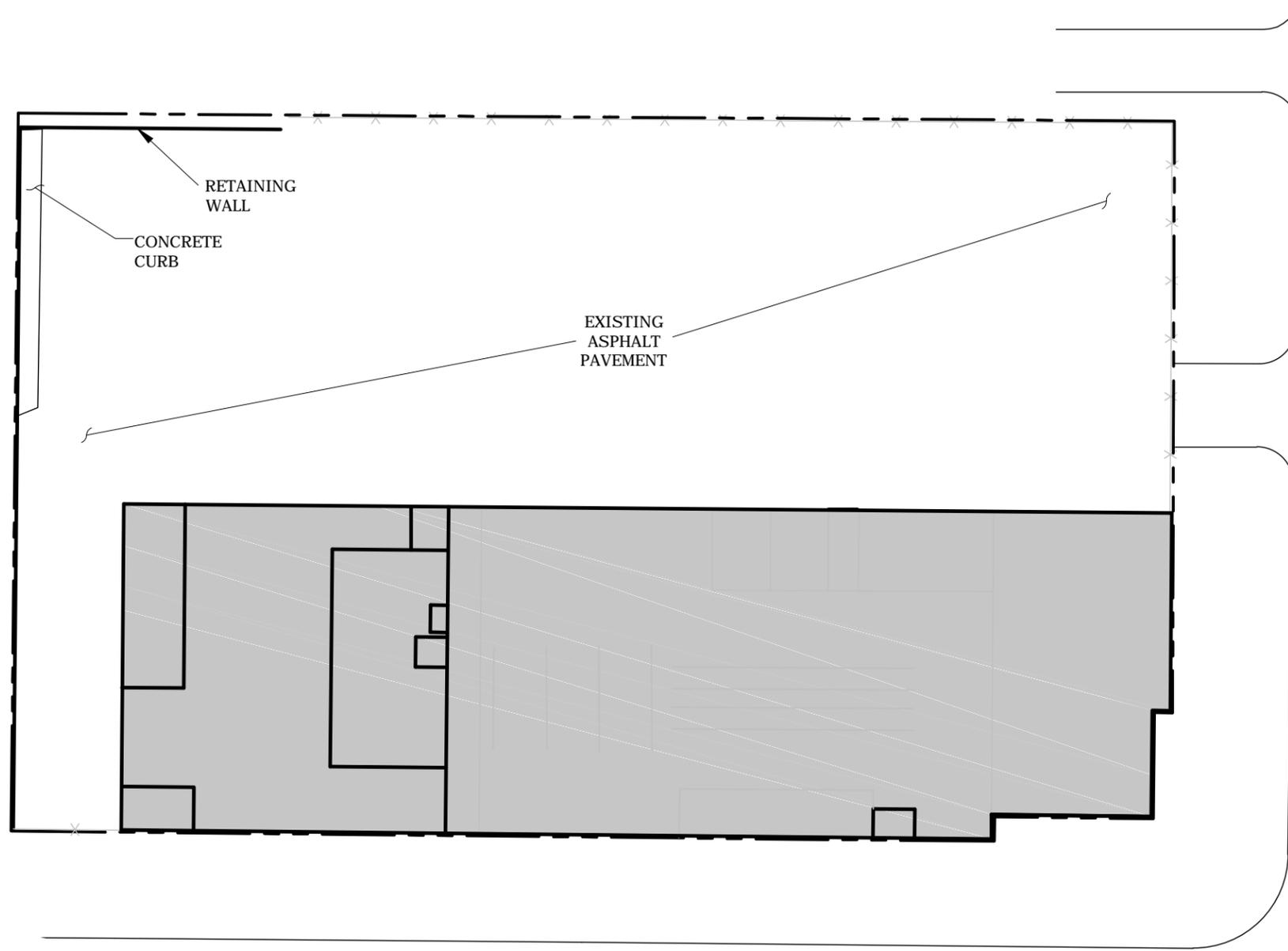
MAP REFERENCE :

PORTION OF 7.5 MINUTE SERIES MAP FOR THE BROOKLYN, NY QUADRANGLE. TAKEN FROM TOPOI® CD VERSION 4.2.6. © 2006 NGHT, INC. © 2006 TELE ATLAS NORTH AMERICA, INC.

SITE LOCATION

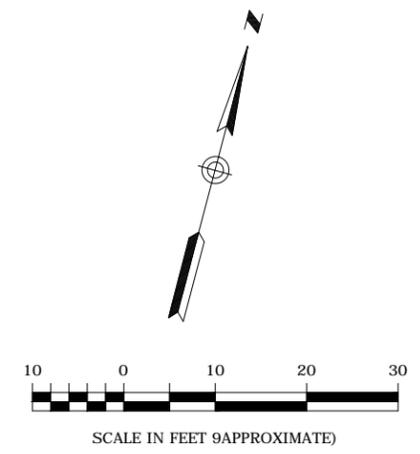


 <p>Loureiro Engineering • Construction • EH&S • Energy Waste • Facility Services • Laboratory</p> <p>Loureiro Engineering Associates, Inc. 100 Northwest Drive • Plainville, Connecticut 06062 Phone: 860-747-6181 • Fax: 860-747-8822 An Employee Owned Company • www.Loureiro.com</p> <p>©Loureiro Engineering Associates, Inc. All rights reserved 2017</p>	<p>SITE LOCATION MAP</p>		<p>SCALE</p> <p>1" = 2000'</p>	<p>FIGURE 1-1</p>
	<p>SITE MANAGEMENT PERIODIC REVIEW REPORT</p> <p>DEWALT SERVICE CENTER - 56-15 QUEENS BOULEVARD, WOODSIDE, NEW YORK (BLOCK 1329, LOT 1)</p>		<p>COMM. NO.</p> <p>07MD012.004</p>	
	<p>PREPARED FOR:</p> <p>STANLEY BLACK & DECKER</p> <p>1000 STANLEY DRIVE, NEW BRITAIN, CONNECTICUT 06053</p>		<p>DATE</p> <p>12/13/2017</p>	



LEGEND

- PROPERTY LINE
- ROAD
- x-x- FENCE
- █ EXISTING BUILDING ON 6-INCH CONCRETE SLAB



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 Waste • Facility Services • Laboratory

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SCALE	1" = 20'
COMM. NO.	07MD012.004
DATE	12/13/2017

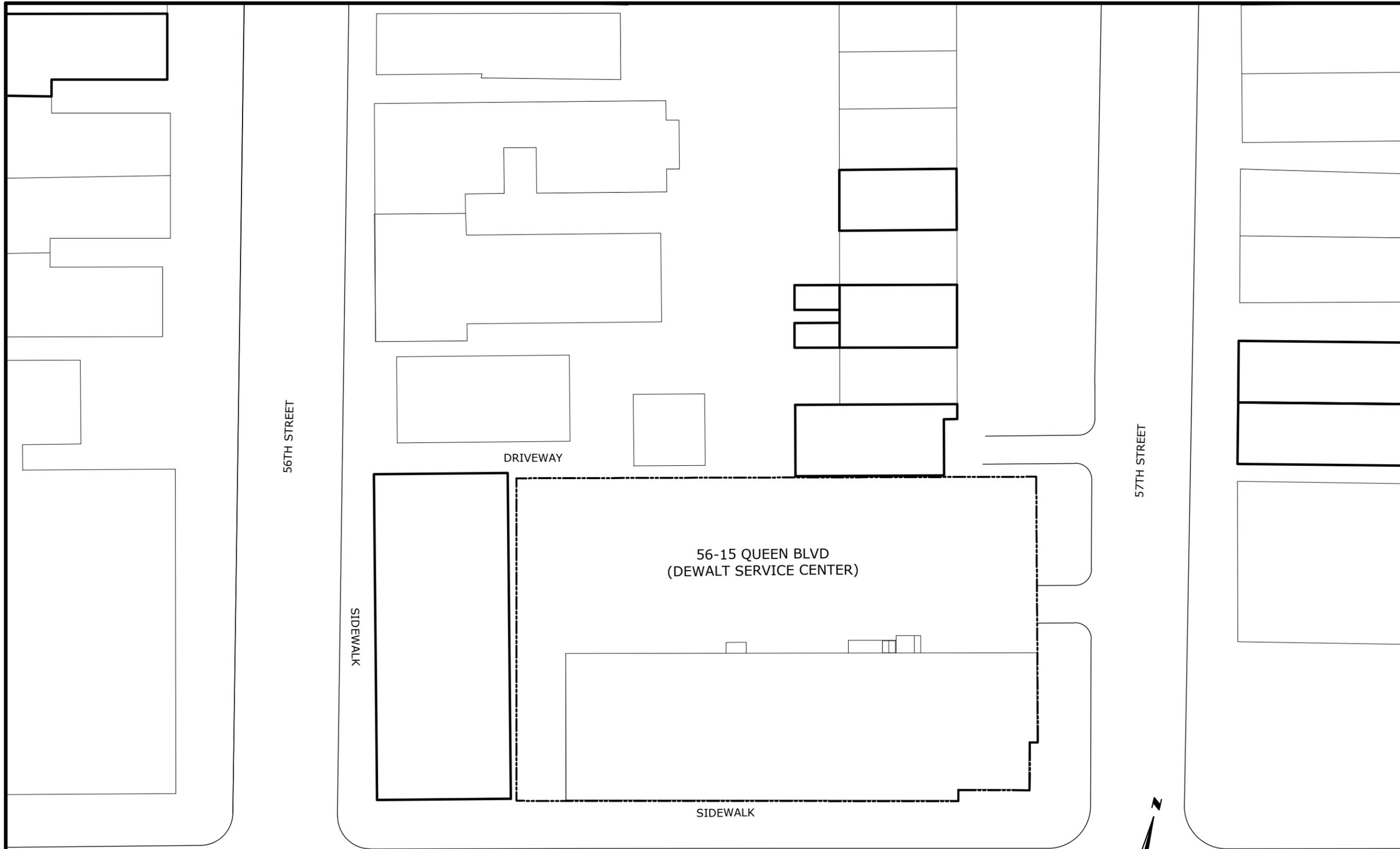
COMPOSITE COVER SYSTEM

SITE MANAGEMENT PERIODIC REVIEW REPORT

DEWALT SERVICE CENTER - 56-15 QUEENS BOULEVARD, WOODSIDE, NEW YORK (BLOCK 1329, LOT 1)

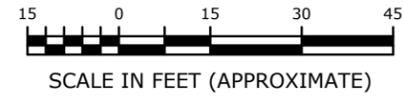
PREPARED FOR:
STANLEY BLACK & DECKER
 1000 STANLEY DRIVE, NEW BRITAIN, CONNECTICUT 06053

FIGURE 3-1



LEGEND

-  PROPERTIES WITH SUB-SLAB DEPRESSURIZATION SYSTEMS INSTALLED
-  PROPERTIES WITH SUB-SLAB DEPRESSURIZATION SYSTEMS INSTALLATION PENDING
-  BUILDING
-  PROPERTY LINE FOR THE SITE



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SCALE 1" = 30'	COMM. NO. 07MD012.004 DATE 12/11/2018
PROPERTIES WITH SUB-SLAB DEPRESSURIZATION SYSTEMS WOODSIDE, NY	
SITE MANAGEMENT PERIODIC REVIEW REPORT DEWALT SERVICE CENTER - 56-15 QUEENS BOULEVARD, WOODSIDE, NEW YORK (BLOCK 1329, LOT 1) PREPARED FOR: STANLEY BLACK & DECKER 1000 STANLEY DRIVE, NEW BRITAIN, CONNECTICUT 06053	
FIGURE 3-2	

APPENDIX A

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.	C241129	
Site Name DeWalt Service Center		
Site Address: 56-15 Queens Boulevard Zip Code: 11377		
City/Town: Woodside		
County: Queens		
Site Acreage: 0.4		
Reporting Period: April 30, 2020 to April 30, 2021		
		YES NO
1. Is the information above correct?		<input checked="" type="checkbox"/> <input type="checkbox"/>
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?		<input type="checkbox"/> <input checked="" type="checkbox"/>
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?		<input type="checkbox"/> <input checked="" type="checkbox"/>
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?		<input type="checkbox"/> <input checked="" type="checkbox"/>
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?		<input type="checkbox"/> <input checked="" type="checkbox"/>
		Box2
		YES NO
6. Is the current site use consistent with the use(s) listed below? Restricted-Residential, Commercial, and Industrial		<input checked="" type="checkbox"/> <input type="checkbox"/>
7. Are all ICs/ECs in place and functioning as designed?		<input checked="" type="checkbox"/> <input type="checkbox"/>
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

Box2A

8. Has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid?

YES NO

If you answered YES to question 8, include documentation or evidence that documentation has been previously submitted with this certification form.

9. Are the assumptions in the Qualitative Exposure Assessment still valid?

If you answered NO to question 9, the Periodic Review Report must include an updated Qualitative Exposure Assessment based on the new assumptions.

SITE NO. C241129

Box3

Description of Institutional Controls

<u>Parcel</u>	<u>Owner</u>	<u>Institutional Control</u>
1329-0001	Black & Decker (U.S.) Inc.	Ground Water Use Restriction Soil Management Plan Landuse Restriction Monitoring Plan Site Management Plan O&M Plan IC/EC Plan
<p>-The property may only be used for restricted residential, commercial and industrial use provided that the long-term ECs and ICs included in the SMP are employed.</p> <p>-The property may not be used for a higher level of use, such as residential or unrestricted use without additional remediation and amendment of the Environmental Easement, as approved by the NYSDEC;</p> <p>-All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP;</p> <p>-The use of the groundwater underlying the property is prohibited without treatment rendering it safe for intended use;</p> <p>-The potential for vapor intrusion must be evaluated for any buildings developed at the Site, and any potential impacts that are identified must be monitored or mitigated;</p> <p>-Vegetable gardens and farming on the property are prohibited</p> <p>-The site owner or remedial party will submit to NYSDEC a written statement that certifies, under penalty of perjury, that: (1) controls employed at the Controlled Property are unchanged from the previous certification or that any changes to the controls were approved by the NYSDEC; and, (2) nothing has occurred that impairs the ability of the controls to protect public health and environment or that constitute a violation or failure to comply with the SMP. NYSDEC retains the right to access such Controlled Property at any time in order to evaluate the continued maintenance of any and all controls. This certification shall be submitted annually, or an alternate period of time that NYSDEC may allow and will be made by an expert that the NYSDEC finds acceptable.</p> <p>Compliance with the Environmental Easement and the SMP by the Grantor and the Grantor's successors and assigns;</p> <p>-All engineering controls (ECs) must be operated and maintained as specified in the SMP;</p> <p>-All ECs on the Controlled Property must be inspected at a frequency and in a manner defined in the SMP.</p> <p>-Indoor air monitoring must be performed as defined in the SMP; ***</p> <p>-Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP; and</p> <p>-Institutional controls (ICs) identified in the Environmental Easement may not be discontinued without an amendment to or extinguishment of the Environmental Easement.</p>		
		Box4
Description of Engineering Controls		
<u>Parcel</u>	<u>Engineering Control</u>	
1329-0001	Vapor Mitigation Cover System	
<p>For Operable Unit 1 (on-site) the only engineering control is the site-wide composite cover system, consisting of the concrete building slab and the asphalt pavement.</p> <p>For OU-2 (off-site), the engineering controls are sub-slab depressurization systems for vapor mitigation installed at off-site properties as described in the SMP and construction completion reports. The SSD systems will be operated, monitored and maintained per the SMP.</p>		

*** - A request to discontinue indoor air monitoring was approved by NYSDEC in correspondence dated 9/24/19

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 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

2. If this site has an IC/EC Plan (or equivalent as required in the Decision Document), for each Institutional or Engineering control listed in Boxes 3 and/or 4, I certify by checking "YES" below that all of the following statements are true:

- (a) the Institutional Control and/or 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

**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. C241129

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 Kevin J. Bitjeman at Loureiro NY, PC, 100 Northwest Dr., Plainville, CT 06062
print name print business address

am certifying as designated representative for Owner (Owner or Remedial Party)

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



4/30/21

Signature of Owner, Remedial Party, or Designated Representative
Rendering Certification

Date

IC/EC CERTIFICATIONS

Box7

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 Kevin J. Bitjeman at Loureiro NY, PC, 100 Northwest Dr., Plainville, CT 06062,
print name print business address

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



4/30/21

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

Stamp
(Required for PE)

Date

APPENDIX B

Site Cover System Inspection Forms

Site Inspection Checklist

56-15 Queens Blvd.
Woodside, New York



Date of inspection

10/22/20

Field Personnel

Keith Volkert

Inspection Item	GOOD	FAIR	POOR	Comments
Asphalt/Concrete Pavement		✓		
Concrete Building Slab	✓			
Permanent Monitoring Points (MWs, vapor points)	✓			
Catch Basins				N/A

	Yes	No	Comments
Changes to Site Use/Operations		✓	
Changes to Building		✓	
Additional Buildings Constructed ¹		✓	
On-Going Subsurface Work ¹		✓	
Evidence of Subsurface Work Performed Since Last Inspection ¹		✓	

¹ If yes, indicate if SMP/EWP is/was followed.

PHOTOGRAPHS

Item	Yes	No	Comments
Asphalt/Concrete Pavement	✓		
Concrete Building Slab	✓		
Permanent Monitoring Points (MWs, vapor points)	✓		
Catch Basins			N/A
Other			

Notes/Comments

None

Signature

APPENDIX C

Sub-Slab Depressurization System Operation, Maintenance & Monitoring Forms



Engineering • Construction • EH&S • Energy • Waste

DAILY FIELD REPORT

Supplemental Sheet

LEA Comm. No.	0000100.001 07MD012	Page	2 of 2
Project	Off site SSD Systems	Date	10/22/20
Location	LEA, Plainville, CT Woodside NY		
Client	Centermark Stanley Black + Decker		

Description of Site Activities

820 - on site
 830 - Inspect the SSD System at 43-26 57th Street and 43-29 57th Street
 1030 - Inspect 43-31 57th ST
 1130 - Inspect Exterior portion of system including Run at 43-30 57th ST
 1230 - Inspect 56-01 Queens Boulevard
 ↳ The 2 systems in the basement are working properly - The 3rd system located on 1st floor in HVAC Closet does not seem to be working properly - Manometer is level indicating there is no suction - indicating the fan is not working
 ↳ unable to visually inspect fan due to location is on the roof.
 1400 - off site

Field Personnel

Keith Volker

Signature

Sub-Slab Depressurization System Operation, Maintenance & Monitoring Checklist

Woodside, New York

Date of inspection 10/22/20
 Property Address 43-26 57th Street Woodside Ny
 Property Contact Name Elena Radu

VISUAL INSPECTION

SSD System On/Off on

	GOOD	FAIR	POOR	Comments
Manometer	✓			
Floor Seals	✓			
PVC Joints and Piping	✓			
SSD Labeling	✓			
Fan	✓			
Air Exhaust	✓			

	Yes	No	Comments
Air Intake Near Exhaust Pipe		✓	
Leaks		✓	

PHOTOGRAPHS

	Yes	No	Comments
Manometer	✓		
PVC Joints	✓		
Floor Seals	✓		
Fans	✓		
Other			

Property Owner Problems, Question or Concerns

None

Summary of Repairs / Comments

None

Field Personnel Keith Volkert

Signature 

Sub-Slab Depressurization System Operation, Maintenance & Monitoring Checklist

Woodside, New York

Date of inspection 10/22/20
 Property Address 43-29 57th ST Woodside NY
 Property Contact Name Elence Radu

VISUAL INSPECTION

SSD System On/Off on

	GOOD	FAIR	POOR	Comments
Manometer	✓			
Floor Seals	✓			
PVC Joints and Piping	✓			
SSD Labeling	✓			
Fan	✓			
Air Exhaust				

	Yes	No	Comments
Air Intake Near Exhaust Pipe		✓	
Leaks		✓	

PHOTOGRAPHS

	Yes	No	Comments
Manometer	✓		
PVC Joints	✓		
Floor Seals	✓		
Fans	✓		
Other			

Property Owner Problems, Question or Concerns

None

Summary of Repairs / Comments

None

Field Personnel Keith Volkert Signature 

Sub-Slab Depressurization System Operation, Maintenance & Monitoring Checklist

Woodside, New York

Date of inspection 10/22/20
 Property Address 43-30 57th ST Woodside NY
 Property Contact Name Peng Lo

VISUAL INSPECTION

SSD System On/Off on

	GOOD	FAIR	POOR	Comments
Manometer				unable to gain access to view Manometer
Floor Seals	✓			
PVC Joints and Piping	✓			
SSD Labeling				SSD Labeling is by Manometer didn't have access
Fan	✓			
Air Exhaust	✓			

	Yes	No	Comments
Air Intake Near Exhaust Pipe		✓	
Leaks		✓	

PHOTOGRAPHS

	Yes	No	Comments
Manometer		✓	Did not have access to Manometer
PVC Joints	✓		
Floor Seals		✓	Did not have access to Floor Seals
Fans	✓		
Other			

Property Owner Problems, Question or Concerns

None

Summary of Repairs / Comments

Property owner does not have key to the tenant who is renting back room which is where Manometer and SSD Labeling is located. Did not have access to Manometer.

Field Personnel Keith Volkert Signature [Signature]

Sub-Slab Depressurization System Operation, Maintenance & Monitoring Checklist

Woodside, New York

Date of inspection 10/22/20

Property Address 43-31 57th St Woodside NY

Property Contact Name Jiang Liang

VISUAL INSPECTION

SSD System On/Off ON

	GOOD	FAIR	POOR	Comments
Manometer	✓			
Floor Seals	✓			
PVC Joints and Piping	✓			
SSD Labeling	✓			
Fan	✓			
Air Exhaust	✓			

	Yes	No	Comments
Air Intake Near Exhaust Pipe		✓	
Leaks		✓	

PHOTOGRAPHS

	Yes	No	Comments
Manometer	✓		
PVC Joints	✓		
Floor Seals	✓		
Fans	✓		
Other	✓		

Property Owner Problems, Question or Concerns

None

Summary of Repairs / Comments

None

Field Personnel Keith Volkert

Signature 

Sub-Slab Depressurization System Operation, Maintenance & Monitoring Checklist

Woodside, New York

Date of inspection 10/22/20
 Property Address 56-01 Queens Boulevard Woodside NY
 Property Contact Name Joseph Amadeo

VISUAL INSPECTION

SSD System On/Off ON (2 Basement systems on) (3rd system off)

	GOOD	FAIR	POOR	Comments
Manometer	✓		✓	2 Basement systems good HVAC system not pressurized
Floor Seals	✓			
PVC Joints and Piping	✓			
SSD Labeling	✓			
Fan	✓			2 Basement systems 3rd on roof
Air Exhaust	✓			

	Yes	No	Comments
Air Intake Near Exhaust Pipe		✓	
Leaks		✓	

PHOTOGRAPHS

	Yes	No	Comments
Manometer	✓		2-00 (P)
PVC Joints	✓		
Floor Seals	✓		
Fans	✓		2 out of 3
Other			

Property Owner Problems, Question or Concerns

None

Summary of Repairs / Comments

3rd system (located in HVAC closet) Does not seem to be working properly - Believe fan on roof needs to be replaced.

Field Personnel Keith Volkert Signature [Signature]

Sub-Slab Depressurization System Operation, Maintenance & Monitoring Checklist

Woodside, New York

Date of inspection 12/4/20
 Property Address 43-22 57th ST. Woodside NY
 Property Contact Name Sheikh Shohidul Islam

VISUAL INSPECTION

SSD System On/Off on

	GOOD	FAIR	POOR	Comments
Manometer	✓			
Floor Seals	✓			
PVC Joints and Piping	✓			
SSD Labeling	✓			
Fan	✓			
Air Exhaust	✓			

	Yes	No	Comments
Air Intake Near Exhaust Pipe		✓	
Leaks		✓	

PHOTOGRAPHS

	Yes	No	Comments
Manometer	✓		
PVC Joints	✓		
Floor Seals	✓		
Fans	✓		
Other			

Property Owner Problems, Question or Concerns

None

Summary of Repairs / Comments

None

Field Personnel Keith Volkert Signature 