

2025 Periodic Review Report

Love Road Development Site

20-50 Love Road
Town of Poughkeepsie
Dutchess County, New York

LaBella Project No. CZ81434.00
May 12, 2025



Prepared for:
Guardian Self Storage East LLC
80 Washington Street
City of Poughkeepsie, New York 12601

Prepared by:
LaBella Associates, D.P.C.
21 Fox Street
Poughkeepsie, New York 12601
(845) 454-3980

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1.0 EXECUTIVE SUMMARY

On behalf of Guardian Self Storage East LLC (Guardian), LaBella Associates D.P.C. (formerly The Chazen Companies, Inc.) has provided ongoing groundwater monitoring and site inspections at the 20-50 Love Road in the Town of Poughkeepsie, New York (the “Site”). The Site is identified as Brownfield Cleanup Program (BCP) Site No. C314113 and consists of overgrown vegetated areas and the remnants of former structures including driveways and building foundations. The Site is zoned for commercial use, has remained vacant and free of structures since the 1990s, and includes a public use easement for the driveway and access to an adjoining rail trail. The Certificate of Completion (COC) was issued in 2017. LaBella notes that property ownership was transferred to Guardian Self Storage East LLC (a subsidiary of Redl Properties) in 2020. A Site Location Map is included as **Figure 1a**. A Site Survey Map is included as **Figure 1b**.

This Periodic Review Report summarizes Site conditions with respect to the Remedial Action Objectives for the Site and the results of environmental media sampling, collected since the COC was issued in December 2017 and covering the period of April 2022 through April 2025. The completed Site Management Periodic Review Report Notice and Institutional and Engineering Controls Certification Form are attached in **Appendix A**.

1.1 Remedial History

The contaminants of concern are petroleum range (CP-51 list) volatile organic compounds (VOCs) in groundwater. The source area is a former 1,000-gallon underground storage tank (UST) within the area of concern AOC-2. The remedy was conducted in 2017 and included:

1. Placement of a composite cover system in the lower part of AOC-2 where the upper two feet of exposed soils exceeded the SCOs. Petroleum contaminated soil remains beneath the two-foot composite cover system.
2. Excavation and off-site disposal of 325 cubic yards of petroleum impacted soil in the upper AOC-2 area, in the vicinity of a former 1,000-gallon UST, followed by backfilling. Visual, olfactory, and photoionization detector (PID) evidence of petroleum impacts remain at the depth and beneath building foundations in the upper AOC-2 area.

1.2 Effectiveness of Remedial Program

- Decreasing concentrations of VOCs in groundwater samples demonstrate the effectiveness of the soil removal remedy. The groundwater sampling results show VOCs in groundwater continue to be less than their Part 703 guidance values.
- The cover system remains intact and continues to function as designed to prevent exposure.
- Following NYSDEC approval on January 10, 2020, the groundwater monitoring program was reduced to sampling once every two years (biennial) with sampling in 2021, 2023, 2025, 2027, etc.

- NYSDEC's June 24, 2022, PRR approval included permission to decommission and remove monitoring wells MW-6 and MW- 7 from the groundwater monitoring program. Monitoring wells 2009-MW-3 and 2009-MW-4 were not in the monitoring program and were also decommissioned. Redevelopment planning was continuing and is expected to include placement of several feet of fill in the area of monitoring well 2009-MW-2. While monitoring well 2009-MW-2 is required to remain as a sentinel well, on September 22, 2022, NYSDEC approved its decommissioning prior to site redevelopment activities, with the requirement that the monitoring well be replaced. Site construction had been planned to begin in October of 2022, but has been delayed.

1.3 Compliance Consistency

Based on observations during monitoring, no breaching of the soil cover has occurred, and the remaining groundwater monitoring well (MW-5) remains in serviceable condition. Monitoring well 2009-MW-2 will be reinstalled following site redevelopment activities.

Monitoring of VOCs in groundwater shows decreasing concentrations in the four sampling events conducted since the COC was issued in 2017.

1.4 Recommendations

The remedial cover system continues to operate as intended with no evidence of erosion. Continued periodic inspection of the cover and maintenance as needed is recommended.

VOC concentrations in groundwater samples have been decreasing since completion of the remedial action, and the 2023 sampling results show VOCs in groundwater are less than their Part 703 guidance values.

Redevelopment will include construction of a self-storage building with a passive sub-slab depressurization system in the office area. Site redevelopment activities will be conducted consistent with the SMP and will include CAMP monitoring. Following construction, the SMP will be updated to reflect the new site layout and new areas covered by the building and paved parking. Well MW-5 will be protected during redevelopment and well 2009-MW-2 will be reinstalled after construction is complete.

As redevelopment construction has been delayed, we request NYSDEC approval that the 2025 groundwater sampling event be limited to existing well MW-5.

2.0 SITE OVERVIEW

2.1 Site Location and Pre-Remedy Conditions

The Site is located at 20-50 Love Road in the Town of Poughkeepsie, Dutchess County, New York and is identified as Section 6261, Block 01, and Lot 187898 on the Dutchess County Tax Map (see **Figure 1b**). The Site is an approximately 4.59-acre area and is bounded by commercial plazas to the north and west, US Route 44 (Dutchess Turnpike) to the south, and the Dutchess Rail Trail to the east. The Site consists of overgrown vegetated areas and the remnants of former structures including driveways and building

foundations. The Site is zoned for commercial use, has remained vacant and free of structures since the 1990s, and includes a public use easement for the driveway and access to an adjoining rail trail.

The Site was formerly occupied at different times by a lumber/building supply yard, a gasoline service station, a brick factory, and most recently by a petroleum bulk storage (PBS) facility which operated through the 1970s and 1980s. The PBS facility had six fuel oil above-ground storage tanks (ASTs) with the following capacities: one 2,500,000-gallon AST, two 25,000-gallon ASTs, and three 20,000-gallon ASTs. The PBS facility closed in the late 1980s, and the PBS registration notes that the ASTs were cleaned, removed, and listed as closed on the facility in the early 1990s. The following section includes pre-remedy conditions along with identified impacts.

2.2 Chronology of Remedial Program

The following narrative provides a remedial history timeline and a brief summary of the available project records to document key investigative and remedial milestones for the Site.

July 2006 Site Characterization and Remedial Investigation Summary Report (RI), prepared by Fuss & O'Neill

The initial RI at the Love Road Site occurred during June through August 2005 and included the advancement of 48 test pits, 29 soil borings, and two temporary groundwater monitoring wells. Three areas of concern (AOCs) were identified (Figure 2), which included a former PBS fuel unloading area near the northern site entrance (AOC-1), an area surrounding and including an existing remaining foundation from a former building adjacent to the southern site boundary (AOC-2), and the northeastern property corner (AOC-3) which was a former rail-side loading area. These areas were identified based on field evidence of petroleum impacted soil and analytical evidence of volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), as well as select metals in soil that exceeded NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives (UUSCOs). Groundwater impacted by petroleum-range VOCs was identified at one location, within AOC-2.

During the RI, a 1,000-gallon underground storage tank (UST) was discovered near the southern site boundary within AOC-2 (Figure 2). It was surmised that this UST was associated with an historic gasoline service station that operated at the Site. The UST was removed in November 2005 as an Interim Remedial Measure (IRM). A hole was noted in the bottom of the UST and petroleum impacts were observed at the base of the tank grave. Analytical soil samples taken from the tank grave limit confirmed the presence of petroleum-range VOCs and SVOCs exceeding UUSCOs. Impacted soil was left in place, to be addressed by the site remedy.

October 2010 Supplemental Remedial Investigation (SRI), prepared by Fuss & O'Neill

A Supplemental Remedial Investigation (SRI) was conducted between 2008 and 2009 to resolve environmental data gaps identified by the initial RI. The SRI also documented remaining conditions following a 2007 soil and UST removal IRM.

The July 2007 IRM was conducted to excavate an area of stained soil in AOC-1 where free product had been observed during the 2006 RI. Following NYSDEC approval, this soil was excavated and stockpiled on

site. The excavation limit is depicted on Figure 2. Two 500-gallon USTs connected by a pipe, surmised to have been used as an oil-water separator, were discovered during the soil excavation and were removed and disposed. No petroleum-range VOCs or SVOCs were detected in seven soil samples taken at the excavation limits, confirming a satisfactory soil removal effort. A total of 127.38 tons were removed and transported to Deep Green of New York in New Windsor, New York for thermal treatment and recycling on January 11, 2012.

The 2010 SRI included completion of a soil vapor investigation, installation and sampling of four monitoring wells, and completion of a fish and wildlife resources impact assessment (FWRIA). The SRI report provided the following conclusions:

- Soil vapor results were compared to the NYSDOH Soil Vapor Intrusion (SVI) guidance values for sub-slab soil vapor and did not identify concentrations that would require mitigation. One of the five soil vapor samples reported elevated petroleum range compounds which are not included in the NYSDOH SVI guidance matrixes and one sample was analyzed with detection limits exceeding SVI action criteria thresholds, warranting further SVI evaluation in this location if enclosed structures are proposed in the future.
- One overburden well, MW-1, was installed near the former 1,000-gallon UST in AOC-2, one bedrock well was installed west of AOC-2 (MW-2), and two bedrock wells were installed in and near AOC-1 (MW-3 and MW-4). The groundwater sample from the overburden well identified petroleum range VOCs and SVOCs greater than NYSDEC Standards, Criteria, and Guidance values (SCGs). Groundwater sampling results from the three bedrock wells met the SCGs.
- The results of the FWRIA determined that impacts present at the Site do not constitute actual or potential adverse impacts to fish and wildlife resources.

July 2012 Alternatives Analysis and Remedial Work Plan, prepared by Fuss & O'Neill

Three remedial alternatives were evaluated for the site, including no further action, remediation to UUSCOs, and remediation for RRUSCOs. Remediation for restricted-residential use was selected based on its cost effectiveness in achieving compliance with the Remedial Action Objectives (RAOs) and SCGs in both the short and long term.

The proposed remedial strategies to protect site occupants and visitors from potential exposure to the contaminants of concern and to reduce the potential for off-site migration of contaminants included the following:

- Removal of approximately 650 cubic yards of source area soils in the vicinity of the former 1,000-gallon UST located within AOC-2.
- Placement of a composite cap system over shallow soil remaining on site that exceeds restricted-residential SCGs.
- Installation of a sub-surface depressurization system (SSDS) as part of any future buildings constructed within areas impacts by VOCs.
- Execution of an environmental easement which places standard BCA use restrictions on the property.

2015 Supplemental Sampling Investigation and 2017 Addendum to Alternatives Analysis and Remedial Work Plan, prepared by Chazen

Chazen completed a supplemental soil and groundwater sampling investigation in September 2015 to collect additional data to confirm the extent of cover remedies needed at the Site. The investigation included installation of test pits to field screen soils for petroleum impacts and ten near-surface soil samples. One groundwater sample was also collected from exiting overburden well MW-1. The 2015 sampling locations were added to the 2012 SRI location map attached as **Figure 2**.

The ten near-surface soil results met the UUSCOs, significantly reducing the AOC-2 area requiring a protective cover system as part of the remedy. The 2017 Addendum to the Remedial Work Plan presented a reduced cover area subsequently approved by NYSDEC and NYSDOH on June 20, 2017.

The groundwater sample met the SCGs except for two compounds (isopropylbenzene and n-propylbenzene). The subsequent Remedial Work Plan Addendum included installation of MW-5, MW-6 and MW-7, around the AOC-2 excavation area in lieu of any future routine monitoring of wells MW-1 through MW-4.

2017 AOC-2 Soil Excavation and Soil Cover Remedy

In September 2017, 489.7 tons of petroleum-impacted soil were removed from the vicinity of the former 1,000-gallon UST area on the upper part of AOC-2 and taken to Deep Green for disposal. The excavation limit is shown on **Figure 2b**. MW-1 was removed during excavation activities. Post-excavation soil sampling results confirmed UUSCOs were achieved. A demarcation layer was placed in the excavation bottom and then the excavation was backfilled with soil meeting the requirements of 6 NYCRR Part 375-6.7(d). The area of the cover to be maintained is shown on **Figure 1b**.

Monitoring wells MW-5, MW-6 and MW-7 were installed around this excavation area as part of this remedial work effort.

In the lower part of AOC-2, shown on **Figure 1b**, the ground was cleared and grubbed, orange construction fencing was placed as a demarcation barrier, and a two-foot-thick layer of clean soil cover was placed over the existing grade (approximately 21 inches of fill with three inches of topsoil).

2.3 Investigations / Activities to Support Redevelopment

Site redevelopment activities were anticipated to start in summer 2023, with the retaining wall and existing foundations needing to be removed as part of construction. In support of planning and design, and with NYSDEC notifications, LaBella oversaw installation of soil borings within and outside of the remaining foundation elements. These borings were installed to delineate residual petroleum-impacted soils to support materials management planning. While a limited area of impacted soils was identified within/near the northern foundation section, the soil sample analytical results were less than 6 NYCRR Part 375 Commercial Use Soil Cleanup Objectives (CUSCOs) and were also generally non-detect. Some metals were detected but were less than the CUSCOs. Results were also noted to be less than the Protection of Groundwater SCOs. The results of analyses for soil beneath the foundations indicate that if these soils are planned for off-Site disposal, that they would be non-hazardous. The results do not indicate impacts that warrant remediation for the planned property use as a self-storage facility. LaBella's report

describing these findings was submitted in February 2023 and included a request that NYSDEC approve reuse of excavated soil on the site as fill material that would be placed beneath cover.

In January 2023, LaBella conducted a building materials survey of the remaining foundation elements to determine if asbestos-containing materials (ACMs) were present. Two types of ACMs were identified and were abated in February 2023 in preparation for demolition of the foundation elements and retaining wall. In April 2023, the retaining wall and a portion of the concrete foundation elements were demolished and the resulting concrete and brick materials were staged on Site for later crushing and re-use as fill material. A work plan to provide necessary oversight during soil excavation and load-out was initially submitted to the NYSDEC in April 2023, followed by requested revisions in May and June 2023. The revised work plan was approved, but excavation activities did not occur, as Site redevelopment activities were delayed.

Following the September 2023 groundwater sampling event, five monitoring wells were decommissioned on October 11, 2023, consistent with NYSDEC approval. Monitoring wells MW-6 and MW-7 were eliminated from the monitoring program, 2009-MW-3 and 2009-MW-4 were not in the monitoring program, and 2009- MW-2 was decommissioned, but must be reinstalled following site redevelopment activities. These wells were each decommissioned in accordance with NYSDEC CP-43 policy, and further information was included in a January 2024 report that documented the September 2023 groundwater sampling results.

3.0 REMEDY PERFORMANCE, EFFECTIVENESS AND PROTECTIVENESS

Soil Cover System

Exposure to remaining contamination at the Site is prevented by a cover system placed over a limited area of the Site. This cover system is comprised of a minimum of 24 inches of clean soil, asphalt pavement, concrete-covered sidewalks, or concrete building slabs. The location of the cover system and applicable demarcation layers is included on **Figure 1b**. The soil cover system was inspected during the May 2022, September 2023, and March 2025 inspections, and confirmed to be intact with no evidence of significant erosion. The inspection forms are included in **Appendix A**.

Groundwater

In accordance with NYSDEC's January 10, 2020 approval, monitoring requirements reduced groundwater sampling of the on-site monitoring wells to once every other year (2021, 2023).

- The following monitoring wells were sampled on September 28, 2023: overburden well MW-5 and bedrock aquifer well 2009-MW-2. Following sampling, well 2009-MW-2 was also decommissioned in October 2023, but must be reinstalled following site redevelopment activities.
- Based on NYSDEC approval, wells MW-6 and MW-7 were eliminated from the monitoring program, and decommissioned in October 2023.

The most recent groundwater samples were collected on September 28, 2023, and reported to NYSDEC in January 2024. The samples were collected in general conformance with the methodologies identified

in the approved Field Sampling Plan. Samples were collected in laboratory-provided sample jars and immediately chilled. The groundwater samples were analyzed for CP-51 list VOCs via USEPA Method 8260.

The table in **Appendix B** summarizes laboratory analytical results with comparison to guidance values published in Part 703. Groundwater concentrations show decreasing concentrations of VOCs. The laboratory report is also presented in **Appendix B**.

4.0 INSTITUTIONAL CONTROL/ENGINEERING CONTROL COMPLIANCE REPORT

4.1 IC/EC Requirements and Compliance

Several IC/ECs are in place at the Site. A description of each control, its objective, and performance evaluation follows. Each objective has been and continues to be met, and no deficiencies have been identified. Therefore, no corrective measures are warranted and no recommendations for change are proposed at this time.

1. Soil Cover System - Exposure to remaining contamination at the Site is prevented by a cover system placed over a limited area of the Site. This cover system is comprised of a minimum of 24 inches of clean soil, asphalt pavement, concrete-covered sidewalks, or concrete building slabs. Inspection and reporting of the cover system shall be performed as defined in the SMP. An Excavation Work Plan presented in the SMP outlines procedures required in the event that the cover system must be breached, penetrated, or if any underlying contaminated material must be disturbed. Based on the 2022, 2023, and most recent 2025 inspections, the cover appears to be intact.
2. Groundwater monitoring must be performed as defined in the SMP and with the schedule adjusted by NYSDEC on January 10, 2020 to once every other year (2021, 2023, etc.). Results of the 2023 sampling and historic sampling back to 2017 are provided in Appendix B.
3. The property may only be used for restricted-residential, commercial, or industrial use as described within 6 NYCRR Part 375-1.8(g)(2)(ii), (iii) and (iv). Compliance with this IC is documented in the PRR EC/IC Certification Form in Appendix A.
4. All activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP. Compliance with this IC is documented in this PRR.
5. The use of the groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Dutchess County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department. Compliance with this IC is documented in the PRR EC/IC Certification Form in Appendix A.
6. 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.
7. Vegetable gardens and farming on the property are prohibited. These activities are not conducted on the property. Compliance with this IC is documented in the PRR EC/IC Certification Form in Appendix A.
8. Site owner certification is provided the PRR EC/IC Certification Form in Appendix A.

9. Additional ICs include: Compliance with the Environmental Easement and the SMP by the Grantor and the Grantor's successors and assigns; all Engineering Controls must be operated and maintained as specified in the SMP; all Engineering Controls on the Controlled Property must be inspected at a frequency and in a manner defined in the SMP; 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; future activities that will disturb remaining contaminated material must be conducted in accordance with the SMP; and monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP. Compliance with these ICs is documented in this PRR, site-wide inspections, and groundwater monitoring reports that have been conducted since the Certificate of Completion was issued in December 2017.
10. Access to the Site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by the Environmental Easement.

4.2 IC/EC Certification

The IC/EC Certification forms are included in Appendix A.

5.0 MONITORING PLAN COMPLIANCE REPORT

5.1 Components of the Monitoring Plan

The table below provides the monitoring requirements for each media type and remedial technologies.

Components of the Monitoring Plan

Media	Frequency*	Matrix	Analysis
Groundwater	Once every other year (2021, 2023); after which, evaluate results for possible reduced sampling frequency.	Groundwater	CP-51 List Volatile Organic Compounds by EPA Method 8260
Cover System	Annual inspection	Physical system check	None

5.2 Summary of Monitoring Completed During Reporting Period

Monitoring completed during this reporting period (September 2023) has included the following:

- One groundwater sampling event was conducted on September 28, 2023, and is included in this PRR. Appendix B provides a compilation of groundwater sampling results at the Site compared to NYSDEC Part 703 standards, and the laboratory report is included in Appendix B.
- The cover system and site-wide inspection was conducted in May 2022, September 2023, and March 2025 and inspection forms are included in Appendix A.

5.3 Comparisons with Remedial Objectives

Groundwater - Groundwater concentrations show a continued decrease in VOC concentrations since the 2017 soil removal remedy was conducted. The 2023 sampling results show VOCs in groundwater are less than their Part 703 guidance values and are primarily non-detect. The monitoring is performed to document restoration of the groundwater aquifer to the extent practicable.

Cover System – The cover system remains intact and continues to function as designed. As such, it meets its RAO to prevent contact with, or inhalation of volatiles in contaminated soil and groundwater, and prevent ingestion/direct contact with contaminated soil and groundwater.

Groundwater is not used at the Site, and site work was consistent with soil excavation plan, both of which prevent ingestion/direct contact with contaminated soil and groundwater.

5.4 Monitoring Deficiencies

While LaBella records do not include a 2024 site-wide inspection form, the forms for 2022, 2023, and 2025 document consistent conditions. No other monitoring deficiencies were identified during the sampling and reporting period.

5.5 Conclusions and Recommendations for Changes

The remedial cover system continues to operate as intended with no evidence of erosion. Continued periodic inspection of the cover and maintenance as needed is recommended.

VOC concentrations in groundwater samples have been decreasing since completion of the remedial action. Consistent with NYSDEC's January 10, 2020, approval the on-site groundwater monitoring wells are sampled once every other year (2021, 2023, etc.). The results continue to demonstrate a decreasing trend in the concentration of VOCs and were primarily non-detect.

As noted in the Notice of Change of Use Documents submitted to NYSDEC on March 31, 2022, site redevelopment planning is in process and construction was originally anticipated to begin in October 2022. As of the date of this report, redevelopment is still in the planning stage. Redevelopment is expected to include construction of a self-storage building and parking areas. Well MW-5 will be protected during redevelopment activities, and well MW-2 will be re-installed following redevelopment activities. As redevelopment construction has been delayed, we request NYSDEC approval that the 2025 groundwater sampling event be limited to existing well MW-5.

The new building will include a passive sub-slab depressurization system in the office area. Periodic vapor intrusion evaluations will be conducted as required to demonstrate the efficacy of the system and to document appropriate indoor air quality.

6.0 OPERATION AND MAINTENANCE (O&M) PLAN COMPLIANCE REPORT

6.1 Components of the O&M Plan

The soil cover system is a non-mechanical EC discussed in the EC/IC Control Plan.

Soil Cover System - The cover system has been in place at the Site since installation in 2017. This cover system is comprised of a minimum of 24 inches of clean soil, asphalt pavement, concrete-covered sidewalks, or concrete building slabs.

Planned redevelopment construction work will be conducted consistent with the SMP including monitoring. Following construction, the SMP will be updated to reflect the new site layout and new areas covered by building and paved parking.

6.2 Summary of O&M Completed During Reporting Period

Inspections have not identified needed maintenance.

6.3 Evaluation of Remedial Systems

Based on the site inspection, the soil cover system appears to be performing as expected.

6.4 O&M Deficiencies

No O&M deficiencies were noted during the reporting period.

6.5 Conclusions and Recommendations for Improvement

The cover system is intact, functioning as designed. There are no recommendations for improvements to the O&M Plan at this time.

7.0 OVERALL PERIODIC REVIEW REPORT CONCLUSIONS AND RECOMMENDATIONS

7.1 Compliance with the Site Management Plan

IC/ECs in place at the site include a cover system.

- The Site Wide Inspections conducted in 2022, 2023, and 2025 indicated that groundwater monitoring wells are in place and in adequate condition that the groundwater quality is not being compromised, and there were no visible breaches in the impermeable cover.
 - All on-site monitoring wells (except MW-5) were decommissioned with NYSDEC approval in September 2023. Well 2009-MW-2 will be reinstalled following completion of site redevelopment activities.
- The Site continues to be unoccupied, which is consistent with the allowed restricted residential, commercial or industrial use of the Site.
- Groundwater monitoring has been conducted as required. The next groundwater monitoring event is planned for September 2025.

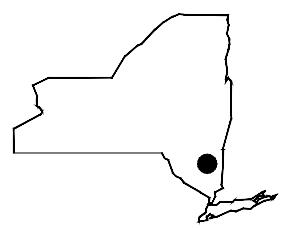
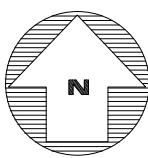
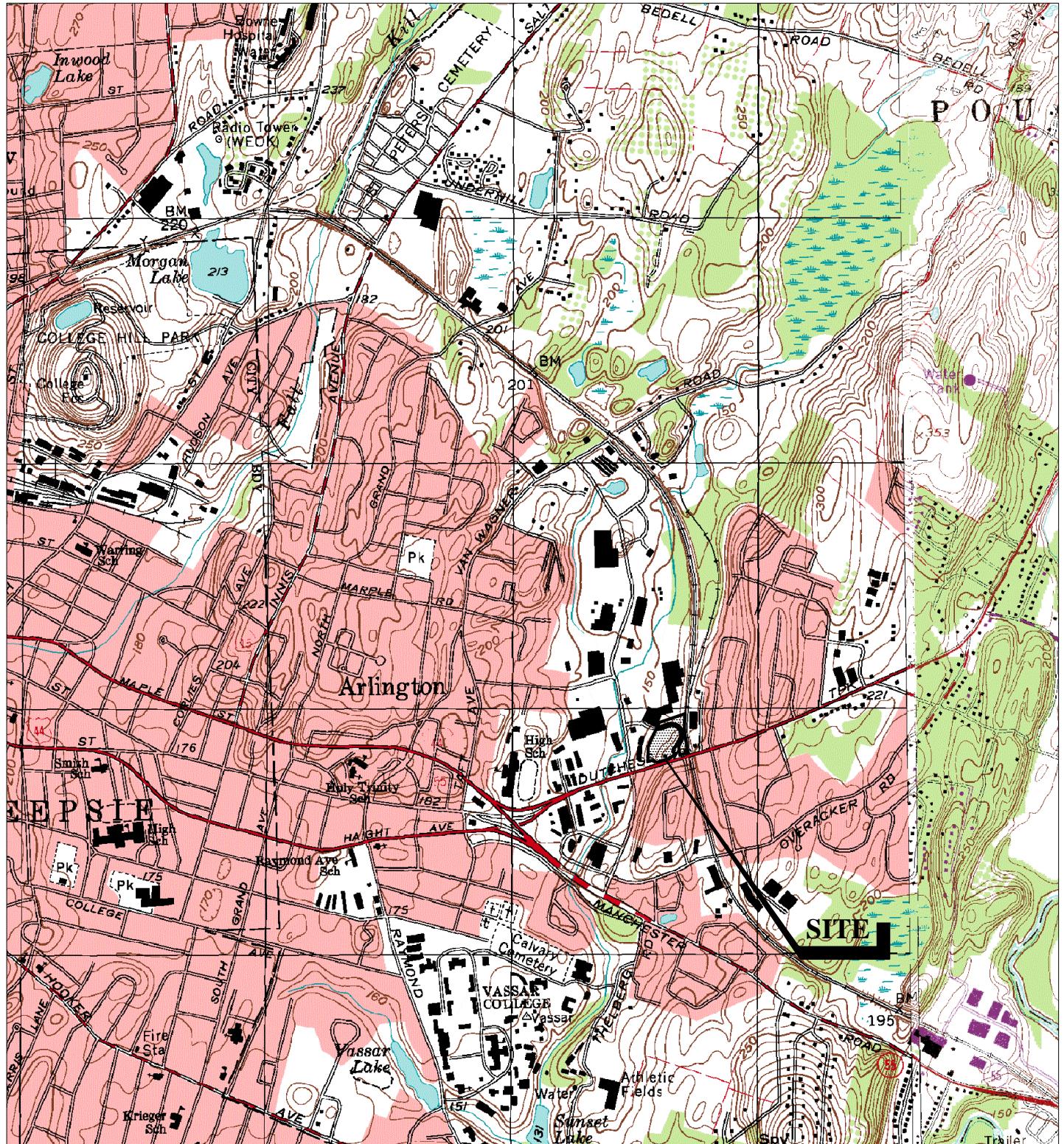
7.2 Performance and Effectiveness of the Remedy

Following the remedy to remove impacted soil, groundwater monitoring show that limited residual VOCs remain in groundwater with a decreasing trend in the concentration of VOCs where the 2021 and 2023 results were primarily non-detect.

7.3 Future PRR Submittals

Monitoring for the next reporting period will include annual site-wide inspections and groundwater monitoring every other year (September 2025, September 2027 etc.). Updates on site redevelopment activities will be provided as appropriate.

FIGURES



MAP REFERENCE

THIS MAP WAS PREPARED FROM THE FOLLOWING 7.5 MINUTE USGS MAPS:
 Poughkeepsie Quadrangle 1964, Photorevised 1980
 Poughkeepsie Quadrangle 1963, Photorevised 1980

SCALE:	
HORZ.:1"	= 2000'
VERT.:N/A	
DATUM:	
HORZ.:N/A	
VERT.:N/A	
0	1000
2000	
GRAPHIC SCALE	



FUSS & O'NEILL
 80 WASHINGTON STREET, SUITE 301
 POUGHKEEPSIE, NY 12601
 845.452.6801
www.fando.com

HERBERT REDL
 AA/REMEDIAL WORK PLAN
 USGS LOCATION MAP
 2 LOVE ROAD

TOWN OF Poughkeepsie

NEW YORK

PROJ. No.: 20040761.A8N
 DATE: JULY 2012

FIGURE 1

RECORD DESCRIPTION TAX PARCEL 6261-01-187898:

(transposed from Deed Doc. #02-2005-3468)

(1) ALL that tract or parcel of land situate in the Town of Poughkeepsie, Dutchess County, New York, on the north side of the highway leading from Poughkeepsie to Pleasant Valley, formerly known as the Dutchess Turnpike, BEGINNING at a point in the north line of said highway at or opposite an elm tree standing on or near the north line of said highway about two hundred twenty-two (222) feet westerly along said highway from the west line of the land and right of way of the Central New England Railway Company, and running thence easterly along the north line of said highway two hundred twenty-two (222) feet more or less to the west line of the lands and right of way of the Central New England Railway Company two hundred twelve feet (212) to a point in said line; thence northwesterly in a straight line to the point of beginning together with all the right, title and interest or part of the right, title and interest in the highway and of the premises, and the easement therein. Being a bounded tract of land, bounded on the east by lands of the Central New England Railway Company, on the south by the highway and northwesterly by other lands of the party of the first part.

BINGE the same premises conveyed by Adirondack Bottled Gas Corporation of New York to National Propane, L.P., by deed dated June 25, 1996 and recorded in the Dutchess County Clerk's Office on July 2, 1996 in Liber 1981 of Deeds at page 401.

(2) ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Poughkeepsie, County of Dutchess, State of New York, described as follows:

Grid No. 14-6261-01-173893-00

(3) ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Poughkeepsie, Dutchess County, New York, known as Lot #2 on Map No. 8104 on file in the Dutchess County Clerk's Office, dated April 4, 1987.

TOGETHER with all right, title and interest, if any, of the party of the first part, in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part, in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

SURVEY DESCRIPTION TAX PARCEL 6261-01-187898:

ALL that certain plot, piece or parcel of land on the southerly and westerly side of Love Road, situate, lying and being in the Town of Poughkeepsie, Dutchess County, New York and being more particularly bounded and described as follows:

BEGINNING at a point on the northerly side of Dutchess Turnpike NYS Route 44 (State Highway #549) at the southwesterly corner of the herein described parcel and the southwesterly corner of lands now or formerly of Capstone Plaza 44, LLC as described in Deed Document #02-2005-3479, said point also being the southwesterly corner of Lot 1 as shown on a certain map entitled "Subdivision Map and Survey Map of the lands of Donald P. Love & H. Paul Richards" filed in the office of the Dutchess County Clerk September 4, 1987 as filed map #8104, and running:

Thence northerly along the division line between the herein described parcel on the east and said lands of Capstone Plaza 44, LLC on the west, N 0152'20" E 199.92 feet, and N 2848'25" E 251.10 feet to the southerly side of Love Road; thence along the southerly side of Love Road, along a non-tangent curve to the left having a radius of 265.00 feet, an arc length of 94.34 feet and a chord bearing N 7958'43" E 93.84 feet, N 6946'50" E 89.50 feet, along a tangent curve to the right having a radius of 115.00 feet, an arc length of 277.90 feet and a chord bearing S 4059'29" E 215.05 feet, S 2814'42" E 124.20 feet, S 4847'30" W 36.00 feet, S 2025'44" W 31.70 feet, and bearing S 2848'23" E 70.52 feet to the northerly side of said Dutchess Turnpike NYS Route 44 (State Highway #549); thence westerly, along the northerly side of Dutchess Turnpike NYS Route 44 (State Highway #549), S 3248'41" W 17.03 feet, S 7528'16" W 124.01 feet, S 2044'14" W 19.03 feet, S 7314'00" W 184.13 feet, N 7138'02" W 12.00 feet and S 7471'21" W 40.70 feet to the point or place of BEGINNING.

CONTAINING 3.54 Acres of Land more or less

Also ALL that certain plot, piece or parcel of land on the northerly and easterly side of Love Road, situate, lying and being in the Town of Poughkeepsie, Dutchess County, New York and being more particularly bounded and described as follows:

BEGINNING on a point on the northerly side of Love Road, said point being distant 57.03 feet northerly as measured on a course of N 2548'25" E from the northwesterly corner of the aforementioned parcel on the southerly and northerly sides of Love Road; thence northerly along the division line between the herein described parcel on the east and lands now or formerly of Capstone Plaza 44, LLC as described in Deed Document #02-2015-479 on the west, N 2548'25" E 13.23 feet and N 2525'50" E 41.75 feet to the northwesterly corner of the herein described parcel, said point also being the northwesterly corner of Lot 2 as shown on a certain map entitled "Subdivision Map and Survey Map of the lands of Donald P. Love & H. Paul Richards" filed in the office of the Dutchess County Clerk September 4, 1987 as filed map #8104; thence easterly along the division line between the herein described parcel on the south and lands now or formerly of Capstone Plaza 44, LLC as described in Deed Document #02-2015-479 on the north, N 7138'02" E 360.90 feet to the westerly line of lands now or formerly of County of Dutchess as described in Liber 1666 of deeds dated 1866, thence easterly on a tangent curve to the left having a radius of 166.00 feet, an arc length of 53.87 feet and a chord bearing S 0493'29" E 526.73 feet to the northerly side of Dutchess Turnpike NYS Route 44 (State Highway #549); thence westerly, along the northerly side of Love Road, in part, S 7314'28" W 98.81 feet, N 0815'10" W 100.14 feet, N 0815'23" W 21.60 feet; thence continuing along the northeasterly side of Love Road, N 2814'37" E 92.60 feet, along a non-tangent curve to the left having a radius of 165.00 feet, an arc length of 398.73 feet and a chord bearing N 4059'29" W 308.50 feet, S 6946'50" W 89.50 feet and along a tangent curve to the right having a radius of 213.00 feet, an arc length of 31.81 feet and a chord bearing S 7641'04" W 51.68 feet to the point or place of BEGINNING.

CONTAINING 1.05 Acres of Land more or less

The above described parcels having a combined, total area of 4.59 Acres more or less.

SURVEY NOTES:

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HANDED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

TOPOGRAPHY SHOWN HEREON WAS COMPILED FROM A FIELD SURVEY COMPLETED DECEMBER 11, 1999 AND APRIL 18, 2001, DATUM USGS (1929 NGVD), 2 FOOT CONTOUR INTERVAL.

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SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.

SUB-SURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATIONS AND EXTENTS ARE NOT CERTIFIED.

SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

SURVEY SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.

MAP REFERENCE:

1. FILED MAP #8104 ENTITLED "SURVEY MAP OF THE LANDS OF DONALD LOVE AND H. PAUL RICHARDS", PREPARED BY RAYMOND J. KIHLMIRE, L.S., FILED IN THE DUTCHESS COUNTY CLERKS OFFICE ON SEPTEMBER 04, 1987.

2. MAP ENTITLED "REMAINING SOIL SAMPLES EXCEEDANCES AND HISTORIC SAMPLE LOCATIONS, 2 LOVE ROAD", PREPARED BY FUSS & O'NEIL, DATED JULY 2012. (FOR 2009-MW-2)

3. MAP ENTITLED "AOC-2 REMEDIAL EXCAVATION MAP" PREPARED BY CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C., DATE OCTOBER 9, 2017. (FOR MW5,MW6,MW7)

TAX PARCEL NUMBER:

TOWN OF POUGHKEEPSIE, DUTCHESS COUNTY, NY HERBERT H. REDL - DOC # 02-2005-3468

(Formerly: 134689-6261-01-173898-00 HERBERT H. REDL - DEED LIBER 1987 PAGE 472)

(Formerly: 134689-6261-01-188903-00 HERBERT H. AND SUE ANN REDL - DEED LIBER 1999 PAGE 7444)

(Formerly: 134689-6261-01-205886-00 HERBERT H. AND SUE ANN REDL - DEED LIBER 1994 PAGE 446)

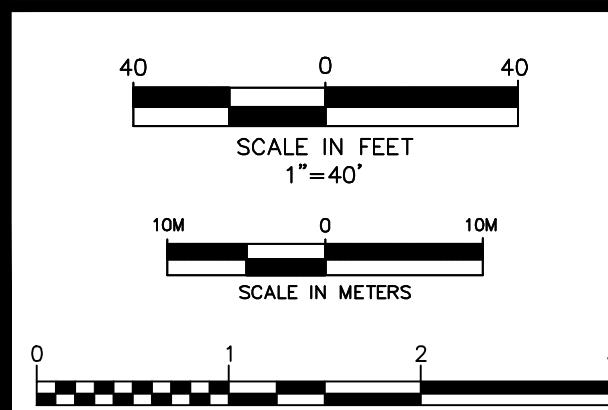
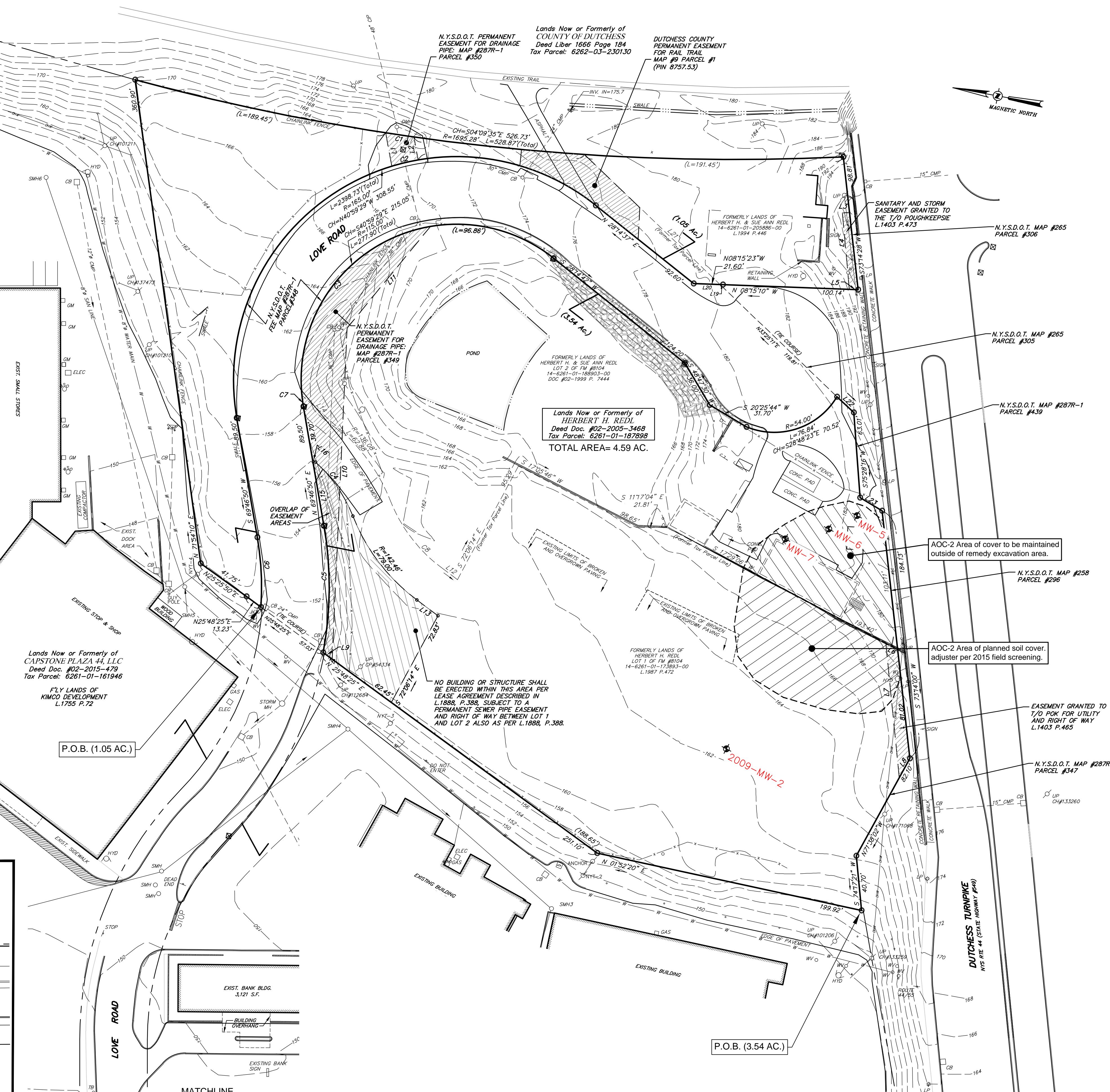
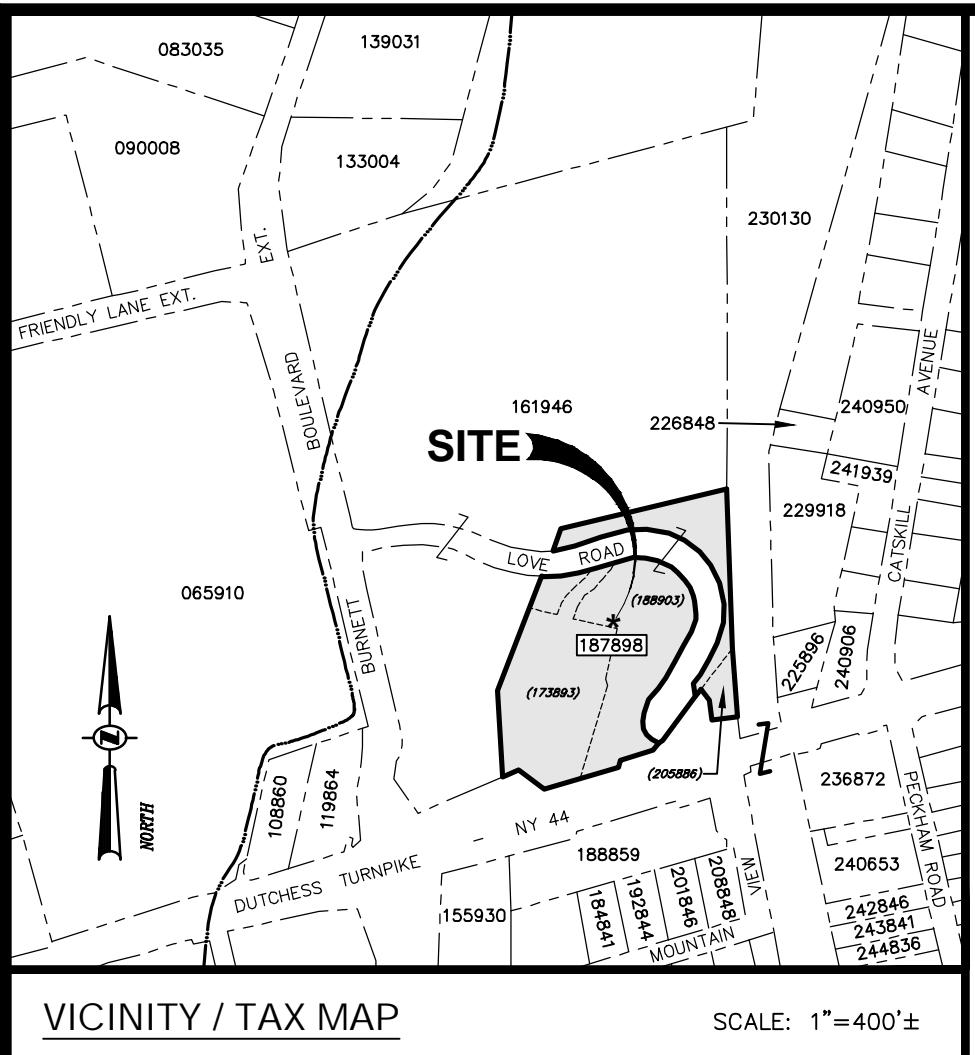
ENVIRONMENTAL EASEMENT NOTE NYSDEC CONTRACT NO. C314113:
THIS PROPERTY IS SUBJECT TO AN ENVIRONMENTAL EASEMENT HELD BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION PURSUANT TO TITLE 36 OF ARTICLE 71 OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW. THE ENGINEERING AND INSTITUTIONAL CONTROLS FOR THIS EASEMENT ARE SET FORTH IN THE SITE MANAGEMENT PLAN (SMP). A COPY OF THE SMP MUST BE OBTAINED BY ANY PARTY WITH AN INTEREST IN THE PROPERTY. THE SMP CAN BE OBTAINED FROM NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION, DIVISION OF ENVIRONMENTAL REMEDIATION, SITE CONTROL SECTION, 625 BROADWAY, ALBANY, NY 12233 OR AT "derweb@dec.ny.gov".

LOVE ROAD BCP

MONITORING WELLS ADDED TO MAP OF ENVIRONMENTAL EASEMENT SURVEY PREPARED FOR HERB REDL PROPERTIES

TOWN OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

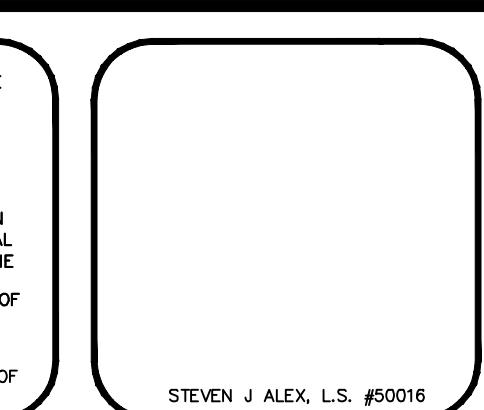
designed	checked
CIS	
date	scale
07/26/17	1"=40'
project no.	
81434.00	
sheet no.	
SV1	



ALL RIGHTS RESERVED. COPY OR REPRODUCTION OF THIS DRAWING OR DOCUMENT, OR ANY PORTION THEREOF, NOT WITHHELD BY THE NEW YORK STATE EDUCATION LAW, IS PROHIBITED. THIS DRAWING OR DOCUMENT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT, APPLICATION AND SITUATION FOR WHICH IT WAS INTENDED. ANY MODIFICATION OR ALTERATION OF THIS DRAWING OR DOCUMENT, WHETHER BY THE ORIGINAL DESIGN PROFESSIONAL OR OTHER THAN THAT FOR WHICH IT WAS INTENDED, WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.

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I HEREBY CERTIFY THAT THIS SURVEY MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED JULY 17, 2017 AND THAT THIS SURVEY MAP WAS MADE BY ME OR UNDER MY DIRECTION, AND CONFORMS WITH THE MINIMUM STANDARD OF PRACTICE ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.



CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE, CO., D.P.C.
The Chazen Companies, Proud to be Employee Owned
Engineers, Land Surveyors, Planners, Environmental & Safety Professionals, Landscape Architects
Office Locations:
Hudson Valley Office: 21 Fox Street, Poughkeepsie, New York 12560
Central NY Office: 375 Bay Road, Oneonta, New York 12204
Capital District Office: 547 River Street, Troy, New York 12180
Tennessee Office: 1705 Division Street, Nashville, Tennessee 37203
Phone: (845) 454-3980
Phone: (315) 273-0055
Phone: (315) 251-1013

rev.	date	ADDED APPROXIMATE MW LOCATIONS	description
1	1/25/19		

APPENDIX A:
Engineering Control/ Institutional Control
Certification and Site Inspection Forms



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. C314113

Site Name Love Road Development Site

Site Address: 20-50 Love Road Zip Code: 12603
City/Town: Poughkeepsie
County: Dutchess
Site Acreage: 4.590

Reporting Period: April 18, 2022 to April 18, 2025

YES NO

1. Is the information above correct?

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?

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

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

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?

Box 2

YES NO

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

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

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

Box 2A

YES NO



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

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?
(The Qualitative Exposure Assessment must be certified every five years)

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. C314113**Box 3****Description of Institutional Controls**

<u>Parcel</u>	<u>Owner</u>	<u>Institutional Control</u>
14-6261-01-187898	Herbert Redl Changed as noted below	
	Guardian Self Storage East, LLC 80 Washington St Poughkeepsie, NY 12601	Ground Water Use Restriction Soil Management Plan Landuse Restriction Monitoring Plan Site Management Plan IC/EC Plan
	Attn: Frank Redl	

Institutional controls required by the environmental easement include groundwater use restrictions, land use restrictions (restricted residential) and the requirement that the site adheres to the approved SMP. Future buildings erected at the site must evaluate the potential for soil vapor intrusion.

Box 4**Description of Engineering Controls**

<u>Parcel</u>	<u>Engineering Control</u>
14-6261-01-187898	Monitoring Wells Cover System

The engineering controls required by the environmental easement include maintenance and annual inspection of the site's cover system. Existing groundwater monitoring wells will be maintained and sampled in accordance with the SMP to assess the natural attenuation of contamination.

As noted in the PRR, the groundwater sampling results continue to demonstrate a decreasing trend in the concentration of VOCs and were primarily non-detect in 2023. The wells are in the area planned to be redeveloped with a building and parking lot that will result in destruction of the wells. Four wells were abandoned in 2023.

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 compete.

YES NO

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

**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. C314113

Box 6

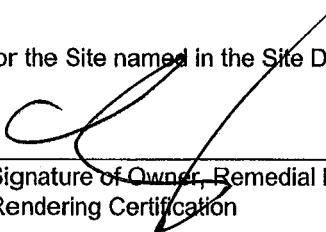
SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

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 Kelley Redl Hardisty at Guardian Self Storage East, LLC
print name 31 Quaker Hill Road, PO Box 636, Pleasant Valley, NY
print business address 12569

am certifying as Owner and Remedial Party (Owner or Remedial Party)

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


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

7/13/25

Date

EC CERTIFICATIONS

Box 7

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 Christopher Lapine, PE at LaBella Associates, DPC, 21 Fox Street,
Suite 201, Poughkeepsie, NY 12601,
print name print business address

am certifying as a Owner and Remedial Party
(Owner or Remedial Party)



Signature of , for the Owner or Remedial Party,
Rendering Certification

Stamp
(Required for PE)

5/15/2025

Date

ANNUAL SITE INSPECTION FORM

Love Road Development Site BCP Site No. C314113
 Love Road, Poughkeepsie, Dutchess County

Page 1
 of 1

Performed by:

M. O'Neill

Date:

5/20/22

Time: 10 AM

Part 1 - Institutional and Engineering Controls (circle one)	
1A - Is site still an unused lot with two areas of soil cover? If "NO" describe new use.	No <input type="radio"/> Yes <input checked="" type="radio"/>
1B - Is there evidence of ground disturbance or other intrusive activities?	No <input type="radio"/> Yes <input checked="" type="radio"/>
1C - Is there evidence of cover stresses, including settling or erosion of surface materials?	No <input checked="" type="radio"/> Yes <input type="radio"/>
1D - Are there discolored, stressed, or areas absent of vegetation in soil cover area?	No <input type="radio"/> Yes <input type="radio"/>
1E - Is site groundwater being used for any purpose (i.e., has a well been installed)?	No <input checked="" type="radio"/> Yes <input type="radio"/>
1F - Have any buildings been constructed on the eastern area of ACC-2?	No <input checked="" type="radio"/> Yes <input type="radio"/>
1G - If YES to question 1F, what were results of soil vapor intrusion investigation?	<u>N/A</u>
1H - If SVI investigation documented need for vapor mitigation, describe mitigation measures taken/installed.	<u>N/A</u>

Part 2 - General Site Conditions	
2A - Describe changes since last inspection	<u>Drain observed on site at 2021 Inspection are not on site</u> <u>The metal casing on MW-7 has been removed</u>
Part 3 - Compliance with Excavation Work Plan	
3A - Describe site construction activities that have been conducted since last inspection (see SMP for soil management criteria)	<u>None</u>
3B - Describe soil excavation and disposition (on site/off site). Map excavation areas and on site placement.	<u>None</u>

Part 4 - Confirm that site records are up to date	
No <input checked="" type="radio"/>	Yes <input type="radio"/>
4A - Are there any changes that need to be documented in site records (e.g., change of ownership, site usage)	
No <input type="radio"/>	Yes <input checked="" type="radio"/> NA <input type="radio"/>
4B - Has DEC received notice of any proposed ground intrusive activities?	

The top of the annular space of MW-7 was reinforced with sand, bentonite, and a concrete seal on May 20, 2022.



ANNUAL SITE INSPECTION FORM

Love Road Development Site BCP Site No. C314113
Love Road, Poughkeepsie, Dutchess County

Page 1

of 1

Performed by:

E. Ciolowski, P.G.

Date:

9/28/2023

Time:

1145

Part 1 - Institutional and Engineering Controls (circle one)	
1A - Is site still an unused lot with two areas of soil cover? If "NO" describe new use.	No <input type="radio"/> Yes <input checked="" type="radio"/>
1B - Is there evidence of ground disturbance or other intrusive activities?	No <input type="radio"/> Yes <input checked="" type="radio"/> See 2A/3A
1C - Is there evidence of cover stresses, including settling or erosion of surface materials?	No <input type="radio"/> Yes <input checked="" type="radio"/>
1D - Are there discolored, stressed, or areas absent of vegetation in soil cover area?	No <input type="radio"/> Yes <input checked="" type="radio"/>
1E - Is site groundwater being used for any purpose (i.e., has a well been installed)?	No <input type="radio"/> Yes <input checked="" type="radio"/>
1F - Have any buildings been constructed on the eastern area of AOC-2?	No <input type="radio"/> Yes <input checked="" type="radio"/>
1G - If YES to question 1F, what were results of soil vapor intrusion investigation?	
1H - If SVI investigation documented need for vapor mitigation, describe mitigation measures taken/installed.	

Part 2 - General Site Conditions

2A - Describe changes since last inspection

Vertical concrete foundation walls removed, concrete piled onsite.

Part 3 - Compliance with Excavation Work Plan

3A - Describe site construction activities that have been conducted since last inspection (see SMP for soil management criteria)

Vertical concrete removed, stockpiled onsite

3B - Describe soil excavation and disposition (on site/off site). Map excavation areas and on site placement.

Part 4 - Confirm that site records are up to date

No Yes NA

4A - Are there any changes that need to be documented in site records (e.g., change of ownership, site usage)

No Yes NA

4B - Has DEC received notice of any proposed ground intrusive activities?

Wall demo, well decommissioning

Wells MW-6, MW-7, 2009-MW-3, 2009-MW-4, and 2009-MW-2 were decommissioned in October 2023. 2009-MW-2 must be reinstalled following site redevelopment activities.

Parts of the concrete wall dividing the upper and lower parts of AOC-2 have been removed and the debris has been staged on the site.

Performed by:

M O'Neill

Date:

3/14/25

Time: 1145

Part 1 - Institutional and Engineering Controls (circle one)		
1A - Is site still an unused lot with two areas of soil cover? If "NO" describe new use.	No	Yes
1B - Is there evidence of ground disturbance or other intrusive activities?	No	Yes
1C - Is there evidence of cover stresses, including settling or erosion of surface materials?	No	Yes
1D - Are there discolored, stressed, or areas absent of vegetation in soil cover area?	No	Yes
1E - Is site groundwater being used for any purpose (i.e., has a well been installed)?	No	Yes
1F - Have any buildings been constructed on the eastern area of AOC-2?	No	Yes
1G - If YES to question 1F, what were results of soil vapor intrusion investigation? <u>NA</u>		
1H - If SVI investigation documented need for vapor mitigation, describe mitigation measures taken/installed. <u>NA</u>		

Part 2 - General Site Conditions		
2A - Describe changes since last inspection	<u>None</u>	

Part 3 - Compliance with Excavation Work Plan		
3A - Describe site construction activities that have been conducted since last inspection (see SMP for soil management criteria)	<u>None</u>	
3B - Describe soil excavation and disposition (on site/off site). Map excavation areas and on site placement.	<u>None</u>	

Part 4 - Confirm that site records are up to date		
<input checked="" type="radio"/> No	Yes	4A - Are there any changes that need to be documented in site records (e.g., change of ownership, site usage)
No	Yes <input checked="" type="radio"/> NA	4B - Has DEC received notice of any proposed ground intrusive activities?

APPENDIX B:
Table – Summary of Monitoring Data
And Laboratory Report

TABLE 1a
SUMMARY OF GROUNDWATER SAMPLE ANALYTICAL RESULTS

Love Road Development Site (BCP Site C314113)
Poughkeepsie, Dutchess County, New York

Sample Location/ ID:	6 NYCRR Part 703.5	MW-5							MW-5 / LR-MW-05							MW-6													
		17I1106-02	18E0898-02	19B0846-04	19F0242-02	19K0602-02	21F1421-02	23I1915-02	17I1106-04	18E0898-01	19B0846-03	19F0242-03	19K0602-03	21F1421-03	17I1106-02	18E0898-02	19B0846-04	19F0242-02	19K0602-02	21F1421-02	23I1915-02	17I1106-04	18E0898-01	19B0846-03	19F0242-03	19K0602-03	21F1421-03		
Lab Sample ID:		9/26/17	5/17/18	2/22/19	6/6/19	11/14/19	6/29/21	9/28/23	9/26/17	5/17/18	2/22/19	6/6/19	11/14/19	6/29/21	Sampling Date/ Time:		9/26/17	5/17/18	2/22/19	6/6/19	11/14/19	6/29/21	Matrix		Groundwater		Groundwater		Groundwater
COMPOUND		Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q		
Volatile Organics, CP-51 List	ug/L	ug/L		ug/L		ug/L		ug/L		ug/L		ug/L		ug/L		ug/L		ug/L		ug/L		ug/L		ug/L		ug/L		ug/L	
1,2,4-Trimethylbenzene	5	ND		0.29	J	ND		0.44	J	ND		0.97		1.0		ND		ND		ND		ND		ND		ND		ND	
1,3,5-Trimethylbenzene	5	ND		ND		ND		ND		ND		0.77		0.54		ND		ND		ND		ND		ND		ND		ND	
Benzene	1	0.58		11		6.8		6.8		5.5		ND		0.52		0.46	J	ND		ND		ND		ND		ND		ND	
Ethyl Benzene	5	0.82		ND		0.33	J	0.87		0.72	J	ND		ND		19		0.47	J	ND		ND		ND		ND		ND	
Isopropylbenzene	5	15		1.8		2.4		8.2		11		0.29	J	1.4		31		0.83		ND		ND		ND		ND		ND	
Methyl tert-butyl ether (MTBE)	10	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Naphthalene	10	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
n-Butylbenzene	5	ND		ND		ND		ND		ND		ND		ND		3.2		ND		ND		ND		ND		ND		ND	
n-Propylbenzene	5	0.65		0.25	J	ND		0.38	J	1.0		ND		ND		39		0.62		ND		ND		ND		ND		ND	
o-Xylene	5	ND		ND		ND		0.42	J	ND		ND		0.34	J	ND		ND		ND									
p- & m- Xylenes	5	0.97	J	ND		0.62	J	0.68	J	1.3	J	ND		ND		1.4		ND		ND		ND		ND		ND		ND	
p-Isopropyltoluene	5	ND		ND		ND		ND		ND		ND		ND		0.44	J	ND		ND		ND		ND		ND		ND	
sec-Butylbenzene	5	6.4		1.7		2.3		3.2		4.7		0.38	J	0.92		4.0		0.21	J	ND		ND		ND		ND		ND	
tert-Butylbenzene	5	4.0		2.3		3.0		2.9		2.8		0.63		1.2		0.59		ND		ND		ND		ND		ND		ND	
Toluene	5	ND		ND		ND		0.40	J	ND		ND		ND		0.27	J	0.65		ND		ND		ND		ND		ND	
Xylenes, Total	5	0.97	J	ND		ND		0.680	J	1.7	J	ND		ND		1.7		ND		ND		ND		ND		ND		ND	

NOTES:

Results that exceed the groundwater quality standard are in highlighted yellow.

ug/L = Micrograms per liter

Q is the Qualifier Column with definitions as follows:

J=analyte detected at or above the MDL (method detection limit) but below the RL (Reporting Limit) - data is estimated

ND=analyte not detected at the limit of quantitation/RL or limit of detection/MDL

TABLE 1a
SUMMARY OF GROUNDWATER SAMPLE ANALYTICAL RESULTS

Love Road Development Site (BCP Site C314113)
Poughkeepsie, Dutchess County, New York

Sample Location/ ID:	6 NYCRR Part 703.5	MW-7						2009-MW-2						2009-MW-2/ LR-MW-02													
		17I1106-03	18E0898-03	19B0846-02	19F0242-04	19K0602-04	21F1421-04	17I1106-01	18E0898-04	19B0846-01	19F0242-01	19K0602-01	21F1421-01	23I1915-01	Result Q												
Lab Sample ID:		9/26/17	5/17/18	2/22/19	6/6/19	11/14/19	6/29/21	9/26/17	5/17/18	2/22/19	6/6/19	11/14/19	6/29/21	9/28/23													
Sampling Date/ Time:		Groundwater						Groundwater																			
Matrix		Result Q	Result Q	Result Q	Result Q	Result Q	Result Q	Result Q	Result Q	Result Q	Result Q	Result Q	Result Q	Result Q	Result Q	Result Q	Result Q	Result Q	Result Q	Result Q	Result Q	Result Q	Result Q	Result Q	Result Q	Result Q	
COMPOUND	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	
Volatile Organics, CP-51 List																											
1,2,4-Trimethylbenzene	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Benzene	1	ND	ND	0.22 J	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Ethyl Benzene	5	1.2	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Isopropylbenzene	5	ND	0.85	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Methyl tert-butyl ether (MTBE)	10	0.22 J	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Naphthalene	10	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
n-Butylbenzene	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
n-Propylbenzene	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
o-Xylene	5	2.3	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
p- & m- Xylenes	5	5.0	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
p-Isopropyltoluene	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
sec-Butylbenzene	5	ND	0.42 J	0.34 J	0.34 J	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
tert-Butylbenzene	5	0.40 J	0.80	1.1	0.9	0.55	0.61	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Toluene	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Xylenes, Total	5	7.3	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

NOTES:

Results that exceed the groundwater quality

ug/L = Micrograms per liter

Q is the Qualifier Column with definitions as

J=analyte detected at or above the MDL (met

ND=analyte not detected at the limit of quan



Technical Report

prepared for:

LaBella Associates (Poughkeepsie)
21 Fox Street
Poughkeepsie NY, 12601
Attention: Eric Orlowski

Report Date: 10/03/2023

Client Project ID: CZ81434.00 Love Road BCP
York Project (SDG) No.: 23I1915

CT Cert. No. PH-0723

New Jersey Cert. No. CT005 and NY037



New York Cert. Nos. 10854 and 12058

PA Cert. No. 68-04440

120 RESEARCH DRIVE
www.YORKLAB.com

STRATFORD, CT 06615
(203) 325-1371



132-02 89th AVENUE
FAX (203) 357-0166

RICHMOND HILL, NY 11418
ClientServices@yorklab.com

Report Date: 10/03/2023
Client Project ID: CZ81434.00 Love Road BCP
York Project (SDG) No.: 23I1915

LaBella Associates (Poughkeepsie)
21 Fox Street
Poughkeepsie NY, 12601
Attention: Eric Orlowski

Purpose and Results

This report contains the analytical data for the sample(s) identified on the attached chain-of-custody received in our laboratory on September 29, 2023 and listed below. The project was identified as your project: **CZ81434.00 Love Road BCP**.

The analyses were conducted utilizing appropriate EPA, Standard Methods, and ASTM methods as detailed in the data summary tables.

All samples were received in proper condition meeting the customary acceptance requirements for environmental samples except those indicated under the Sample and Analysis Qualifiers section of this report.

All analyses met the method and laboratory standard operating procedure requirements except as indicated by any data flags, the meaning of which are explained in the Sample and Data Qualifiers Relating to This Work Order section of this report and case narrative if applicable.

The results of the analyses, which are all reported on dry weight basis (soils) unless otherwise noted, are detailed in the following pages.

Please contact Client Services at 203.325.1371 with any questions regarding this report.

<u>York Sample ID</u>	<u>Client Sample ID</u>	<u>Matrix</u>	<u>Date Collected</u>	<u>Date Received</u>
23I1915-01	LR-MW-02	Ground Water	09/28/2023	09/29/2023
23I1915-02	LR-MW-05	Ground Water	09/28/2023	09/29/2023

General Notes for York Project (SDG) No.: 23I1915

1. The RLs and MDLs (Reporting Limit and Method Detection Limit respectively) reported are adjusted for any dilution necessary due to the levels of target and/or non-target analytes and matrix interference. The RL(REPORTING LIMIT) is based upon the lowest standard utilized for the calibration where applicable.
2. Samples are retained for a period of thirty days after submittal of report, unless other arrangements are made.
3. York's liability for the above data is limited to the dollar value paid to York for the referenced project.
4. This report shall not be reproduced without the written approval of York Analytical Laboratories, Inc.
5. All analyses conducted met method or Laboratory SOP requirements. See the Sample and Data Qualifiers Section for further information.
6. It is noted that no analyses reported herein were subcontracted to another laboratory, unless noted in the report.
7. This report reflects results that relate only to the samples submitted on the attached chain-of-custody form(s) received by York.
8. Analyses conducted at York Analytical Laboratories, Inc. Stratford, CT are indicated by NY Cert. No. 10854; those conducted at York Analytical Laboratories, Inc., Richmond Hill, NY are indicated by NY Cert. No. 12058.

Approved By: 

Date: 10/03/2023

Cassie L. Mosher
Laboratory Manager





Sample Information

Client Sample ID: LR-MW-02

York Sample ID:

23I1915-01

York Project (SDG) No.

23I1915

Client Project ID

CZ81434.00 Love Road BCP

Matrix

Ground Water

Collection Date/Time

September 28, 2023 12:47 pm

Date Received

09/29/2023

Volatile Organics, CP-51 (STARS) Low level

Sample Prepared by Method: EPA 5030B

Log-in Notes:

Sample Notes:

CAS No.	Parameter	Result	Flag	Units	Reported to LOD/MDL	LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
95-63-6	1,2,4-Trimethylbenzene	ND	QL-02	ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH-PH-0723,NELAC-NY10854,NELAC-NY12058,NJDEP-CT	10/02/2023 09:00	10/02/2023 17:47	SMA
108-67-8	1,3,5-Trimethylbenzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH-PH-0723,NELAC-NY10854,NELAC-NY12058,NJDEP-CT	10/02/2023 09:00	10/02/2023 17:47	SMA
71-43-2	Benzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH-PH-0723,NELAC-NY10854,NELAC-NY12058,NJDEP-CT	10/02/2023 09:00	10/02/2023 17:47	SMA
100-41-4	Ethyl Benzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH-PH-0723,NELAC-NY10854,NELAC-NY12058,NJDEP-CT	10/02/2023 09:00	10/02/2023 17:47	SMA
98-82-8	Isopropylbenzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH-PH-0723,NELAC-NY10854,NELAC-NY12058,NJDEP-CT	10/02/2023 09:00	10/02/2023 17:47	SMA
1634-04-4	Methyl tert-butyl ether (MTBE)	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH-PH-0723,NELAC-NY10854,NELAC-NY12058,NJDEP-CT	10/02/2023 09:00	10/02/2023 17:47	SMA
91-20-3	Naphthalene	ND		ug/L	1.0	2.0	1	EPA 8260C Certifications: NELAC-NY10854,NELAC-NY12058,NJDEP-CT005,PADEP-68-04	10/02/2023 09:00	10/02/2023 17:47	SMA
104-51-8	n-Butylbenzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH-PH-0723,NELAC-NY10854,NELAC-NY12058,NJDEP-CT	10/02/2023 09:00	10/02/2023 17:47	SMA
103-65-1	n-Propylbenzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH-PH-0723,NELAC-NY10854,NELAC-NY12058,NJDEP-CT	10/02/2023 09:00	10/02/2023 17:47	SMA
95-47-6	o-Xylene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH-PH-0723,NELAC-NY10854,NELAC-NY12058,PADEP-68-	10/02/2023 09:00	10/02/2023 17:47	SMA
179601-23-1	p- & m- Xylenes	ND		ug/L	0.50	1.0	1	EPA 8260C Certifications: CTDOH-PH-0723,NELAC-NY10854,NELAC-NY12058,PADEP-68-	10/02/2023 09:00	10/02/2023 17:47	SMA
99-87-6	p-Isopropyltoluene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH-PH-0723,NELAC-NY10854,NELAC-NY12058,NJDEP-CT	10/02/2023 09:00	10/02/2023 17:47	SMA
135-98-8	sec-Butylbenzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH-PH-0723,NELAC-NY10854,NELAC-NY12058,NJDEP-CT	10/02/2023 09:00	10/02/2023 17:47	SMA
98-06-6	tert-Butylbenzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH-PH-0723,NELAC-NY10854,NELAC-NY12058,NJDEP-CT	10/02/2023 09:00	10/02/2023 17:47	SMA
108-88-3	Toluene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH-PH-0723,NELAC-NY10854,NELAC-NY12058,NJDEP-CT	10/02/2023 09:00	10/02/2023 17:47	SMA
1330-20-7	Xylenes, Total	ND		ug/L	0.60	1.5	1	EPA 8260C Certifications: CTDOH-PH-0723,NELAC-NY10854,NELAC-NY12058,NJDEP-CT	10/02/2023 09:00	10/02/2023 17:47	SMA
Surrogate Recoveries		Result	Acceptance Range								
17060-07-0	Surrogate: SURR: 1,2-Dichloroethane-d4	99.6 %	69-130								
2037-26-5	Surrogate: SURR: Toluene-d8	93.0 %	81-117								
460-00-4	Surrogate: SURR: p-Bromofluorobenzene	96.4 %	79-122								



Sample Information

Client Sample ID: **LR-MW-05**

York Sample ID: **23I1915-02**

<u>York Project (SDG) No.</u> 23I1915	<u>Client Project ID</u> CZ81434.00 Love Road BCP	<u>Matrix</u> Ground Water	<u>Collection Date/Time</u> September 28, 2023 10:30 am	<u>Date Received</u> 09/29/2023
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Volatile Organics, CP-51 (STARS) Low level

Sample Prepared by Method: EPA 5030B

CAS No.	Parameter	Result	Flag	Units	Reported to LOD/MDL	LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
95-63-6	1,2,4-Trimethylbenzene	ND	QL-02	ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH-PH-0723,NELAC-NY10854,NELAC-NY12058,NJDEP-CT	10/02/2023 09:00	10/02/2023 18:14	SMA
108-67-8	1,3,5-Trimethylbenzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH-PH-0723,NELAC-NY10854,NELAC-NY12058,NJDEP-CT	10/02/2023 09:00	10/02/2023 18:14	SMA
71-43-2	Benzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH-PH-0723,NELAC-NY10854,NELAC-NY12058,NJDEP-CT	10/02/2023 09:00	10/02/2023 18:14	SMA
100-41-4	Ethyl Benzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH-PH-0723,NELAC-NY10854,NELAC-NY12058,NJDEP-CT	10/02/2023 09:00	10/02/2023 18:14	SMA
98-82-8	Isopropylbenzene	1.4		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH-PH-0723,NELAC-NY10854,NELAC-NY12058,NJDEP-CT	10/02/2023 09:00	10/02/2023 18:14	SMA
1634-04-4	Methyl tert-butyl ether (MTBE)	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH-PH-0723,NELAC-NY10854,NELAC-NY12058,NJDEP-CT	10/02/2023 09:00	10/02/2023 18:14	SMA
91-20-3	Naphthalene	ND		ug/L	1.0	2.0	1	EPA 8260C Certifications: NELAC-NY10854,NELAC-NY12058,NJDEP-CT005,PADEP-68-04	10/02/2023 09:00	10/02/2023 18:14	SMA
104-51-8	n-Butylbenzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH-PH-0723,NELAC-NY10854,NELAC-NY12058,NJDEP-CT	10/02/2023 09:00	10/02/2023 18:14	SMA
103-65-1	n-Propylbenzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH-PH-0723,NELAC-NY10854,NELAC-NY12058,NJDEP-CT	10/02/2023 09:00	10/02/2023 18:14	SMA
95-47-6	o-Xylene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH-PH-0723,NELAC-NY10854,NELAC-NY12058,PADEP-68-	10/02/2023 09:00	10/02/2023 18:14	SMA
179601-23-1	p- & m- Xylenes	ND		ug/L	0.50	1.0	1	EPA 8260C Certifications: CTDOH-PH-0723,NELAC-NY10854,NELAC-NY12058,PADEP-68-	10/02/2023 09:00	10/02/2023 18:14	SMA
99-87-6	p-Isopropyltoluene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH-PH-0723,NELAC-NY10854,NELAC-NY12058,NJDEP-CT	10/02/2023 09:00	10/02/2023 18:14	SMA
135-98-8	sec-Butylbenzene	0.92		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH-PH-0723,NELAC-NY10854,NELAC-NY12058,NJDEP-CT	10/02/2023 09:00	10/02/2023 18:14	SMA
98-06-6	tert-Butylbenzene	1.2		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH-PH-0723,NELAC-NY10854,NELAC-NY12058,NJDEP-CT	10/02/2023 09:00	10/02/2023 18:14	SMA
108-88-3	Toluene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH-PH-0723,NELAC-NY10854,NELAC-NY12058,NJDEP-CT	10/02/2023 09:00	10/02/2023 18:14	SMA
1330-20-7	Xylenes, Total	ND		ug/L	0.60	1.5	1	EPA 8260C Certifications: CTDOH-PH-0723,NELAC-NY10854,NELAC-NY12058,NJDEP-CT	10/02/2023 09:00	10/02/2023 18:14	SMA

Surrogate Recoveries	Result	Acceptance Range
17060-07-0 <i>Surrogate: SURR: 1,2-Dichloroethane-d4</i>	96.9 %	69-130
2037-26-5 <i>Surrogate: SURR: Toluene-d8</i>	95.4 %	81-117
460-00-4 <i>Surrogate: SURR: p-Bromofluorobenzene</i>	96.4 %	79-122



Analytical Batch Summary

Batch ID: BJ30043

Preparation Method: EPA 5030B

Prepared By: SMA

YORK Sample ID	Client Sample ID	Preparation Date
23I1915-01	LR-MW-02	10/02/23
23I1915-02	LR-MW-05	10/02/23
BJ30043-BLK1	Blank	10/02/23
BJ30043-BS1	LCS	10/02/23
BJ30043-BSD1	LCS Dup	10/02/23



Volatile Organic Compounds by GC/MS - Quality Control Data

York Analytical Laboratories, Inc. - Stratford

Analyte	Result	Reporting Limit	Units	Spike Level	Source* Result	%REC	%REC Limits	Flag	RPD	RPD Limit	Flag
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Batch BJ30043 - EPA 5030B

Blank (BJ30043-BLK1)

Prepared & Analyzed: 10/02/2023

1,2,4-Trimethylbenzene	ND	0.50	ug/L								
1,3,5-Trimethylbenzene	ND	0.50	"								
Benzene	ND	0.50	"								
Ethyl Benzene	ND	0.50	"								
Isopropylbenzene	ND	0.50	"								
Methyl tert-butyl ether (MTBE)	ND	0.50	"								
Naphthalene	ND	2.0	"								
n-Butylbenzene	ND	0.50	"								
n-Propylbenzene	ND	0.50	"								
o-Xylene	ND	0.50	"								
p- & m- Xylenes	ND	1.0	"								
p-Isopropyltoluene	ND	0.50	"								
sec-Butylbenzene	ND	0.50	"								
tert-Butylbenzene	ND	0.50	"								
Toluene	ND	0.50	"								
Xylenes, Total	ND	1.5	"								

Surrogate: SURR: 1,2-Dichloroethane-d4

10.9 " 10.0 109 69-130

Surrogate: SURR: Toluene-d8

9.21 " 10.0 92.1 81-117

Surrogate: SURR: p-Bromofluorobenzene

9.24 " 10.0 92.4 79-122

LCS (BJ30043-BS1)

Prepared & Analyzed: 10/02/2023

1,2,4-Trimethylbenzene	8.3	ug/L	10.0	83.3	82-132
1,3,5-Trimethylbenzene	8.1	"	10.0	81.4	80-131
Benzene	9.8	"	10.0	97.7	85-126
Ethyl Benzene	8.6	"	10.0	86.5	80-131
Isopropylbenzene	8.2	"	10.0	82.4	76-140
Methyl tert-butyl ether (MTBE)	11	"	10.0	107	76-135
Naphthalene	10	"	10.0	99.6	70-147
n-Butylbenzene	8.5	"	10.0	85.1	79-132
n-Propylbenzene	8.1	"	10.0	81.2	78-133
o-Xylene	8.8	"	10.0	87.7	78-130
p- & m- Xylenes	18	"	20.0	88.8	77-133
p-Isopropyltoluene	8.5	"	10.0	85.4	81-136
sec-Butylbenzene	8.4	"	10.0	84.3	79-137
tert-Butylbenzene	8.1	"	10.0	80.9	77-138
Toluene	8.6	"	10.0	86.4	80-127

Surrogate: SURR: 1,2-Dichloroethane-d4

10.1 " 10.0 101 69-130

Surrogate: SURR: Toluene-d8

9.27 " 10.0 92.7 81-117

Surrogate: SURR: p-Bromofluorobenzene

9.27 " 10.0 92.7 79-122



Volatile Organic Compounds by GC/MS - Quality Control Data

York Analytical Laboratories, Inc. - Stratford

Analyte	Result	Reporting Limit	Units	Spike Level	Source* Result	%REC	%REC Limits	Flag	RPD	RPD Limit	Flag
Batch BJ30043 - EPA 5030B											
LCS Dup (BJ30043-BSD1)											
Prepared & Analyzed: 10/02/2023											
1,2,4-Trimethylbenzene	8.2		ug/L	10.0	81.7	82-132	Low Bias	1.94	30		
1,3,5-Trimethylbenzene	8.0		"	10.0	80.5	80-131		1.11	30		
Benzene	9.5		"	10.0	94.7	85-126		3.12	30		
Ethyl Benzene	8.6		"	10.0	85.5	80-131		1.16	30		
Isopropylbenzene	8.1		"	10.0	81.0	76-140		1.71	30		
Methyl tert-butyl ether (MTBE)	11		"	10.0	106	76-135		0.845	30		
Naphthalene	11		"	10.0	107	70-147		7.44	30		
n-Butylbenzene	8.3		"	10.0	83.0	79-132		2.50	30		
n-Propylbenzene	8.0		"	10.0	79.5	78-133		2.12	30		
o-Xylene	8.8		"	10.0	87.8	78-130		0.114	30		
p- & m- Xylenes	18		"	20.0	88.2	77-133		0.622	30		
p-Isopropyltoluene	8.3		"	10.0	83.3	81-136		2.49	30		
sec-Butylbenzene	8.2		"	10.0	82.1	79-137		2.64	30		
tert-Butylbenzene	7.9		"	10.0	79.0	77-138		2.38	30		
Toluene	8.6		"	10.0	85.5	80-127		1.05	30		
Surrogate: SURR: 1,2-Dichloroethane-d4	10.1		"	10.0	101	69-130					
Surrogate: SURR: Toluene-d8	9.25		"	10.0	92.5	81-117					
Surrogate: SURR: p-Bromofluorobenzene	9.27		"	10.0	92.7	79-122					



Volatile Analysis Sample Containers

Lab ID	Client Sample ID	Volatile Sample Container
23I1915-01	LR-MW-02	40mL Clear Vial (pre-pres.) HCl; Cool to 4° C
23I1915-02	LR-MW-05	40mL Clear Vial (pre-pres.) HCl; Cool to 4° C



Sample and Data Qualifiers Relating to This Work Order

QL-02 This LCS analyte is outside Laboratory Recovery limits due the analyte behavior using the referenced method. The reference method has certain limitations with respect to analytes of this nature.

Definitions and Other Explanations

*	Analyte is not certified or the state of the samples origination does not offer certification for the Analyte.
ND	NOT DETECTED - the analyte is not detected at the Reported to level (LOQ/RL or LOD/MDL)
RL	REPORTING LIMIT - the minimum reportable value based upon the lowest point in the analyte calibration curve.
LOQ	LIMIT OF QUANTITATION - the minimum concentration of a target analyte that can be reported within a specified degree of confidence. This is the lowest point in an analyte calibration curve that has been subjected to all steps of the processing/analysis and verified to meet defined criteria. This is based upon NELAC 2009 Standards and applies to all analyses.
LOD	LIMIT OF DETECTION - a verified estimate of the minimum concentration of a substance in a given matrix that an analytical process can reliably detect. This is based upon NELAC 2009 Standards and applies to all analyses conducted under the auspices of EPA SW-846.
MDL	METHOD DETECTION LIMIT - a statistically derived estimate of the minimum amount of a substance an analytical system can reliably detect with a 99% confidence that the concentration of the substance is greater than zero. This is based upon 40 CFR Part 136 Appendix B and applies only to EPA 600 and 200 series methods.
Reported to	This indicates that the data for a particular analysis is reported to either the LOD/MDL, or the LOQ/RL. In cases where the "Reported to" is located above the LOD/MDL, any value between this and the LOQ represents an estimated value which is "J" flagged accordingly. This applies to volatile and semi-volatile target compounds only.
NR	Not reported
RPD	Relative Percent Difference
Wet	The data has been reported on an as-received (wet weight) basis
Low Bias	Low Bias flag indicates that the recovery of the flagged analyte is below the laboratory or regulatory lower control limit. The data user should take note that this analyte may be biased low but should evaluate multiple lines of evidence including the LCS and site-specific MS/MSD data to draw bias conclusions. In cases where no site-specific MS/MSD was requested, only the LCS data can be used to evaluate such bias.
High Bias	High Bias flag indicates that the recovery of the flagged analyte is above the laboratory or regulatory upper control limit. The data user should take note that this analyte may be biased high but should evaluate multiple lines of evidence including the LCS and site-specific MS/MSD data to draw bias conclusions. In cases where no site-specific MS/MSD was requested, only the LCS data can be used to evaluate such bias.
Non-Dir.	Non-dir. flag (Non-Directional Bias) indicates that the Relative Percent Difference (RPD) (a measure of precision) among the MS and MSD data is outside the laboratory or regulatory control limit. This alerts the data user where the MS and MSD are from site-specific samples that the RPD is high due to either non-homogeneous distribution of target analyte between the MS/MSD or indicates poor reproducibility for other reasons.

If EPA SW-846 method 8270 is included herein it is noted that the target compound N-nitrosodiphenylamine (NDPA) decomposes in the gas chromatographic inlet and cannot be separated from diphenylamine (DPA). These results could actually represent 100% DPA, 100% NDPA or some combination of the two. For this reason, York reports the combined result for n-nitrosodiphenylamine and diphenylamine for either of these compounds as a combined concentration as Diphenylamine.

If Total PCBs are detected and the target aroclors reported are "Not detected", the Total PCB value is reported due to the presence of either or both Aroclors 1262 and 1268 which are non-target aroclors for some regulatory lists.

2-chloroethylvinyl ether readily breaks down under acidic conditions. Samples that are acid preserved, including standards will exhibit breakdown. The data user should take note.

Certification for pH is no longer offered by NYDOH ELAP.

Semi-Volatile and Volatile analyses are reported down to the LOD/MDL, with values between the LOD/MDL and the LOQ being "J" flagged as estimated results.

For analyses by EPA SW-846-8270D, the Limit of Quantitation (LOQ) reported for benzidine is based upon the lowest standard used for calibration and is not a verified LOQ due to this compound's propensity for oxidative losses during extraction/concentration procedures and non-reproducible chromatographic performance.

