

BEI Consulting LLC
Consultants, Scientists and Geologists
132 King Road
Rocky Point, NY 11778

Phone: 631-774-6682

October 20th, 2025

Natasha Court
Westchester County Department of Health (WCDOH)
Bureau of Environmental Quality
145 Huguenot Street
New Rochelle, NY 10801

Re: On Site Inspection for October 2025
Schmukler's Cleaners
358-364 North Ave. New Rochelle, New York
Site No.: C360088 Index No.: A3-0542-0306

On October 20th, 2025 personnel were at the above referenced site for quarterly operation monitoring and maintenance (OMM) of the onsite Soil Vapor Extraction (SVE)/Sub-slab Depressurization (SSD) system. The system was discovered at this time to be non-operational due to the failure of the engineering control (EC) associated with the system. The WCDOH was on-site to perform the three (3) year inspection for the air discharge permit. This was not able to be completed due to the system's failure to properly operate.

The replacement of the EC was scheduled and routine OMM procedures are set to resume during the April 2026 sampling event. In the interim a Soil Vapor Intrusion Work Plan (SVIWP) was drafted in order to evaluate sub-slab and indoor air conditions during the shutdown. The WCDOH inspection will be re-scheduled during the next OMM event anticipated during April 2026. Attached to this report are the following:

* Field Maintenance Logs

* Tables

Sincerely,

Justin Halpin
Scientist/Consultant

cc: Hal Shapiro
Caroline Jalanti (DEC)

BEI Consulting LLC
SVE/SSDS System Monitor and Maintenance

Site Name: Schmuklers Cleaners **Site #** C360088 **Index#** A3-0542-0306
Address: 358 North Avenue New Rochelle, New York **Quarterly Testing**

Remediation System Present? Yes
Type of system? SVE/SSDS
Sampling date: October 20th, 2025

PID Reading, MiniRae 2000, in PPM

Primary Drum:	Secondary Drum:
Influent Carbon:	Carbon Middle:
	Effluent Carbon:

Pressure Readings:
 Pressure: 0
 Pre-motor Vacuum: 0

Sampling Instructions: NO SAMPLE COLLECTED SYSTEM MOTOR FAILURE

Site Data

Wells	Air Flow	PID ppm
V-1		
V-2		
V-3		
V-4		
V-5 (bsmnt)		
PV-1	na	na
PV-2	na	na
PV-3	na	na
PV-4	na	na
PV-5	na	na

na=not available

Site Inspection:

Was carbon drum replaced? NO	Was water knockout drum emptied? NO
Was system shutdown warning light on? NO	How much water was drained? 0 gallons
If off , why? motor failure	
Any visible signs of leaks? NO	Indicate any sampling procedures: none

Schmukler's Cleaners, New Rochelle NY

PID Readings For Inf./Eff. Carbon Drum Sample Points ppm

Before Drum Replaced

Date	INF.	Middle	EFF.	INF.	Middle	EFF.
6-Nov-09	4.50	0.00	0.00			
13-Nov-09	7.30	0.00	0.00			
20-Nov-09	3.50	0.00	0.00			
30-Nov-09	3.90	0.00	0.00			
22-Dec-09	5.30	0.00	0.00			
18-Jan-10	3.50	0.00	0.00			
5-Mar-10	5.10	2.30	0.00			
20-Apr-10	2.60	0.30	0.00			
12-May-10	21.70	1.20	0.00			
16-Jun-10	20.80	1.80	0.00			
6-Jul-10	20.40	4.70	0.00			
13-Aug-10	32.50	2.00	0.00			
17-Sep-10	89.00	0.70	0.00			
11-Oct-10	156.00	0.80	0.00			
3-Nov-10	98.60	1.75	0.00			
3-Dec-10	145.10	2.30	0.00			
3-Jan-11	87.42	2.60	0.00			
4-Feb-11	38.70	4.20	0.00			
1-Mar-11	92.60	7.30	0.00			
4-Apr-11	165.00	3.30	0.00	166.00	3.30	0.10
9-May-11	18.04	0.00	0.00			
24-Jun-11	12.10	2.90	0.00			
21-Jul-11	34.00	0.70	0.00			
2-Aug-11	40.70	0.70	0.00			
13-Sep-11	18.10	1.40	0.00			
3-Oct-11	16.90	0.00	0.00			
11-Nov-11	42.34	0.00	0.00	50.00	5.60	0.20
5-Dec-11	37.40	2.30	0.00			
18-Jan-12	38.50	1.90	0.00			
9-Feb-12	40.23	0.50	0.00			
22-Mar-12	46.80	0.90	0.00			
30-Apr-12	54.60	1.30	0.00			
22-May-12	51.30	1.70	0.00			
13-Jul-12	59.93	4.20	0.20			
8-Aug-12	61.5	1.2	0.2			
6-Sep-12	74.3	4.5	1.1			
3-Oct-12	60.00	1.00	0.00	33.2	18.6	3.3
13-Nov-12	51.20	6.30	0.00			
6-Dec-12	45.60	5.30	0.00			
10-Jan-13	77.90	4.60	0.00			
6-Feb-13	28.70	2.60	0.00	32.20	5.60	2.40
11-Mar-13	30.00	1.10	0.00			
13-Apr-13	0.00	0.00	0.00			
1-May-13	0.00	0.00	0.00			
28-Jun-13	18.90	2.30	0.90			
17-Jul-13	49.20	2.10	0.00			
8-Aug-13	44.90	1.50	0.00			
28-Oct-13	46.80	2.00	0.00			
13-Jan-14	111.00	1.25	0.00	116.00	2.10	1.90
10-Apr-14	39.00	1.50	0.00			
10-Jul-14	32.30	1.50	0.00			
1-Oct-14	2.90	1.00	0.00	2.90	1.40	0.90
30-Jan-15	3.20	0.40	0.00			
1-Apr-15	40.20	2.50	0.00			
15-Jul-15	37.60	1.50	0.00	*carbon change Oct. 2015		
12-Oct-15	35.50	5.10	0.30	35.00	0.00	0.00
26-Jan-16	37.20	2.20	0.00			
18-Apr-16	32.23	2.00	0.00			
27-Jul-16	12.90	1.00	0.00			
21-Oct-16	18.40	6.20	0.00	*carbon change Nov. 2016		
31-Jan-17	2.70	0.00	0.00			
25-Apr-17	2.00	0.00	0.00			
25-Jul-17	1.70	2.00	0.00			
2-Nov-17	0.60	0.60	0.00			
21-Dec-17	12.50	0.00	0.00	*3 Bags of carbon Installed		
12-Apr-18	0.30	0.20	0.00			
8-May-18	0.20	0.20	0.00			
30-Jul-18	0.00	0.00	0.00			
17-Oct-18	0.00	0.00	0.00	*carbon change Oct. 26, 2018		
31-Jan-19	0.00	0.00	0.00			
22-Apr-19	0.00	0.00	0.00			
23-Jul-19	0.40	0.00	0.00			
31-Oct-19	4.00	0.90	0.00			
27-Nov-19	0.90	0.00	0.00	*carbon change		
13-Jan-20	0.70	0.50	0.00			
23-Apr-20	0.90	0.70	0.00			
15-Jul-20	0.00	0.00	0.00			
28-Oct-20	1.70	0.00	0.00			
19-Jan-21	1.00	0.00	0.00			
16-Apr-21	2.30	0.00	0.00			
11-Aug-21	3.20	0.00	0.00			
18-Oct-21	0.00	0.00	0.00			
2-Feb-22	0.20	0.00	0.00			
11-Apr-22	0.40	0.00	0.00			
20-Jul-22	0.50	0.00	0.00			
18-Oct-22	1.00	0.00	0.00			
10-Jan-23	9.10	0.00	0.00			
18-Apr-23	12.60	0.00	0.00			
25-Jul-23	11.40	0.00	0.00			
17-Oct-23	8.60	0.10	0.10	*carbon change Nov. 15, 2023		
29-Jan-24	2.70	1.10	0.00			
26-Jul-24	4.50	1.10	0.00			
31-Oct-24	6.80	0.00	0.00			
24-Jan-25	2.10	0.00	0.00			
26-Apr-25	12.30	3.90	0.02			
28-Jul-25	10.90	4.90	0.30			
20-Oct-25	SYSTEM DOWN					

Schmukler's Cleaners
358-364 North Ave.
New Rochelle, NY
As of October 2025
Influent and Effluent Lab results
VOCs (ppbv)

Effluent Air	PCE	TCE
October-25	NO SAMPLE	
July-2025	0.5	n/d
April-25	0.964	n/d
January-25	n/d	n/d
October-24	n/d	n/d
July-24	n/d	18
January-24	0.244	n/d
October-23	328	35.9
July-23	n/d	n/d
April-23	n/d	n/d
January-23	NA	NA
October-22	n/d	n/d
July-22	n/d	n/d
April-22	n/d	n/d
January-22	n/d	n/d
October-21	n/d	n/d
August-21	1.04	n/d
April-21	n/d	n/d
January-21	0.592	n/d
October-20	0.273	n/d
July-20	0.444	n/d
April-20	0.341	n/d
January-20	n/d	n/d
October-19	52.5	4.73
July-19	0.868	n/d
April-19	28.9	0.367
January-19	n/d	n/d
July-18	350	43

Influent Air	PCE	TCE
October-25	NO SAMPLE	
July-2025	1,040	8
April-25	1,460	6.51
January-25	8	1330
October-24	9,850	129
July-24	1,130	6.6
January-24	1,030	7.43
October -23	2,910	n/d
July-23	9,900	149
April-23	3,580	441
January-23	2,680	949
October-22	229	46.8
July-22	160	0.464
April-22	79	n/d
January-22	561	n/d
October-21	128	4.55
August-21	2,750	112
April-21	776	127
January-21	382	72
October-20	780	125
July-20	143	10.6
April-20	356	61.1
January-20	349	59.4