

BROWNFIELD CLEANUP PROGRAM

REMEDIAL ACTION WORK PLAN (RAWP)

FOR

HNJ REALTY LLC.

FOR

SCHMUKLERS CLEANERS

358 - 364 North Avenue, New Rochelle, New York

Site No.: C360088

Index No.: A3-0542-0306

PREPARED FOR

**NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION**

625 BROADWAY

ALBANY, NEW YORK 12233-7016



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MILLER PLACE, NY 11

Revised April 2026

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List of Acronyms

AS	Air Sparging
ASP	Analytical Services Protocol
BCA	Brownfield Cleanup Agreement
BCP	Brownfield Cleanup Program
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CAMP	Community Air Monitoring Plan
C/D	Construction and Demolition
CFR	Code of Federal Regulation
CLP	Contract Laboratory Program
COC	Certificate of Completion
CO2	Carbon Dioxide
CP	Commissioner Policy
DER	Division of Environmental Remediation
EC	Engineering Control
ECL	Environmental Conservation Law
ELAP	Environmental Laboratory Approval Program
ERP	Environmental Restoration Program
EWP	Excavation Work Plan
GHG	Green House Gas
GWE&T	Groundwater Extraction and Treatment
HASP	Health and Safety Plan
IC	Institutional Control
NYSDEC	New York State Department of Environmental Conservation
NYSDOH	New York State Department of Health
NYCRR	New York Codes, Rules and Regulations
O&M	Operation and Maintenance
OM&M	Operation, Maintenance and Monitoring
OSHA	Occupational Safety and Health Administration
OU	Operable Unit
PID	Photoionization Detector
PRP	Potentially Responsible Party
PRR	Periodic Review Report
QA/QC	Quality Assurance/Quality Control
QAPP	Quality Assurance Project Plan
RAO	Remedial Action Objective
RAWP	Remedial Action Work Plan
RCRA	Resource Conservation and Recovery Act
RI/FS	Remedial Investigation/Feasibility Study
ROD	Record of Decision
RP	Remedial Party
RSO	Remedial System Optimization
SAC	State Assistance Contract
SCG	Standards, Criteria and Guidelines

SCO	Soil Cleanup Objective
SMP	Site Management Plan
SOP	Standard Operating Procedures
SOW	Statement of Work
SPDES	State Pollutant Discharge Elimination System
SSD	Sub-slab Depressurization
SVE	Soil Vapor Extraction
SVI	Soil Vapor Intrusion
TAL	Target Analyte List
TCL	Target Compound List
TCLP	Toxicity Characteristic Leachate Procedure
USEPA	United States Environmental Protection Agency
UST	Underground Storage Tank
VCA	Voluntary Cleanup Agreement
VCP	Voluntary Cleanup Program

1.0 INTRODUCTION

The following document is a Remedial Action Work Plan (RAWP) prepared by BEI Consulting LLC and Nicholas Andrianas P.E. on behalf of HNJ Realty LLC, pursuant to the requirements of an executed Brownfield Cleanup Program Agreement (BCA) (dated February 27, 2006), between the New York State Department of Environmental Conservation (NYSDEC), Division of Environmental Remediation (DER) and HNJ Realty, LLC, *the Volunteer*. The Site is a commercial property located at 358 through 364 North Avenue, New Rochelle, New York (Figures 1 and 2), fully described as Section 4 - Block 1206 - Lot 19 of the tax maps of City of New Rochelle.

The purpose of the selected RAWP is to protect human health, the environment, attain the RAOs selected for the site to the extent feasible [New York State Part-375 soil clean-up objectives and New York State ambient water quality standards (TOGS)] and prevent migration of on-site groundwater contamination.

2.0 SITE DESCRIPTION AND HISTORY

According to review of the City of New Rochelle records, as well as a review of historical Sanborn Fire Insurance Maps, the Site was developed as early as 1891 with two residential-use buildings. The property was subsequently redeveloped with a multi-tenant two-story commercial building. The first floor and basement of the building have been utilized by Schmukler's Dry Cleaners since around 1914. This business has historically operated on the first floor and in the basement of the building. Currently, the first floor of the building is being rented by United Community Center owned by Jackie A. The southern portion of the building is currently being rented by Comfort Homes. The second floor of the building provides professional space including: a spa and HNJ Realty office.

Physical Site Description

Site Name: Schmukler's Dry Cleaners
358 through 364 North Avenue, New Rochelle, New York
Owner: HNJ Realty, LLC
Location: 358 through 364 North Avenue, New Rochelle, New York
Latitude -73.784480", Longitude "40.914176"
Brownfield Cleanup Agreement Site No.: C360088
Index No.: A3-0542-0306

2.1 Site Location

The Site is located at an elevation of approximately 80 feet above mean sea level according to review of USGS Topographic Map, Mount Vernon Quadrangle (Figure 1). The Site consists of a partial two-story/part one-story commercial building on a 0.21-acre parcel identified as the street addresses 358 through 364 North Avenue, New Rochelle, New York. The subject parcel (Site) is located in the City of New Rochelle, County of Westchester. The property is assessed as 0.21 acres in size and improved with a commercial building constructed in 1914. The owner of record of the Site is HNJ

Realty, LLC¹. An addition was made to the western portion of the building circa 1937. An addition was also made to the southwestern portion of the building sometime prior to 1987. A final addition was made to the northwestern portion of the building (which includes the steam boiler) in 1987.

The Site is located within a mixed commercial/residential use area. Properties along North Avenue are predominantly occupied for commercial use, with some maintaining residential apartments above. Commercial uses dominate areas within one block east and west of North Avenue. Beyond this one block area, residences are the prevailing land-use. The following businesses are located to the north of the subject site on the west side of North Avenue: 366 Real Estate Company; 360 Family Dentistry. Located on the southern side of Lockwood Avenue heading to the west the following businesses are noted: 2 Lockwood, Mattress Dealer; 6 Lockwood, Cabinet Store; 8 Lockwood, LB Inc Swimming Pools.; 10 Lockwood, Modern Press; 12 Lockwood, LBI. Located to the direct west is 17 May Street which is mainly a residential complex. To the south on the west side of North Avenue is Love Music Inc.

2.2 Public Water Supply

Public water is provided to the Site by United Water New Rochelle. No on-site potable or dry cleaning or washing make-up supply wells, active or inactive, have been observed at the site. According to information provided by United Water, the supply source is surface water that is purchased from the New York City Department of Environmental Protection (NYCDEP). The three sources of the New York City supply that is utilized includes the Croton, Catskill and Delaware Aqueducts. The Central Avenue and little Catskill pump stations supply the day to day demands to the system.

2.3 Surface Water and Hydrogeology

According to the Surficial Geology Map of New York Lower Hudson Sheet produced by the

¹According to the information provided by the client.

University of the State of New York; State Education Department, 1989, the Site is located within an area of New York where the surficial geology is defined as glacial till. The till is described as variable texture (e.g., clay, silt-clay, boulder clay), usually poorly sorted, which was deposited beneath glacial ice. The till is generally characterized by mixtures of relatively impermeable loamy matrix-to-sandy in areas underlain by gneiss or sandstone. The thickness of the till varies between one and 50 meters.

The Site is located in the eastern portion of the City of New Rochelle and groundwater flow direction could not be determined from published information. As groundwater is not used as a potable water source in the Site vicinity, current groundwater quality data are very limited. No water table elevation maps are available for the City of New Rochelle. However, given both the surface and bedrock topography in the area (which generally slopes down toward the Long Island Sound), groundwater flow in unconsolidated deposits and/or upper weathered bedrock is likely easterly-southeasterly, toward the Long Island Sound. A groundwater flow survey was conducted at the site as part of the supplemental remedial investigation activities utilizing all available overburden wells and bedrock wells. The results of the survey concluded that groundwater appears to be moving in a south-easterly direction.

Due to the heavily developed nature of the immediate surrounding area, groundwater quality is expected to be regionally degraded. No surface water bodies are located on, adjoining or proximate to the Site. Ferris Creek and The Long Island Sound are located approximately 3,250 feet to the east/southeast of the Site. According to Freshwater Wetland, National Wetland Inventory, Westchester Wetlands and Tidal Wetlands data available on the Westchester County GIS System, there are no regulated wetlands on or adjoining the Site.

2.4 Institutional Controls (ICs)

The ICs for the site implemented during the RAWP are outlined in the SMP for the site and will remain as follows:

- Controlled property may be used for: Restricted Residential use as described in 6 NYCRR Part 375-1.8(g)(2)(ii), Commercial use as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial use as described in NYCRR Part 375-1.8(g)(2)(iv);
- All ECs must be operated and maintained as specified in this ISMP;
- All ECs must be inspected at a frequency and in a manner defined in the ISMP.
- The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Westchester 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.
- Groundwater and other environmental or public health monitoring must be performed to include: annual monitoring and sampling of subject site monitoring wells
- Data and information pertinent to site management must be reported at the frequency and in a manner as defined in this ISMP;
- All future activities that will disturb remaining contaminated material must be conducted in accordance with this ISMP;
- Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in this ISMP;
- Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical component of the remedy shall be performed as defined in this ISMP;
- 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 (EE).
- The potential for vapor intrusion must be evaluated for any buildings developed in the area within the IC boundaries noted on Figure 4, and any potential impacts that are identified must be monitored or mitigated; and
- Vegetable gardens and farming on the site are prohibited;

3.0 SUMMARY OF REMEDIAL INVESTIGATION

Historic data collected over the past several years has indicated the presence of chlorinated VOCs and petroleum related VOCs at the subject site in soil and groundwater. The former dry-cleaning equipment room has been the main source area for chlorinated contamination and continues to be the main focus of our remedial efforts. An SVE/SSDS combo remediation system has been in

operation since approximately the winter of 2009 and has been removing volatiles from the sub surface around the clock. The SVE/SSDS system is geared heavily towards the dry-cleaning equipment room and the basement. The system also extends to the rear of the building focusing on the former dry-well where substantial PCE was found in GW-9 at 25,000 ppb. Please refer to Attachment-G for the as-built engineering drawings. Concentrations of PCE have been discovered in GW-4 as high as 830,000 ppb and TCE as high as 58,000 ppb in groundwater beneath the dry-cleaning equipment room. (note: These concentrations are from the August 2007 RI). The active SVE/SSDS system has likely reduced these numbers since the system's startup during the winter of 2009. Please see Figure-3 for historical data discussed above. In December of 2008 MW-3 (located in the equipment room) was sampled and lab data indicated that PCE had a concentration of 26,000 ppb, TCE at 6,000 ppb, DCE at 2,400 ppb and Vinyl Chloride (VC) at 430 ppb. Samples were also collected during November of 2009 from MW-3, just prior to the start-up of the SSDS/SVE system, and PCE was found to be at 75,000 ppb, TCE at 4,000, DCE at 4,100 ppb and VC at 250. Nearly four years later, during August of 2012, PCE concentrations at MW-3 were reduced to 18,000 ppb, TCE was significantly reduced to 810 ppb, DCE was recorded at 1,400 ppb and VC at just 61 ppb. This is most likely attributed to the active and ongoing SVE/SSDS system installed during the winter 2009 volatilizing VOCs from the shallow groundwater. A total of three (3) groundwater samples (GW-1, GW-5 and GW-6) were collected from the basement. The PCE concentration in the sample collected at GW-1 was non-detect, the PCE concentration in the GW-6 sample to the west of this location detected PCE at 310 ppb and the PCE concentration in the GW-5 sample collected at the center of the southern basement wall was 150 ppb. Chlorinated VOC levels totaled approximately 10,000 ppb in the basement with the majority of the contamination consisting of DCE (8,700 ppb) in GW-6. Petroleum related contamination has been found throughout the site in groundwater, mainly in the basement and the former dry-cleaning equipment room. Petroleum constituent levels have been detected as high as 890 ppb (1, 3, 5 trimethylbenzene) in the equipment room and 670 ppb (naphthalene). The source of these impacts is unknown.

3.1 Current Environmental Conditions

The current groundwater conditions at the site are based on the latest groundwater sampling data (July 2023-July 2025) collected as part of the bi-annual sampling program. The main source area at the site has been and remains to be the area of MW-3, which is located within the former dry-

cleaning equipment room. PCE has ranged in concentration levels from approximately 13,000 ppb -32,000 ppb over the last two (2) years. PCE daughter breakdown products such as TCE and cis/trans 1,2-dichloroethene (total DCE) have also fluctuated over the years. TCE concentrations have ranged between 5,000 ppb - 40,000 ppb, while total DCE concentrations ranged between 1,600 ppb -10,000 ppb. VC has remained at levels ranging from 75 ppb - 230ppb. The remaining monitoring wells at the site including off-site bedrock wells down gradient of the MW-3 location continue to exhibit very minor to non-detect readings for all chlorinated contamination. Please see Figure-5 for a post map with the latest monitoring well data.

Soil gas concentrations have been documented on a quarterly basis while sampling the SVE/SSD system under the WCDOH air permit. Influent sub-slab vapor concentrations for PCE were documented at a level of 7,050 ug/m³, TCE at 42 ug/m³, total DCE at 24 ug/m³ and VC was non-detect. These detections were recorded during the July 2025 SVE/SSD system quarterly sampling event. Please refer to Attachment-G for the as-built engineering drawings.

4.0 REMEDIAL GOALS AND REMEDIAL ACTION OBJECTIVES

Based upon contamination discovered above regulatory standards for groundwater the following Remedial Action Objectives (RAOs) will apply during the remedial phase in order to conform with Track-4 clean-up requirements in order to protect the environment and public health:

- prevent migration of groundwater related contamination that would result in further off-site groundwater or surface water contamination
- restore groundwater aquifer to pre-disposal/pre-release conditions, to the extent practicable (Division of Water TOGS 1.1.1) with provisions for ICs/ECs in order to prevent on-site potable groundwater use exceeding drinking water standards:
- prevent ingestion of groundwater with contaminant levels exceeding drinking water standards
- remove source of groundwater contamination
- prevent contact with, or inhalation of volatiles, from all contaminated media via the current on-going Interim Remedial Measure (IRM).

Based upon the potential for Soil Vapor Intrusion (SVI) due to groundwater and soil contamination, the following RAOs apply for the protection of the environment and public health:

- mitigate potential impacts to public health resulting from existing, or the potential for, soil vapor intrusion through the use of the SVE/SSDS (Guidance for Evaluating Soil Vapor Intrusion - October 2006)

An IRM to address vapor intrusion in the form of an SVE/SSDS in order to protect the environment, public health and on-site workers was developed and approved by the Department on July 23, 2015. An IRM Construction Completion Report (CCR) was issued to the Department in February of 2016.

5.0 RECOMMENDED REMEDY

The following section provides information on the selected remedy (Enhanced Bioremediation) for the site. The selected remedial measure is expected to meet the RAOs established for the site, to the extent feasible, reduce the potential for human exposure to contaminated media and prevent migration of on-site contamination.

5.1 Microbial (Bac-t) and Nutrients

The proposed remedial measure to be undertaken at the subject property involves treatment of chlorinated VOCs through the process of enhanced biodegradation. The use of bacteria (microbes/bac-t or M-1000H®) and Tri-Phasic®12 (nutrients), is proposed to help stimulate the degradation process where the proper naturally occurring microbes may be lackluster or nonexistent. The applied microbes will produce enzymes that break down petroleum products and halogenated compounds, and utilize the compounds as a food source. This remedial method of introducing bac-t and nutrients to a contaminated aquifer has been widely recognized by the environmental industry throughout the United States when treating hydrocarbon and chlorinated solvent spill incidents. The biological mixture will be applied to the sub-surface, at the available monitoring well in the areas of concern (MW-3). A Pilot Study using the existing monitoring wells was previously performed at the Site, which included the use of the above-mentioned biological solution focusing on the treatment of both chlorinated VOCs and petroleum related SVOCs via enhanced bioremediation.

6.0 REMEDIAL ACTION WORK PLAN (RAWP)

6.1 Enhanced Biological Remediation

The following section discusses the implementation of the proposed remedial action for remediation of groundwater, which includes the following information: well point locations, application procedure, dosage amounts, product information and health and safety.

6.1.1 Application Well Locations and Specifications

Monitoring wells MW-9, MW-10 and MW-12 will be utilized for the application procedure. Down gradient monitoring wells (MW-3 and MW-6) will be utilized to monitor the application process discussed in 6.1.3.

Specifications on the following wells utilized as application wells are as follows: MW-9=10' of 2" diameter PVC riser pipe with 5' of 2" diameter PVC slot screen; MW-10= 5' of 2" PVC 0.02" slot screen, 10' of 2" PVC riser to grade and MW-12- 4' of 2" PVC 0.02" slot screen, 2' of 2" PVC riser to grade. Each well was installed with a 2' bentonite seal above the screened interval and finished at grade surface with a 5" stainless steel manhole cover, cement sealed to prevent surface water infiltration. Please refer to Figure- 4 for the locations of the intended application wells and monitoring wells.

6.1.2 Dosage Quantities

The bac-t and nutrients are proposed to be applied in multiple areas including: the former dry cleaning equipment area (source area), and the southwestern basement area.

Treatment Area	M1000H (bac-t)	Nutrient/H2O Mix	Number of Applications
Upgradient (MW-9)	41.25 gallons M1000H	41.25 gallons nut/h2O	1 application event
Upgradient (MW-10)	41.25 gallons M1000H	41.25 gallons nut/h2O	1 application event
Down gradient in Basement (MW-12)	27.5 gallons M1000H	27.5 gallons nut/h2O	1 application event

- Note 1 gallon of nutrients is mixed with 54 gallons of water
- 55 gallons (1 drum) of bacteria requires 55 gallons of nutrient/water

6.1.3 Application Procedure

In order to apply the bac-t and nutrient mix to the MW-9, 10 and 12 areas, a low flow peristaltic pump will be utilized to introduce the bio solution to the impacted sub-surface area. A small submersible pump will be connected to a clean 3/8" piece of poly-tubing, which will be used to draw the bacteria solution from a small holding container. The tubing will be lowered to the bottom of the well at which point the pump is turned on subsequently dispersing the solution into the sub-surface at a very low flow rate. The minimal pressure generated from the pump allowed for the solution to disperse vertically and laterally throughout the contaminated aquifer and vadose zone. The nutrient mix is prepared separately (1 gallon of nutrients mixed with 55-gallons of water) and applied in the same manner as the bacteria, at a low flow rate. *The nutrient mixture will be applied prior to the bacteria solution to ensure the appropriate conditions are present for optimal dichlorination.* Please see Figure-4 for the proposed application areas. During the application event the SSDS/SVE system will be temporarily shut-down.

6.1.4 Application Monitoring

Before, during and post application of the bacteria and nutrient installment, nearby down gradient monitoring wells (MW-3 and BW-4) will be gauged for DTW. DTW readings will be gauged pre, during and post application for changes in elevation.

6.1.5 Chemical Handling, Staging and Storage

The M1000H and nutrients will be stored off-site prior to the application event. These products are natural, non-pathogenic, non-engineered biological products that meet the Environmental Protection Agency (EPA) requirements for release into the environment. Special clothing or equipment is not required for handling M1000H and nutrients. Please see Attachments-A, C and D for the company information and specification sheets on the proposed product.

6.1.6 Project Schedule

The RAWP is anticipated to be implemented within 120 days of the approval. As discussed below, dates for submissions of deliverables submitted to the DER will comply with the bi-annual groundwater sampling events utilized to evaluate pre and post-application remedy effectiveness.

The Final Engineering Report (FER) will be revised and updated upon completion of the final post round sampling event for the site.

7.0 GREEN AND SUSTAINABLE REMEDIATION

7.1 Green Remediation Evaluation

NYSDEC's DER-31 Green Remediation requires that green remediation concepts and techniques be considered during all stages of the remedial program including site management, with the goal of improving the sustainability of the cleanup and summarizing the net environmental benefit of any implemented green technology. This section of the RAWP provides a summary of any green remediation evaluations to be completed for the site during the remedial phase of work.

It is anticipated that there will be very minimal energy consumption needed to perform the proposed remedial actions. A low flow peristaltic pump that utilizes 110-volt power will be used to deliver the remediation fluids into the proposed remediation wells. All other instrumentation utilized to monitor for the CAMP and remedial effectiveness requires rechargeable/replaceable battery-operated equipment.

The proposed bioremediation remediation method is consistent with NYSDEC's "DER-31 Green and Sustainable" remediation guidelines based on the following:

1. Uses enhanced natural environmental processes to effect remediation;
2. Enhanced bioremediation is a low energy alternative;
3. Bioremediation as source removal with monitored natural attenuation is a green remediation method;
4. Bioremediation permanently destroys contamination to reduce environmental impacts associated with long-term site management;
5. Addresses the source more aggressively to reduce long-term operation and maintenance of a more energy consuming remediation such as a pump and treat technology;
6. Minimizes waste generation;
7. Integrates with contemplated reuse of site without the need to design and construct new buildings and structures that would be required for traditional pump and treat systems;
8. Poses fewer short-term and long-term ancillary impacts to the environment;
9. Implementation of bioremediation results in fewer GHG emissions than traditional pump and treat technologies;
10. The remedy requires a small environmental footprint;
11. Achieves the remedial action objectives more sustainably;
12. Allows for the greenest site reuse with new buildings and structures;
13. Achieves a permanent cleanup; and

14. Permanently and significantly reduces the toxicity, mobility or volume of contamination.

8.0 POST REMEDY EFFECTIVENESS

8.1 Pre/Post Application Sampling Results

Pre application sampling data from the bi-annual sampling Reports will be used in order to evaluate the effectiveness of the remedy. The sampling data from the bi-annual sampling events will also be used as post remedy effectiveness evaluation. Specifically, monitoring wells that are included in the routine bi-annual sampling events will be used to measure effectiveness. This would include MW-3, which is the only monitoring well that exhibits elevated chlorinated contamination.

8.2 Contaminant Migration Prevention

The implementation of the down gradient application at well MW-12 will ensure the prevention of off-site contaminant migration. This well is located directly down gradient of the main source area at MW-3 and the application of microbes/nutrients in this area will create a biological curtain in order to prevent the potential for off-site impacts.

9.0 HEALTH AND SAFETY

All Micro-Bac® products are natural, non-pathogenic, and are not genetically engineered. They were developed by Micro® Bac's research and development laboratories and are manufactured under strict quality guidelines with batch and lot control. No special clothing or equipment is necessary to handle the product. Micro-Bac® products meet United States Environmental Protection Agency (USEPA) requirements for release into the environment.

In order to ensure the safety of our workers and staff involved with the treatment procedure BEI adheres to the Occupational Safety and Health Administration (OSHA) guidelines. During the application procedure BEI field technicians and staff will be equipped with Level D personal protective equipment (PPE). Level D OSHA guidelines require the following PPE:

- Eye protection- wear goggles or face shield (splash prevention)
- Head- hard hat when required

- Respiratory- Use dust respirator approved by NIOSH/MSA
- Hands- Wear neoprene gloves
- Feet- Wear steel-toe boots with chemical resistant soles or neoprene covers
- Clothing- Long sleeve shirts and long pant legs. Consider using Tyvek body suit or coveralls

The Safety Data Sheet (SDS) for the M1000H product is included as Attachment-E.

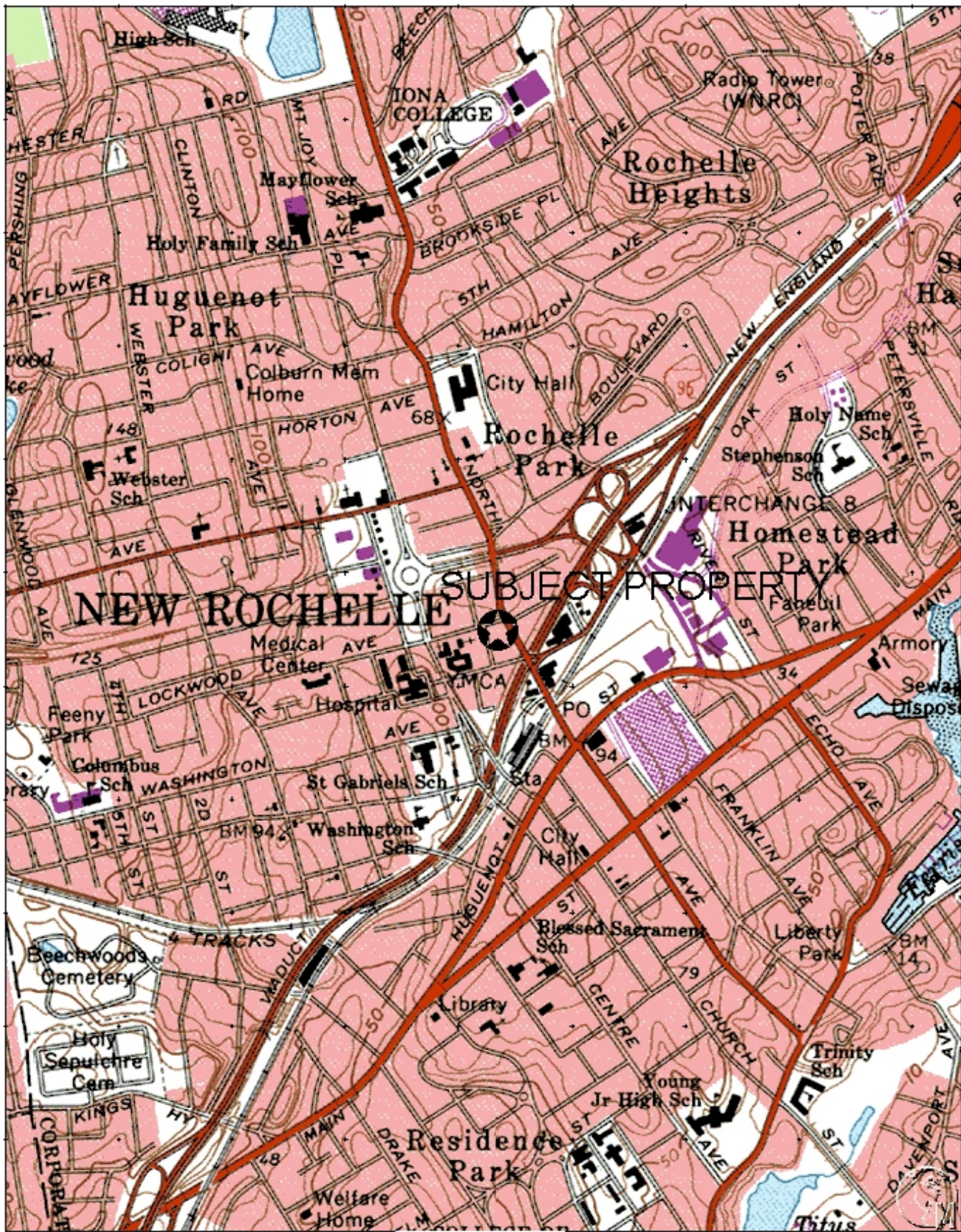
9.1 Community Air Monitoring Plan (CAMP)

A CAMP has been developed and is included as Attachment-F. The CAMP discusses established monitoring requirements that are employed during all ground intrusive activities in order to protect off-site receptors including: residences and businesses, and on-site workers not directly involved with the subject work activities.

10.0 CONCLUSION

The overall goal of the remedy is to meet the RAO's established for the site and document a continued downward trend in groundwater contamination. Based upon prior investigations conducted at the site, the SVE/SSDS has been solely responsible for removing vapors volatilizing from groundwater contamination within the source area at the site. The proposed remedy will help to continue the downward trend in groundwater contamination at the site, prevent off-site migration and aid in attaining RAO's.

FIGURES



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Remedial Investigation Report November 2007

Figure 1- Site Location

**Schmuklers Cleaners
358 - 364 North Avenue
New Rochelle, NY
Site #C360088
Index# A3-0542-0306**

**BEI Consulting LLC
Rocky Pt, NY**

Property Line

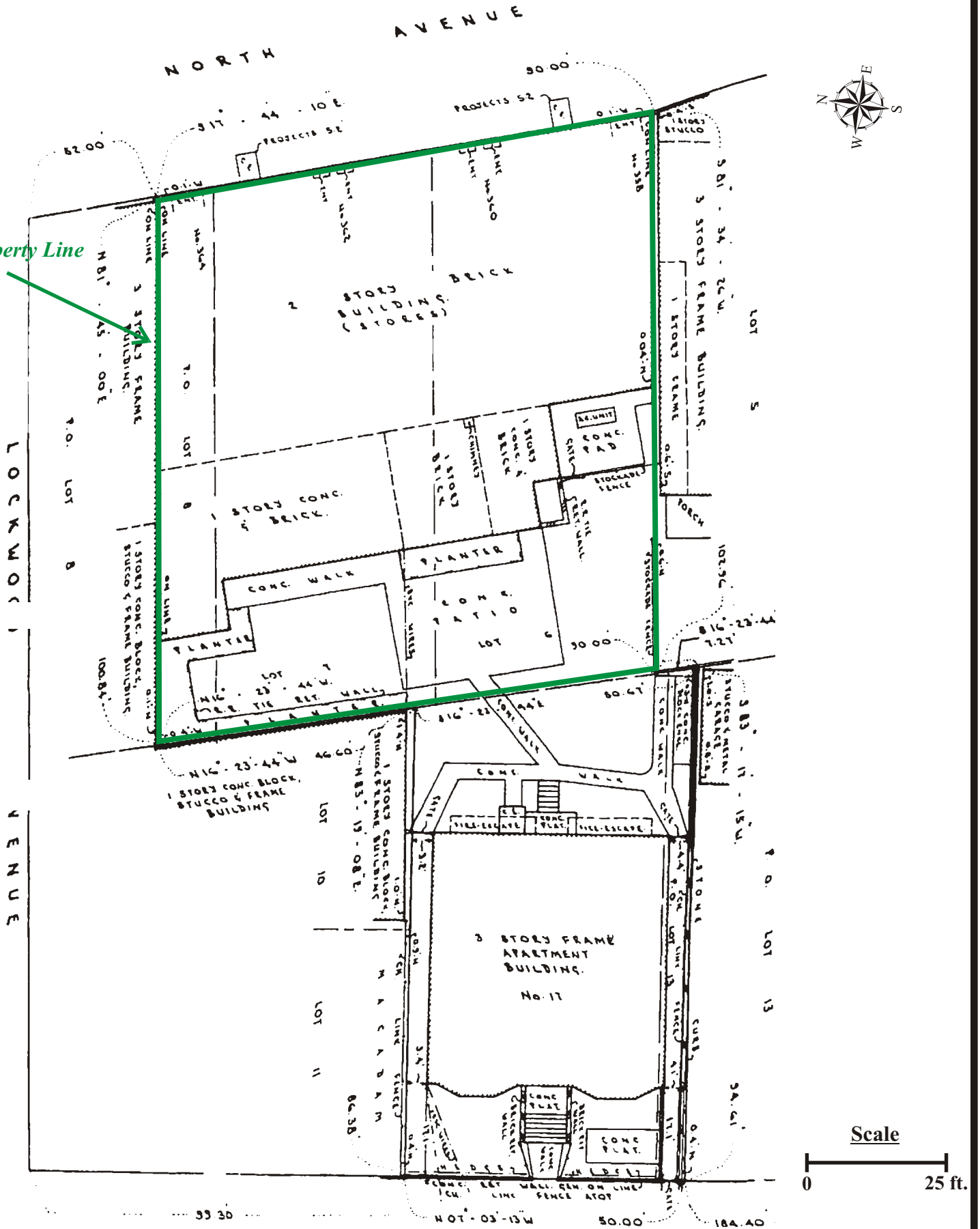


Figure 2 - Site Survey

* survey performed by L.S not listed

Schmuklers Cleaners
358 - 364 North Avenue
New Rochelle, NY
Site #C360088
Index# A3-0542-0306

BEI Consulting LLC
Rocky Pt, NY

Scale: 0 25 ft.

NORTH AVENUE



NORTH

GW.1	
1,1,2,2-PCA	ND
1,1,2-TCE	ND
1,1-DCA	ND
1,1-DCE	ND
1,2-Dichl	ND
Chlor	ND
cis-1,2-DCE	ND
Hexachlor	ND
PCE	ND
trans-1,2-DCE	1
TCE	ND
VC	ND

GW.5	
1,1,2,2-PCA	ND
1,1,2-TCE	ND
1,1-DCA	ND
1,1-DCE	ND
1,2-Dichl	ND
Chlor	ND
cis-1,2-DCE	3
Hexachlor	ND
PCE	150
trans-1,2-DCE	ND
TCE	29
VC	ND

GW.7	
1,1,2,2-PCA	ND
1,1,2-TCE	ND
1,1-DCA	ND
1,1-DCE	ND
1,2-Dichl	ND
Chlor	11
cis-1,2-DCE	44
Hexachlor	ND
PCE	25
trans-1,2-DCE	ND
TCE	ND
VC	3

GW.3	
1,1,2,2-PCA	ND
1,1,2-TCE	ND
1,1-DCA	ND
1,1-DCE	ND
1,2-Dichl	ND
Chlor	ND
cis-1,2-DCE	16
Hexachlor	ND
PCE	ND
trans-1,2-DCE	ND
TCE	26,000
VC	ND

GW.6	
1,1,2,2-PCA	ND
1,1,2-TCE	ND
1,1-DCA	ND
1,1-DCE	18
1,2-Dichl	1
Chlor	ND
cis-1,2-DCE	8,700
Hexachlor	ND
PCE	310
trans-1,2-DCE	44
TCE	170
VC	2

GW.4	
1,1,2,2-PCA	700
1,1,2-TCE	170
1,1-DCA	7
1,1-DCE	27
1,2-Dichl	58
Chlor	ND
cis-1,2-DCE	1,000
Hexachlor	2
PCE	830,000
trans-1,2-DCE	14
TCE	58,000
VC	28

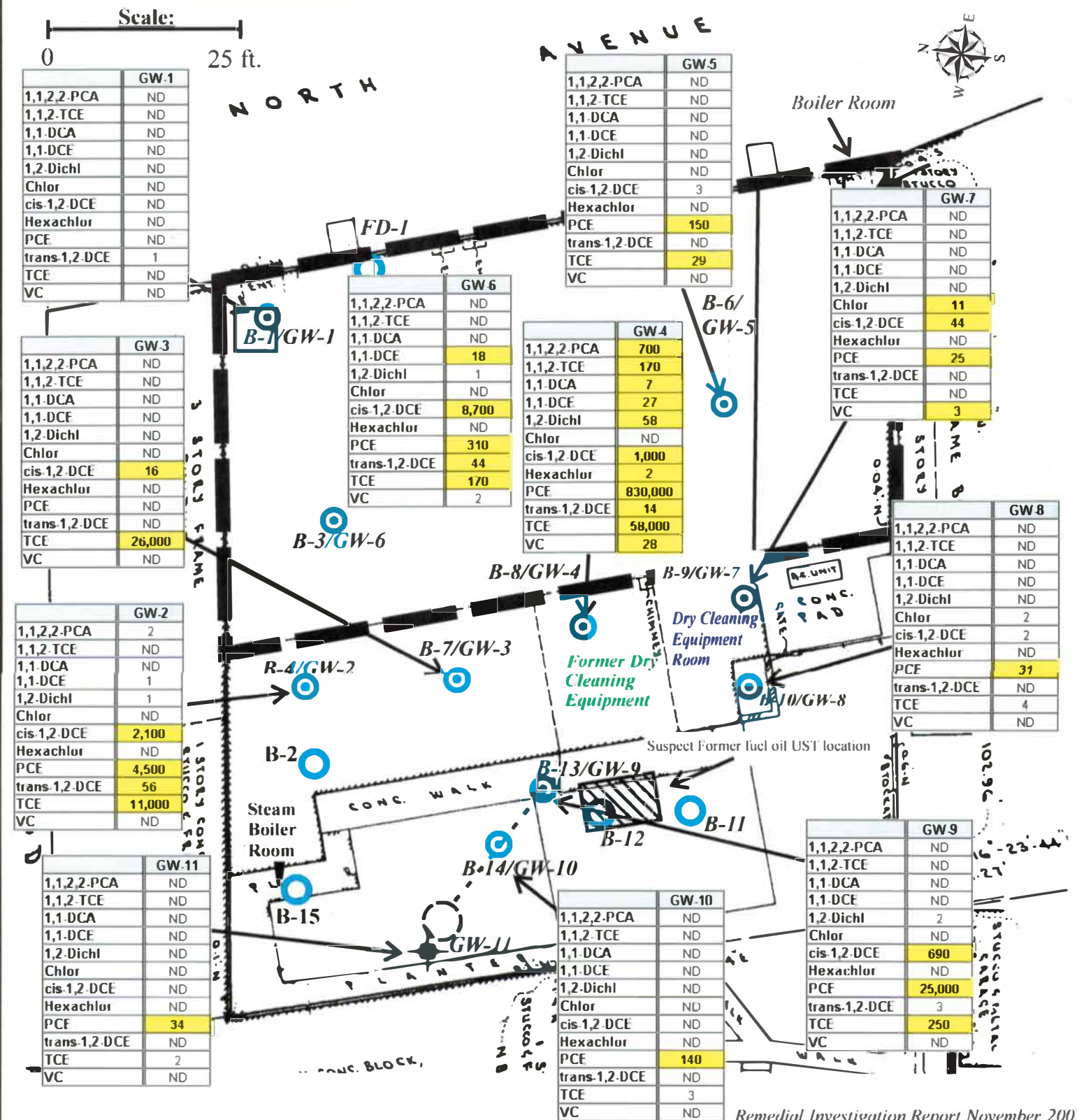
GW.8	
1,1,2,2-PCA	ND
1,1,2-TCE	ND
1,1-DCA	ND
1,1-DCE	ND
1,2-Dichl	ND
Chlor	2
cis-1,2-DCE	2
Hexachlor	ND
PCE	31
trans-1,2-DCE	ND
TCE	4
VC	ND

GW.2	
1,1,2,2-PCA	2
1,1,2-TCE	ND
1,1-DCA	ND
1,1-DCE	1
1,2-Dichl	1
Chlor	ND
cis-1,2-DCE	2,100
Hexachlor	ND
PCE	4,500
trans-1,2-DCE	56
TCE	11,000
VC	ND

GW.11	
1,1,2,2-PCA	ND
1,1,2-TCE	ND
1,1-DCA	ND
1,1-DCE	ND
1,2-Dichl	ND
Chlor	ND
cis-1,2-DCE	ND
Hexachlor	ND
PCE	34
trans-1,2-DCE	ND
TCE	2
VC	ND

GW.10	
1,1,2,2-PCA	ND
1,1,2-TCE	ND
1,1-DCA	ND
1,1-DCE	ND
1,2-Dichl	ND
Chlor	ND
cis-1,2-DCE	ND
Hexachlor	ND
PCE	140
trans-1,2-DCE	ND
TCE	3
VC	ND

GW.9	
1,1,2,2-PCA	ND
1,1,2-TCE	ND
1,1-DCA	ND
1,1-DCE	ND
1,2-Dichl	2
Chlor	ND
cis-1,2-DCE	690
Hexachlor	ND
PCE	25,000
trans-1,2-DCE	3
TCE	250
VC	ND



1,1,2,2-PCA- 1,1,2,2-Tetrachloroethane; 1,1,2-TCE- 1,1,2-Trichloroethene; 1,1 - DCA - 1,1-Dichloroethane; 1,1-DCE- 1,1-Dichloroethene; 1,2-Dichl- 1,2-Dichlorobenzene; Chlor - Chloroethene; cis-1,2-DCE - cis-1,2-Dichloroethene; Hexachlor- Hexachlorobutadine; PCE- Tetrachloroethene; TCE - Trichloroethene; VC - Vinyl chloride

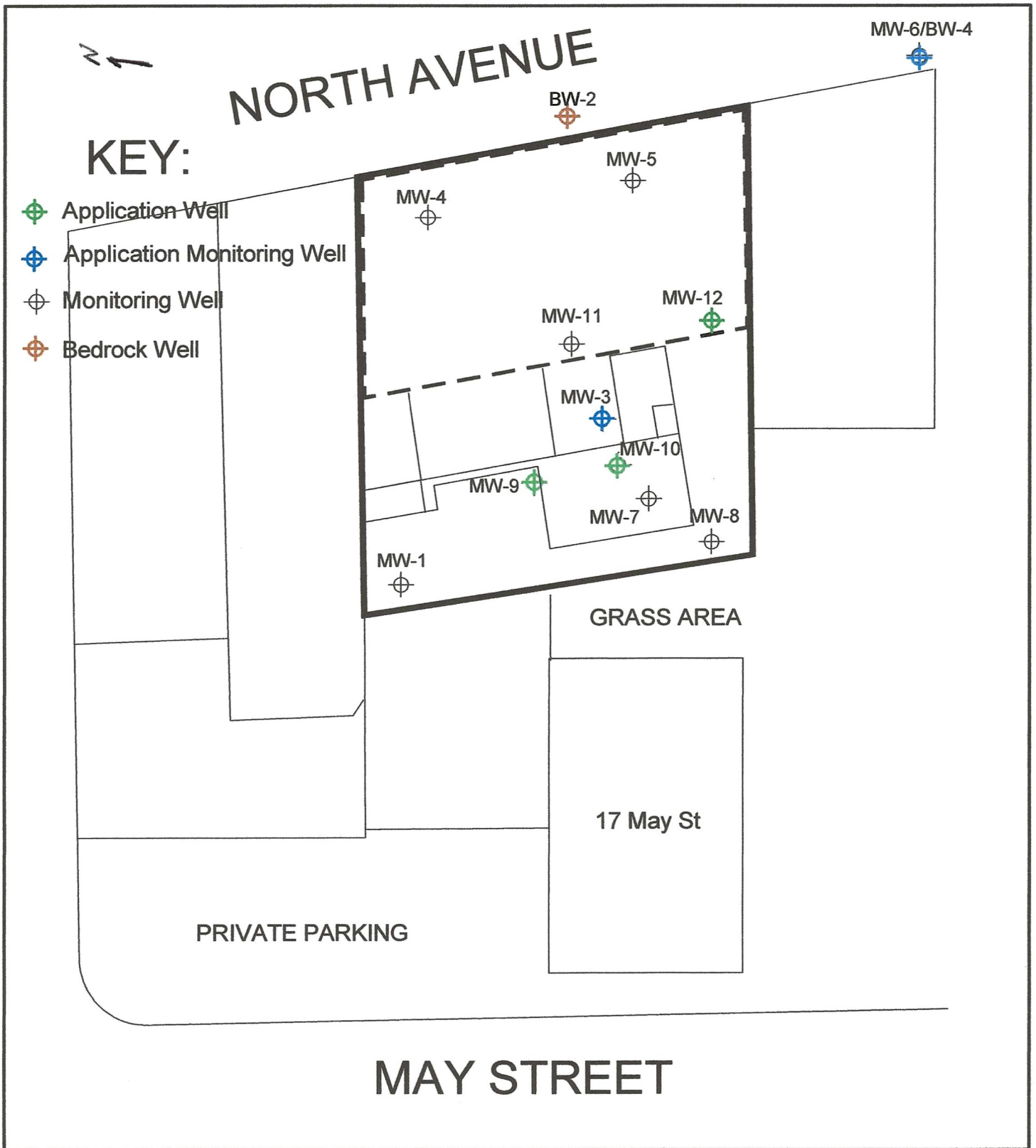
Bolded and highlighted concentrations are indicative of VOC detected at concentration exceeding applicable NYSDEC Class GA Groundwater Standards and/or Guidance Values

- Basement Portion of the Building - Soil Only Sampling Location - Soil and groundwater sampling locations - Groundwater Only Sample Location

Figure 3 - Halogenated VOCs detected in Groundwater Samples in micrograms per liter (ug/L)

Schmuklers Cleaners
358 - 364 North Avenue
New Rochelle, NY
Site #C360088
Index# A3-0542-0306

BEI Consulting LLC
Rocky Pt, New York



Application/Monitoring Well

Locations

FIGURE-4

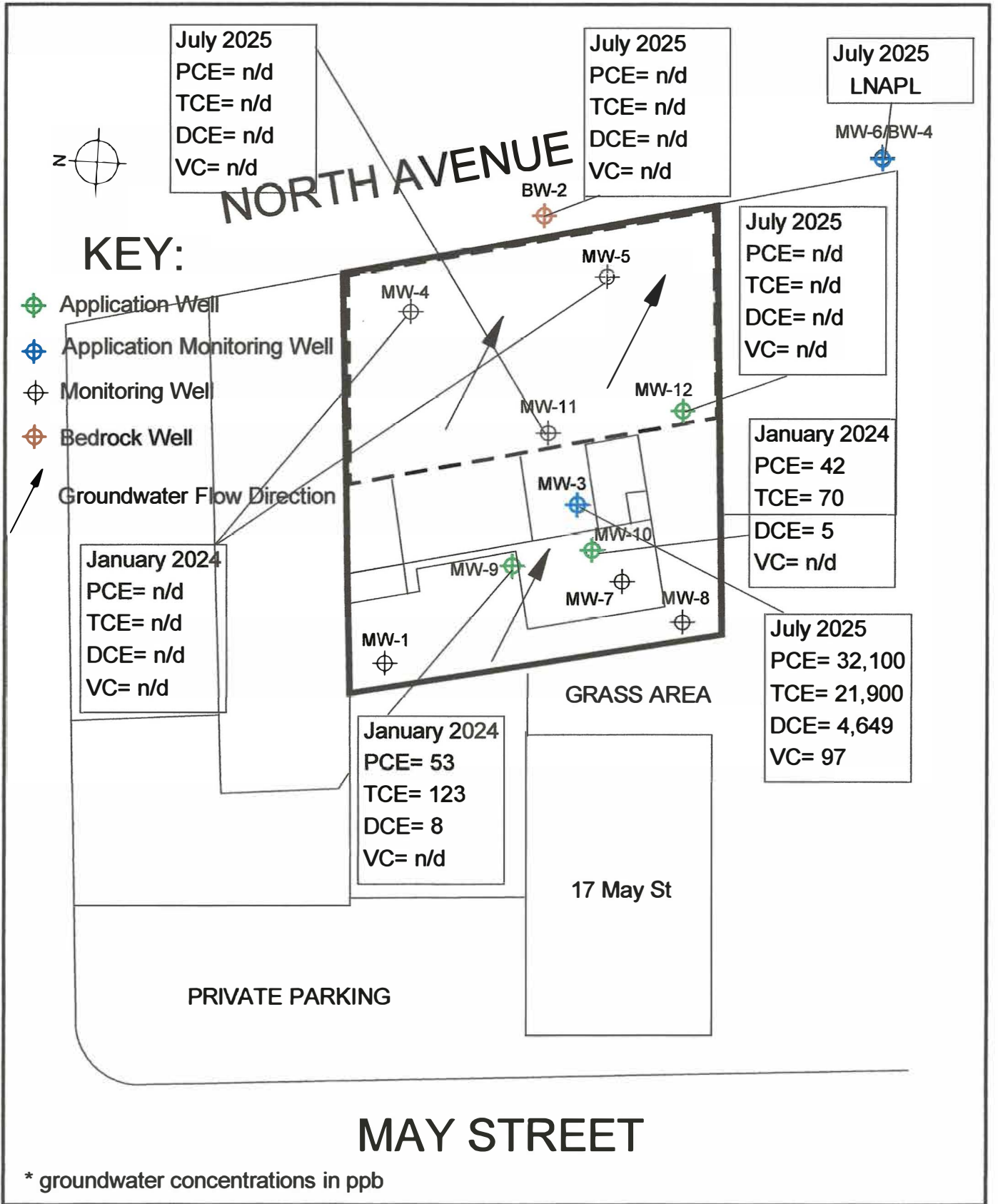
Former Schumklers Cleaners

358-364 North Avenue

New Rochelle, NY

BEI Consulting LLC

Center Moriches, NY



Application/Monitoring Well

Locations

FIGURE-5

Former Schmuklers Cleaners

358-364 North Avenue

New Rochelle, NY

BEI Consulting LLC

Center Moriches, NY

Attachment-A

Micro Bac International Brochure

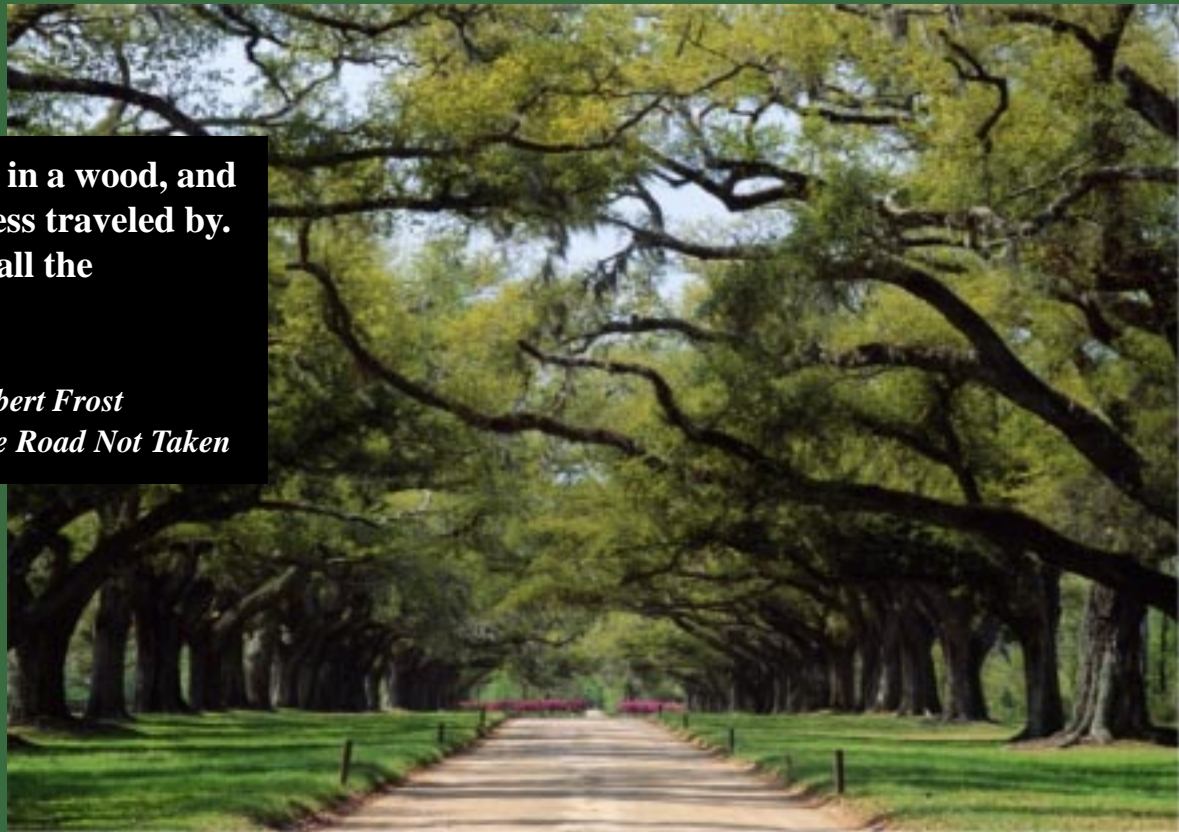
Leading
The New Direction



Micro-Bac International Inc.®

**“Two roads diverged in a wood, and
I -- I took the one less traveled by.
And that has made all the
difference.”**

*Robert Frost
The Road Not Taken*



When Micro-Bac International Inc.® set out in 1979 to improve the environment and enhance the accessibility to the world’s energy reserves, they had little more than a conscience and a vision. Today, Micro-Bac continues to create global solutions for our resource-strapped planet. From the critical issues with water and wastewater, to the detrimental effects of environmental contamination, to the challenges of efficient petroleum production, Micro-Bac is committed to solving these problems with innovative and environmentally friendly solutions. And that first step has made all the difference.

A Commitment to Innovation

Developing solutions for a marketplace that is fast approaching \$1 trillion requires not only constant innovation, but a dedication to a new way of thinking. Toward this goal, Micro-Bac R & D teams are firmly committed to new ideas such as Green Integrated Technologies. By recognizing the value of integrating other key technologies, Micro-Bac ensures that new product development creates compatible and synergistic solutions for us all.



Unlocking the Secrets of the Universe

The key to solving the world's environmental and energy problems is apparent to those researchers who truly understand the dynamics of environmental biotechnology. Micro-Bac has spent decades compiling and maintaining one of the most extensive environmental culture collections in the world. Micro-Bac scientists continue to discover new biological solutions from the myriad that can be expressed under the diverse conditions that exist in the environment.



“The secrets to environmental solutions are ours for the taking.”



Biotechnologies

Micro-Bac technologies are successfully being used in the following markets:*

- ◆ Oil Production
- ◆ Reservoir Stimulation
- ◆ Refinery and Terminal Services
- ◆ Paraffin and Scale Control
- ◆ Fracture Damage Repair
- ◆ Tank Cleaning
- ◆ Bioremediation
- ◆ Municipal Wastewater Treatment
- ◆ Industrial Wastewater Treatment
- ◆ Grease Trap Maintenance
- ◆ Food Processing Waste
- ◆ Waste Odor Control
- ◆ Animal Waste Degradation
- ◆ Animal Health

* Box color represents product line color

SOLUTIONS WITH A CONSCIENCE

Oil Production



Paraffin & Scale Control



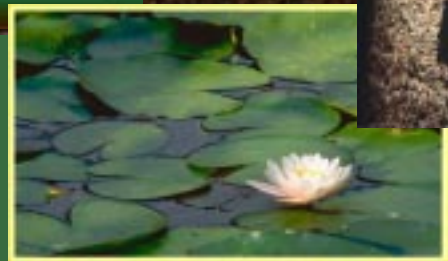
Tank Cleaning



Terminal Services



Frac Damage Repair



Animal Waste Solutions

NASA Commercial Technology Spinoff

Soil & Groundwater Clean-up



Bioremediation



Wastewater Remedies



Grease Digestion and Trap Maintenance



Degradation of Food Processing Wastes

A Global Marketplace



Strategically located business interests throughout the world.

Micro-Bac has developed an impressive list of partnerships around the world that share our vision. It is the mission of the business development group to seek out those individuals which exemplify the entrepreneurial spirit and those businesses that realize the value in sharing strategies, time and resources.

Information

As advances in Information Technology rapidly unfold, Micro-Bac will continue to develop its seamless business and distribution channels. Using both internet and intranet capabilities, our goal is to link partners, distributors, industries and customers with the latest information, the best products and the most innovative platform from which to build business.

A Formula for Success



Today more than ever, businesses need to build strong relationships to stay competitive.

From distributors to joint ventures to strategic alliances, Micro-Bac continues to refine its business models for success. All Micro-Bac distributors are trained both technically and in business development to ensure long term success and greater market growth.

A Full Service Company



Leading the New Direction

The new direction requires us to address the Earth's diminishing resources with a dynamic consortium of science, business and vision. Micro-Bac is at the forefront of this revolution by combining biological innovation and information technology to develop safe, alternative solutions for cleaning up the environment.

The new direction has just begun and Micro-Bac is leading the way.



Micro-Bac International Inc.
3200 N. I H 35 • Round Rock, TX 78681
Ph: 512-310-9000 • Fax: 512-310-8800
Email: mail@micro-bac.com • Web: www.micro-bac.com

Attachment-B

Lab Case Study



M-1000H★ Biodegradation Lab Study

SUBSTANCE: PCE Contaminated water

TESTING: Groundwater samples were obtained to perform a four week biodegradation study. The study was conducted such that each sampling point had a sterilized sample, a control sample, and test samples with bacteria only, with nutrients only, and with bacteria and nutrients.

The samples were incubated at 35°C in containers sealed to minimize any volatilization. Samples were analyzed by U.S. EPA method 8260 for volatile organics.

RESULTS: The following compounds were found in the samples: 2-butanone, acetone, benzene, ethylbenzene, m,p xylenes, methylene chloride, o-xylenes, t1,2 dichloroethene, tetrachloroethene (PCE), toluene, and trichloroethene. No vinyl chloride was detected in any sample prior to treatment.

The principal contaminants found were 2-butanone (methyl ethyl ketone) at 12,000 micrograms per liter and tetrachloroethene (PCE) at 49,000 micrograms per liter. All other contaminants were in the in the 200 micrograms per liter or less range. Volatilization appeared to be minimal as levels of 2-butanone and methylene chloride in the control were maintained throughout the incubation period.

Good evidence for biodegradation of the various pollutants was found. The M-1000H★ treated samples consistently produced levels lower than the uninoculated controls. The level of biodegradation ranged from >99% for 2-butanone to >97% for tetrachloroethene by week four. (see table below)

		<u>2-butanone</u>	<u>tetrachloroethene</u>
Day 7	Starting concentrations	12,000	49,000
	Control	10,000	17,000
	Bacteria	<100	4,000
Day 14	Control	14,000	270
	Bacteria	<100	11
Day 21	Control	9,200	27
	Bacteria	<100	<5
Day 28	Control	12,000	210
	Bacteria	<100	<5

Methylene chloride exhibited the least amount of biodegradation (19% decline), and by week four was the only pollutant out of eleven still detected in the samples. Vinyl chloride was not detected in any of the samples following treatment.

Attachment-C

M-1000H Product Information

MICRO-BAC INTERNATIONAL, INC.
3200 N. IH-35
ROUND ROCK, TX 78681-2410
(512) 310-9000 fax (512)310-8800

MATERIAL SAFETY DATA SHEET

Section 1. Identification

Tri-Phasic Nutrient #12

Section 2. Identity Information / Composition

Hazardous Components

Phosphates, Potassium, Nitrogen Compounds

Common Name

Same

Section 3. Physical Characteristics

Specific Gravity

1.35-1.50

Boiling Point

>100°C

Melting Point

N/A

Solubility in Water

Water Soluble

Appearance and Odor

Rich chocolate brown liquid when suspended.
Product settled in three phases after prolonged storage, faint chemical odor

Section 4. Fire and Explosion Hazard

Flash Point

N/A

Flammable Limits

N/A

Extinguishing Media

N/A

Special Fire Fighting Procedures

N/A

Unusual Fire and Explosion Hazards

None

Section 5. Reactivity Data

Stability

Stable

Incompatibility

Reducing Agents

Conditions to Avoid

Extreme Conditions

Hazardous Decomposition or Byproducts

Nitrogen Oxides

Section 6. Health Hazard Data

Routes of Entry

Skin, Ingestion

Carcinogenicity (NTP or IARC)

N/A

Signs and Symptoms of Exposure

If ingested, may cause gastric and/or intestinal upset, may cause irritation to skin or eyes

Emergency and First Aid Procedures

Eye or Skin Contact: Flush with clean water for 10 minutes

Ingestion: Do not induce vomiting; Drink plenty of water

Section 7. Precautions for Safe Handling

Material Release or Spillage

Clean with soap and water

Waste Disposal Method

Flush with clean water

Handling and Storage Precautions

Avoid contact with skin and eyes

Ventilation Required

None

Respiratory Protection

None

Personal Protection

Rubber, plastic, or cloth gloves

Work/Hygienic Practices

Routine

MICRO-BAC INTERNATIONAL, INC.
3200 N. IH-35
ROUND ROCK, TX 78681-2410
(512) 310-9000 FAX (512)310-8800

MATERIAL SAFETY DATA SHEET

Section 1. Identification

M-1000H★

Section 2. Identity Information / Composition

Hazardous Components

None (TSCA 40 CFR 710.4 b)

Common Name

Microbial Product: Naturally occurring microorganisms

Section 3. Physical Characteristics

Specific Gravity

1.02

Boiling Point

100°C

Melting Point

0°C

Solubility in Water

Water Soluble

Appearance and Odor

Light Pink to Tan Liquid with Moderate Odor

Section 4. Fire and Explosion Hazard

Flash Point

NA

Flammable Limits

NA

Extinguishing Media

NA

Special Fire Fighting Procedures

None

Unusual Fire and Explosion Hazards

None

Section 5. Reactivity Data

Stability

Stable

Incompatibility

None

Conditions to Avoid

Extreme Conditions

Hazardous Decomposition or Byproducts

None

Section 6. Health Hazard Data

Routes of Entry

Ingestion; Eye Contact

Carcinogenicity (NTP or IARC)

None

Signs and Symptoms of Exposure

May Cause Gastric and/or Intestinal Upset

Emergency and First Aid Procedures

Ingestion: Do Not Induce Vomiting; Drink plenty of water

Eye Contact: Flush with clean water for 10 minutes

Section 7. Precautions for Safe Handling

Material Release or Spillage

Clean up with soap and water or with disinfectant

Waste Disposal Method

Flush with clean water

Handling and Storage Precautions

Store in tightly closed original container at temperatures between 13°C to 32°C

Ventilation Required

None Required

Respiratory Protection

None Required

Personal Protection

None required; use of gloves and safety glasses suggested

Work/Hygienic Practices

Routine

Attachment-D

Tri-Phasic-12(Nutrients)



● TECHNICAL DATA TRI-PHASIC 12™

BIOLOGICAL STIMULANT

General Description

TRI-PHASIC 12™ is a proprietary blend of vitamins, minerals and organic nutrients used to stimulate microbial activity in product applications for Micro-Bac® International biological products where indigenous nutrients are insufficient to support optimal microbial activity. Such applications include bioremediation of contaminated soil and water. TRI-PHASIC 12™ may also be used in the remediation of oligotrophic waters and tank bottoms. By lowering the carbon/nitrogen ratio, biodegradation is enhanced and mineralization is promoted. TRI-PHASIC 12™ is supplied in an easy-to-use colloidal liquid form that flows and is freely soluble in water. It is designed to be used in conjunction with Micro-Bac® International products such as M-1000H*™.

Product Formula

TRI-PHASIC 12™ contains all the major and minor mineral compounds as well as defined vitamins required by the specific microorganisms used in the Micro-Bac® International products. It supports maximal activity of these microorganisms under both aerobic and anaerobic conditions.

Product Specifications

Color	dark brown layers
pH concentrated	circa 4.3
pH diluted	5-8
Shipping Size	1 gal. container
Odor	mild
Wt. per Gal.	11.4 lbs.
Specific Gravity	1.30
Solubility	> 2 gal. per 100 gal water

Dosage

Micro-Bac's® technical staff can provide dosage recommendations based on the design and volumes of the project site. For example one container of Tri-Phasic 12™ nutrient is generally used with 50 cubic yards of contaminated soil.

Application

TRI-PHASIC 12™ is generally dissolved in water at a rate of 1 container per 55 gallons. It is generally applied after and occasionally simultaneous with microbial treatments.

Handling & Safety

TRI-PHASIC 12™ is a natural product that meets EPA requirements for release into the environment. Special clothing and equipment are not required for handling TRI-PHASIC 12™ although contact by inhalation or touch should be avoided and the use of gloves and a dust respirator is suggested. Routine hygiene should be observed.

Shipping

TRI-PHASIC 12™ is shipped in a one gallon container, F.O.B. Round Rock, Texas

Service

When the use of TRI-PHASIC 12™ is indicated through testing, Micro-Bac® provides technical support and treatment design to its customers.

©Micro-Bac® International, Inc. • 3200 N IH 35 • Round Rock, TX 78681-2410

(512)310-9000 • Toll-Free (877)559-1800 • Fax (512)310-8800 • E-mail: mail@micro-bac.com • Website: <http://www.micro-bac.com>

Attachment-E

M-1000H MS/MSD



● TECHNICAL DATA

M-1000H★™

FOR THE DEGRADATION OF
CONTAMINATED SUBSTANCES

General Description

M-1000H★™ is a biological product designed and formulated for the broad spectrum degradation of a variety of compounds found in contaminated and/or hazardous wastes. These compounds include simple aromatics such as benzene, toluene, ethyl benzene, and xylenes, as well as more complex aromatics like naphthalene, chlorinated compounds, and benzo-a-pyrene. Alkane mixtures, including transport fluids (gasoline and diesel), are also degraded. A variety of chlorinated aliphatic and aromatic compounds such as trichlorethene and chlorinated benzenes and biphenyls (PCBs) are also degraded. This product has been used successfully in a variety of *in-situ* and *ex-situ* applications.

M-1000H★™ consists of live, specially selected, biologicals and biochemicals, along with a supply of balanced nutrients in a ready-to-use liquid medium.

These microorganisms thrive in a variety of site conditions with diverse soils and various water chemistries. They are capable of using many of the listed hazardous waste chemicals as a carbon source.

Specifications

Color	light pink to tan
pH	6.5-8
Weight per gallon	8.51 lbs.
Specific gravity	1.02
Freeze point	32°F
Viscosity	1.30 cps - 60°F
Odor	mild organic

Application

M-1000H★™ can be applied to contaminated or hazardous substances in numerous ways. For soil applications, the product can be sprayed, or the soil can be reduced to a slurry and circulated with added product. For vadose zone or groundwater applications, the product can be applied into wells or infiltration galleries. Often the addition of specially-formulated nutrients can be used to augment the activity of the product in conditions where macro nutrients such as carbon, nitrogen, or phosphate are limited. A good monitoring program is critical to the success of any bioremediation project.

Handling and Safety

M-1000H★™ is a natural, non-pathogenic, non-engineered biological product that meets EPA requirements for release into the environment. Special clothing or equipment are not required for handling M-1000H★™. Routine hygiene should be observed.

Shipping

M-1000H★™ is shipped in two sizes: in 5-gallon containers (45 lbs), and in 55-gallon containers (495 lbs), F.O.B. Round Rock, Texas.

Service

When the use of M-1000H★™ is indicated, Micro-Bac International provides technical support services to its customers.

Attachment-F
CAMP

BROWNFIELD CLEANUP PROGRAM

COMMUNITY AIR MONITORING PLAN

FOR

HNJ REALTY LLC.

FOR

FORMER SCHMUKLERS CLEANERS

358 - 364 North Avenue, New Rochelle, New York

Site No.: C360088

Index No.: A3-0542-0306

PREPARED BY

**BEI Consulting LLC
29 Beachfern Road
Center Moriches, NY**

April 2026

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1.0 INTRODUCTION

This Community Air Monitoring Plan (CAMP) has been prepared for work activities to be performed under the Remedial Action Work Plan at the Former Schmuklers Cleaners site located at 358-364 North Avenue in New Rochelle, New York. The CAMP provides measures for protection for the downwind community (i.e., off-site receptors including residences, businesses, and on-site workers not directly involved in the remedial work) from potential airborne contaminant releases resulting from investigative activities at the site.

Compliance with this CAMP is required during all ground intrusive activities that have the potential to generate airborne particulate matter and volatile organic compounds (VOCs). These activities include, but are not limited to; boring, remedial, soil and groundwater sampling activities. This CAMP has been prepared to ensure that the work activities do not adversely affect passers by, residents, or workers in the area immediately surrounding the Site and to preclude or minimize airborne migration of work-related contaminants to off-site areas.

1.1 Regulatory Requirements

This CAMP was established in accordance with the following requirements:

- New York State Department of Health's (NYSDOH) Generic Community Air Monitoring Plan as presented in DER-10 Technical Guidance for Site Investigation and Remediation (NYSDEC May 3, 2010). This guidance specifies that a community air-monitoring program shall be implemented to protect the surrounding community and to confirm that the work does not spread contamination off-site through the air;
- New York State Department of Environmental Conservation Fugitive Dust Suppression and Particulate Monitoring Program at Inactive Hazardous Waste Sites: This guidance provides a basis for developing and implementing a fugitive dust suppression and particulate monitoring program as an element of a hazardous waste site's health and safety program.

2.0 AIR MONITORING

Chlorinated and Petroleum related volatile organic compounds (VOCs) are the constituents of concern at the Site. The appropriate method to monitor air for these constituents during the investigation activities is through real-time VOC and air particulate (dust) monitoring. Since work areas will be within 20 feet of potentially exposed populations or occupied structures, the continuous monitoring locations for VOCs and particulates must reflect the nearest potentially exposed individuals and the location of ventilation system intakes for nearby structures. In order to rule out any potential exposures to nearby receptors, the immediate work area will be isolated and monitoring points will be established outside of the work area where the potential for exposure exists.

2.1 Meteorological Data

At a minimum, wind direction will be evaluated at the start of each workday, noon of each workday, and the end of each workday. These readings will be utilized to position the monitoring equipment in appropriate upwind and downwind locations.

2.2 Community Air Monitoring Requirements

To establish ambient air background concentrations, air will be monitored at several locations around the site perimeter before activities begin. These points will be monitored periodically in series during the site work. In this case, the work area is within 20 feet of potentially exposed populations and occupied structures, so perimeter monitoring points will be located to represent the nearest potentially exposed individuals within the building.

Fugitive respirable dust will be monitored using a MiniRae Model PDM-3 aerosol monitor (or equivalent). Air will be monitored for VOCs with a portable Mini Rae photoionization detector (PID), or equivalent. All air monitoring data will be documented in a site log book by the designated site safety officer. The site safety officer or delegate must ensure that air monitoring instruments are calibrated and maintained in accordance with manufacturer's specifications. All instruments will be zeroed daily and checked for accuracy. A daily log will be kept. If additional monitoring is required, the protocols will be developed and appended to this plan.

3.0 VOC MONITORING, RESPONSE LEVELS, AND ACTIONS

Volatile organic compounds (VOCs) will be monitored at the downwind perimeter of the immediate work area (i.e., the exclusion zone) on a continuous basis or as otherwise specified. Upwind concentrations should be measured at the start of each workday and periodically thereafter to establish background conditions. The monitoring work should be performed using equipment

appropriate to measure the types of contaminants known or suspected to be present.

The equipment should be calibrated at least daily for the contaminant(s) of concern or for an appropriate surrogate. The equipment should be capable of calculating 15-minute running average concentrations, which will be compared to the levels specified below:

- If the ambient air concentration of total organic vapors at the downwind perimeter of the work area or exclusion zone exceeds 5 parts per million (ppm) above background for the 15-minute average, work activities must be temporarily halted and monitoring continued. If the total organic vapor level readily decreases (per instantaneous readings) below 5 ppm over background, work activities can resume with continued monitoring.
- If total organic vapor levels at the downwind perimeter of the work area or exclusion zone persist at levels in excess of 5 ppm over background but less than 25 ppm, work activities must be halted, the source of vapors identified, corrective actions taken to abate emissions, and monitoring continued. After these steps, work activities can resume provided that the total organic vapor level 200 feet downwind of the exclusion zone or half the distance to the nearest potential receptor or residential/commercial structure, whichever is less - but in no case less than 20 feet, is below 5 ppm over background for the 15-minute average.
- If the organic vapor level is above 25 ppm at the perimeter of the work area, activities must be shutdown. All 15-minute readings must be recorded and be available for State (DEC and DOH) personnel to review. Instantaneous readings, if any, used for decision purposes should also be recorded.

All readings will be recorded and made available for NYSDEC and NYSDOH personnel to review. If an exceedance of the Action Limits occurs, an Action Limit Report will be completed.

3.1 Potential Corrective Measures and VOC Suppression Techniques

If the 15-minute integrated VOC level at the downwind location persists at a concentration that exceeds the upwind level by more than 5 ppm but less than 25 ppm during remediation activities, then vapor suppression techniques will be employed. The following techniques, or others, may be employed to mitigate the generation and migration of fugitive organic vapors:

- collection of purge water in covered containers ;
- storage of excess samples and soils in drums or covering with plastic;

4.0 PARTICULATE MONITORING

Air monitoring for particulates (i.e., dust) will be performed continuously during boring activities using both air monitoring equipment and visual observation at upwind and downwind locations. Monitoring equipment capable of measuring particulate matter smaller than 10 microns (PM₁₀) and capable of integrating (averaging) over periods of 15 minutes or less will be set up at upwind (i.e., background) and downwind locations, at heights approximately four to five feet above land surface (i.e., the breathing zone). Monitoring equipment will be MIE Data Ram monitors, or equivalent. The audible alarm on the particulate monitoring device will be set at 90 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$). This setting will allow proactive evaluation of worksite conditions prior to reaching the action level of 100 $\mu\text{g}/\text{m}^3$ above background. The monitors will be calibrated at least once per day prior to work activities and recalibrated as needed thereafter. In addition, fugitive dust migration will be visually assessed during all intrusive work activities.

The following summarizes particulate action levels and the appropriate responses:

- If the downwind PM-10 particulate level is 100 $\mu\text{g}/\text{m}^3$ greater than background (upwind perimeter) for the 15-minute period, or if airborne dust is observed leaving the work area, then dust suppression techniques must be employed. Work may continue with dust suppression techniques provided that downwind PM-10 particulate levels do not exceed 150 $\mu\text{g}/\text{m}^3$ above the upwind level and provided that no visible dust is migrating from the work area.
- If, after implementation of dust suppression techniques, downwind PM-10 particulate levels are greater than 150 $\mu\text{g}/\text{m}^3$ above the upwind level, work must be stopped and an evaluation of activities initiated. Work can resume provided that dust suppression measures (as described in Section 2.3.1 below) and other controls are successful in reducing the downwind PM-10 particulate concentration to within 150 $\mu\text{g}/\text{m}^3$ of the upwind level and in preventing visible dust migration.

All readings will be recorded and be available for NYSDEC and NYSDOH personnel to review. If an exceedance of the Action Limits occurs, an Action Limit Report will be completed.

4.1 Potential Particulate Suppression Techniques

If the integrated particulate level at the downwind location exceeds the upwind level by more than 100 $\mu\text{g}/\text{m}^3$ at any time during boring activities, then dust suppression techniques will be employed. The following techniques, or others, may be employed to mitigate the generation and migration of fugitive dusts:

- Placement of soils in drums or covering stockpiles with plastic;
- Misting of the boring area with a fine water spray from a hand-held spray bottle

Work may continue with dust suppression techniques provided that downwind PM_{10} levels are not more than 150 $\mu\text{g}/\text{m}^3$ greater than the upwind levels.

There may also be situations where the dust is generated by boring activities and migrates to downwind locations, but is not detected by the monitoring equipment at or above the action level. Therefore, if dust is observed leaving the working area, dust suppression techniques such as those listed above will be employed.

If dust suppression techniques do not lower particulates to below 150 $\mu\text{g}/\text{m}^3$, or visible dust persists, work will be suspended until appropriate corrective measures are identified and implemented to remedy the situation.

All air monitoring readings will be recorded in the field logbook and will be available for the NYSDEC and NYSDOH personnel to review.

5.0 DATA QUALITY ASSURANCE

5.1 Calibration

Instrument calibration shall be documented on instrument calibration and maintenance sheets or in the designated field logbook. All instruments shall be calibrated as required by the manufacturer. Calibration checks may be used during the day to confirm instrument accuracy. Duplicate readings may be taken to confirm individual instrument response.

5.2 Operations

All instruments shall be operated in accordance with the manufacturer's specifications. Manufacturers' literature, including an operations manual for each piece of monitoring equipment will be maintained on-site by the SSO for reference.

5.3 Data Review

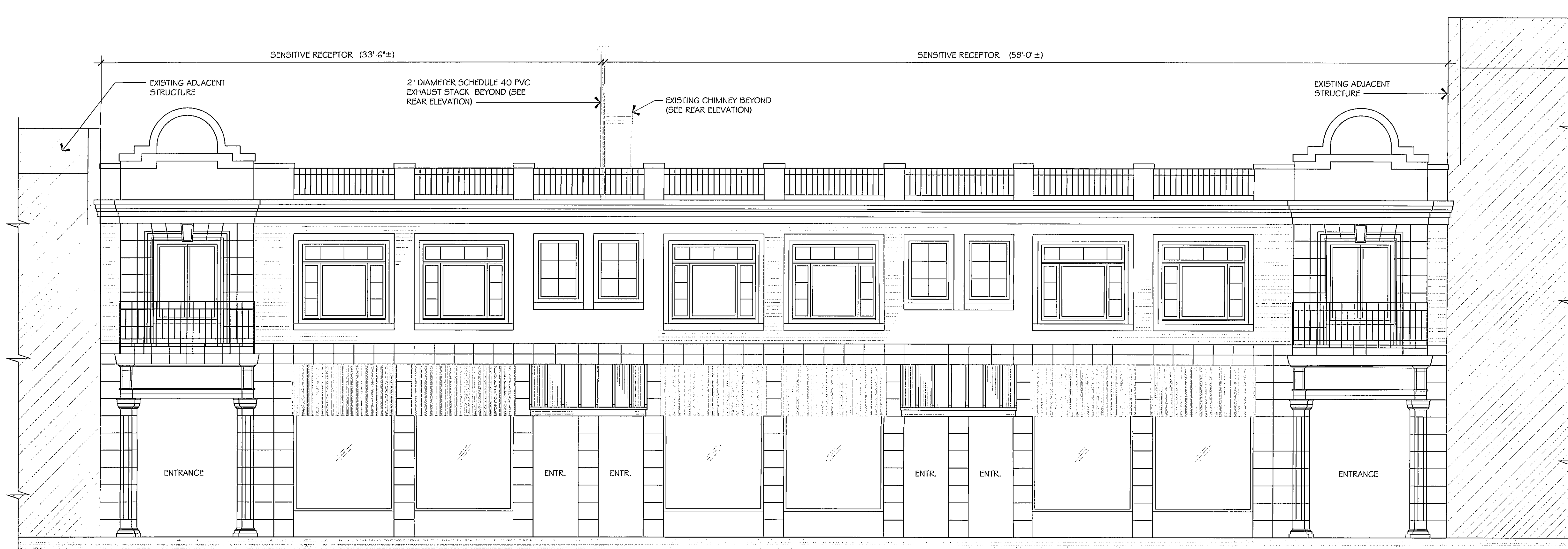
The SSO will interpret all monitoring data based upon the established criteria and his/her professional judgment. The SSO shall review the data with the PM to evaluate the potential for worker exposure, upgrades/downgrades in level of protection, comparison to direct reading instrumentation and changes in the integrated monitoring strategy.

Monitoring and sampling data, along with all sample documentation will be periodically reviewed by the PM.

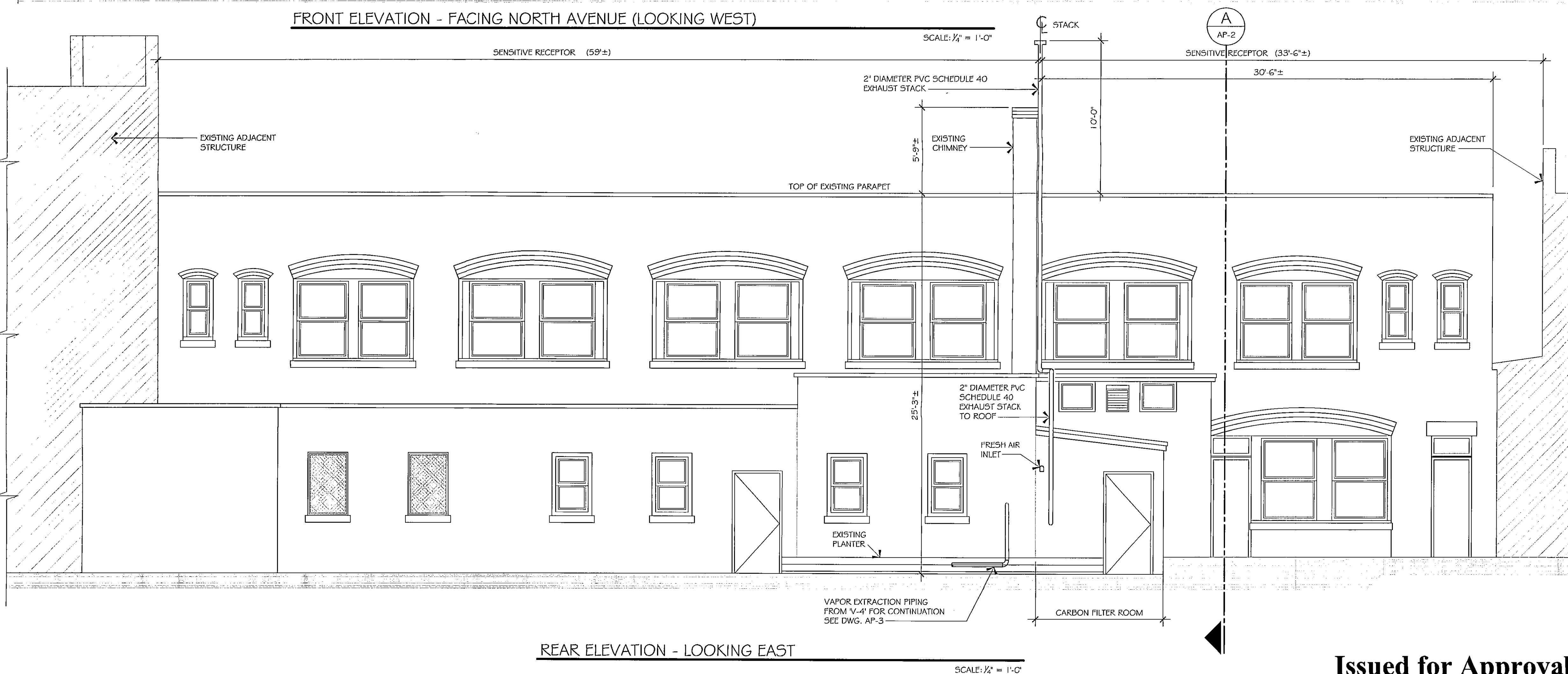
6.0 RECORDS AND REPORTING

All air readings must be recorded on daily air monitoring log sheets and made available for review by personnel from NYSDEC and NYSDOH.

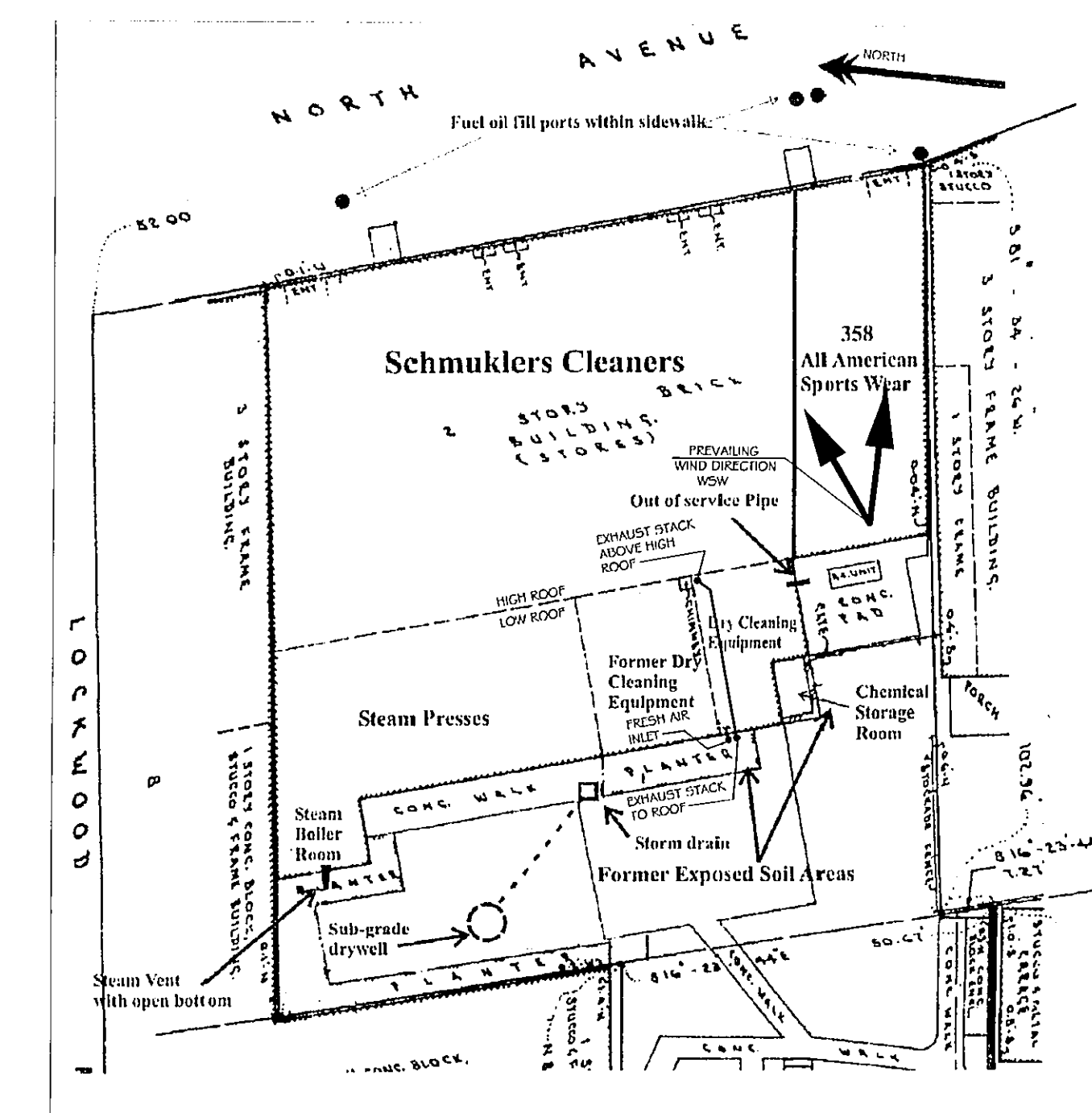
Attachment-G
P.E As-built SVE/SSDS
Drawings



FRONT ELEVATION - FACING NORTH AVENUE (LOOKING WEST)

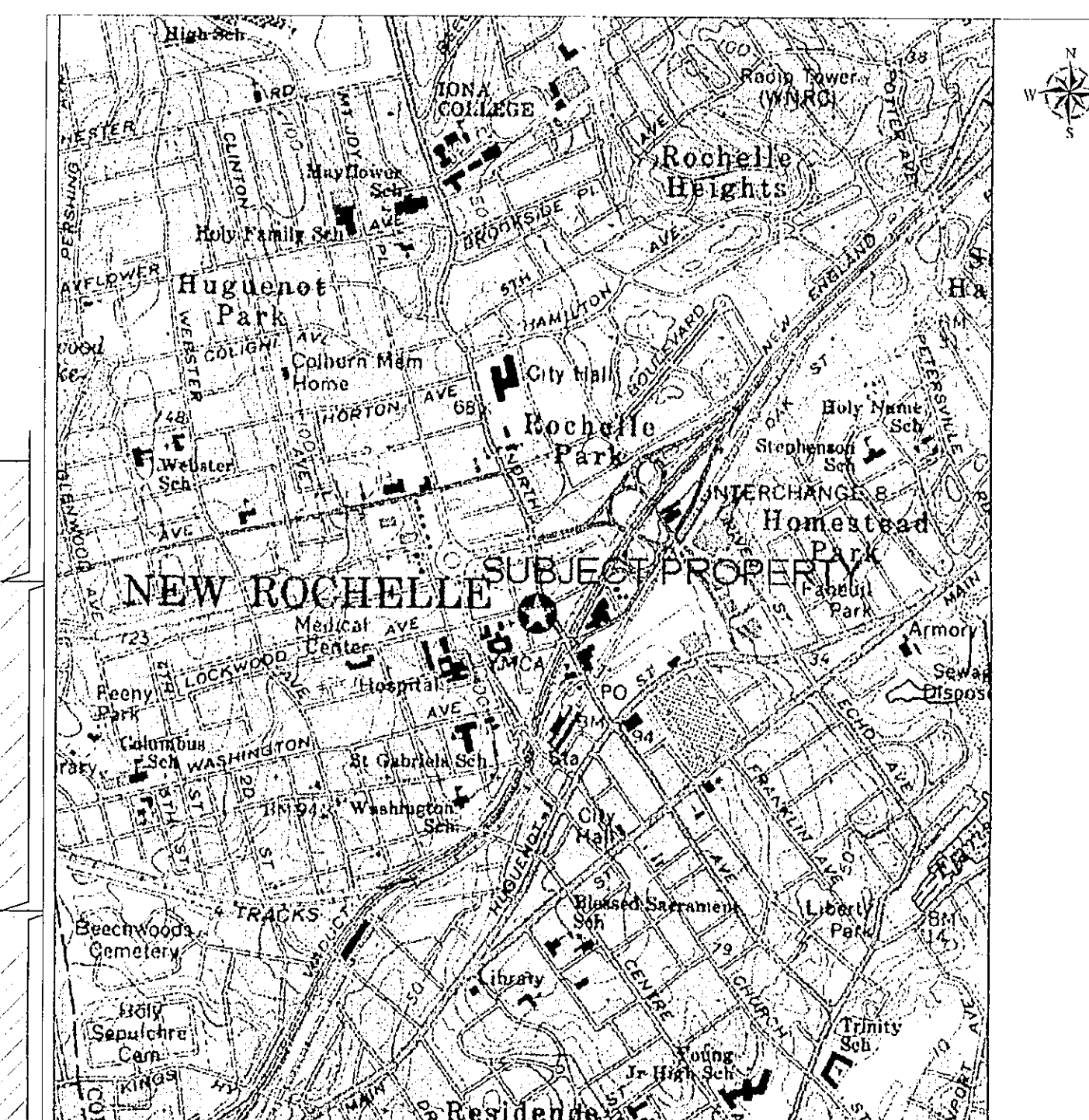


REAR ELEVATION - LOOKING EAST



SCHEMATIC FLOOR PLAN AND SITE FEATURES

NO SCALE
 INFORMATION SHOWN ON THIS PLAN IS TAKEN FROM 'BERNINGER ENVIRONMENTAL INC.' AIR PERMIT APPLICATION FIGURE 2b.



LOCATION PLAN

NO SCALE

DRAWING ALTERATION

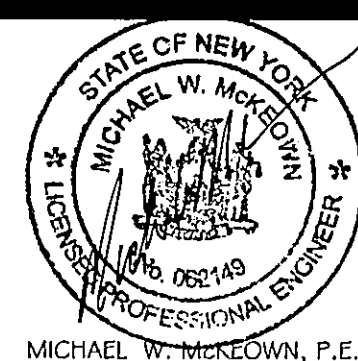
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Issued for Approval

Berninger Environmental Inc.
 90 Knickerbocker Avenue
 Bohemia, New York 11716

Michael W. Mckeown, P.E.
 6 Oak Ridge Court
 Manorville, New York, 11949



NO.	DATE	REVISION	BY
-	6-12-09	ISSUED FOR DEPARTMENT OF HEALTH APPROVAL	W.L.

Air Permit Application for :
 Schmuklers Cleaners
 358-364 North Ave., New Rochelle, NY
 Site # C360088

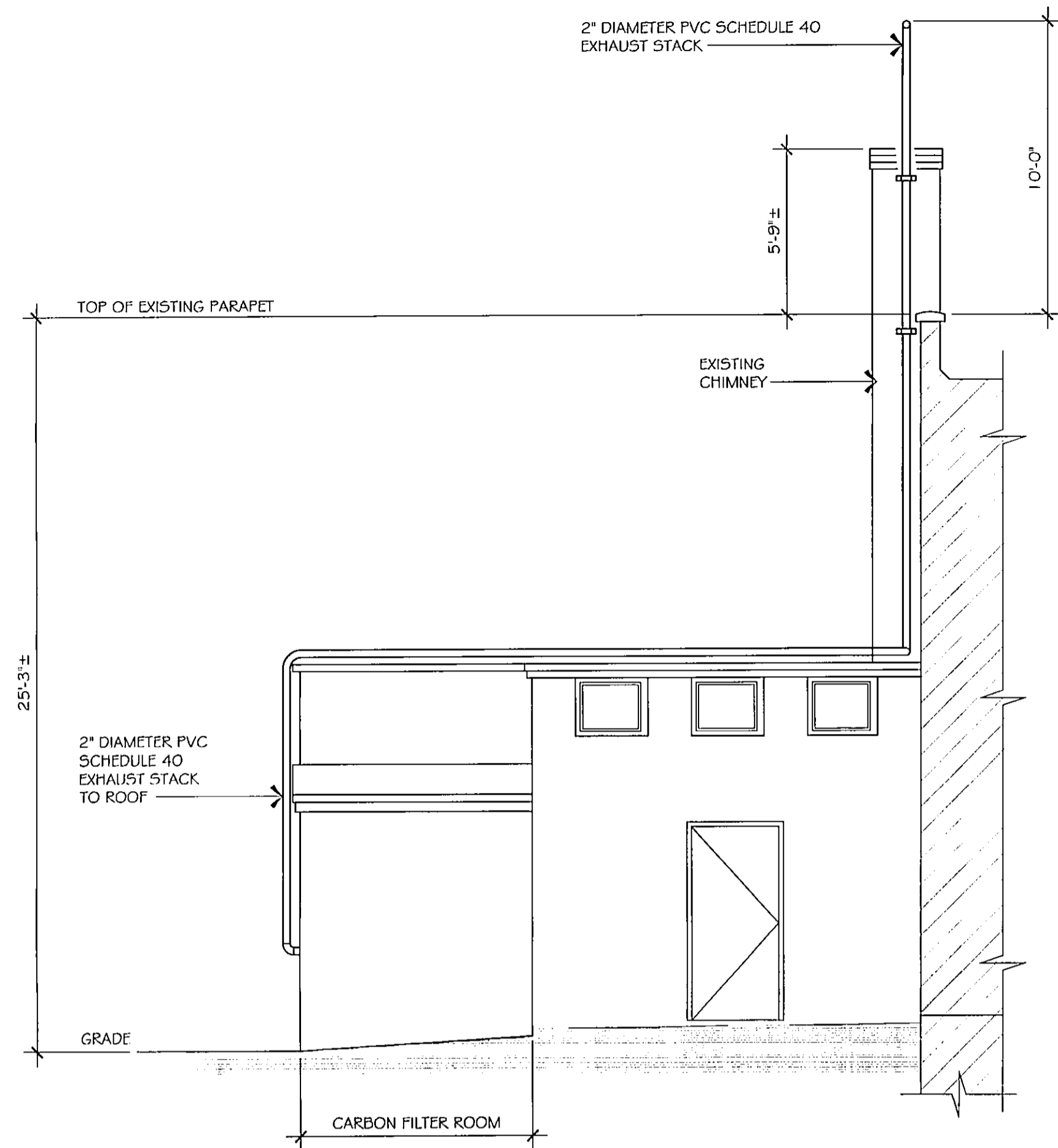
PROJECT NO. 052009
 SCALE AS NOTED
 DATE 6-12-09
 DRAWN BY W.L.
 CHECKED BY M.W.M.

Location Plan, Schematic
 Floor Plan and Building
 Elevations

DRAWING NO.

AP-1

SH. 1 OF 4



PARTIAL LEFT SIDE ELEVATION - LOOKING NORTH

SCALE: 1/4" = 1'-0"

DRAWING ALTERATION

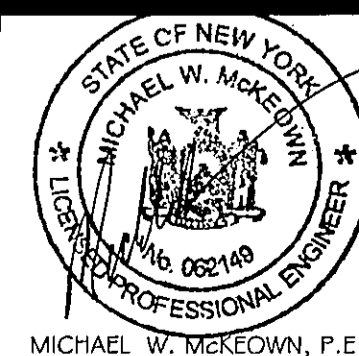
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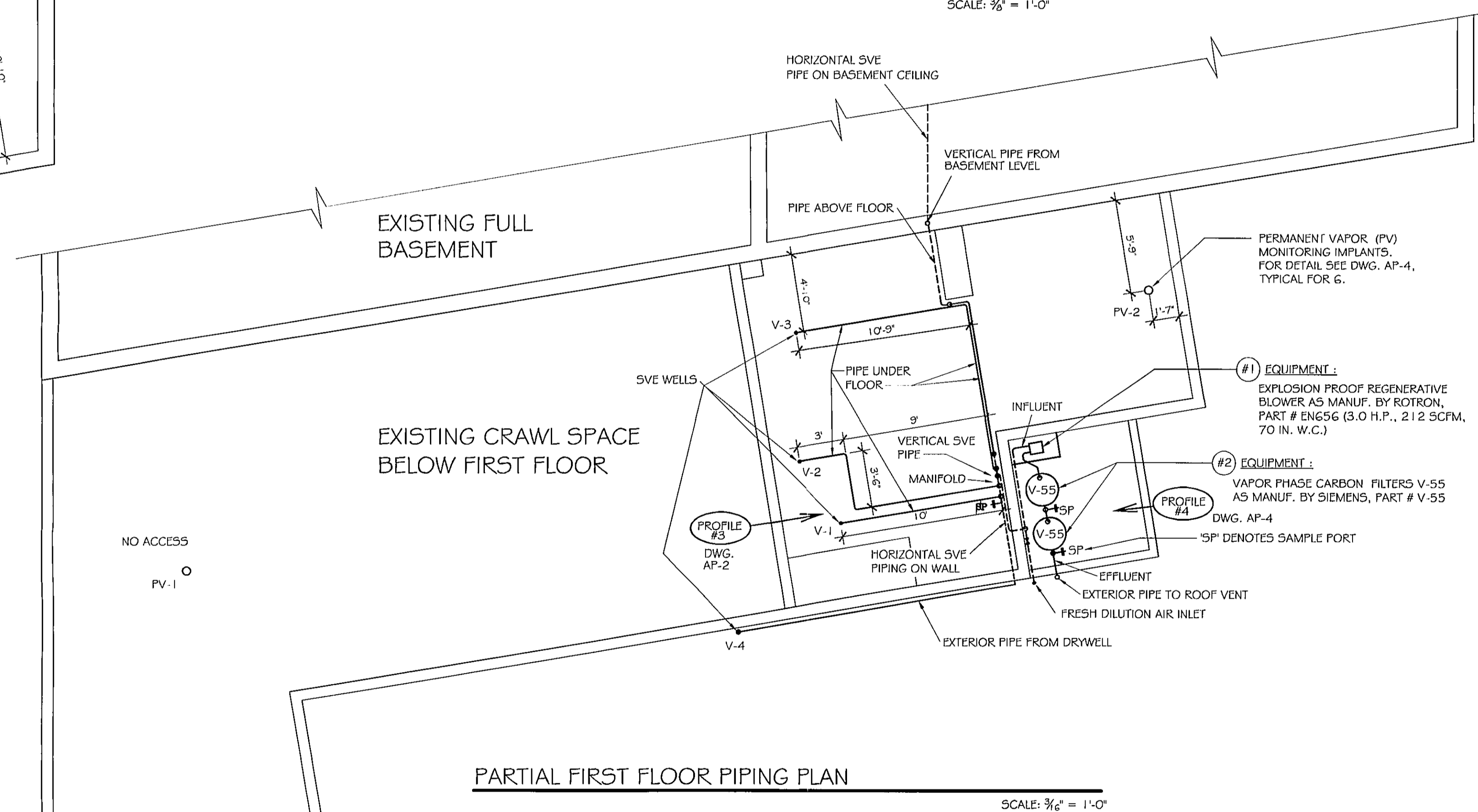
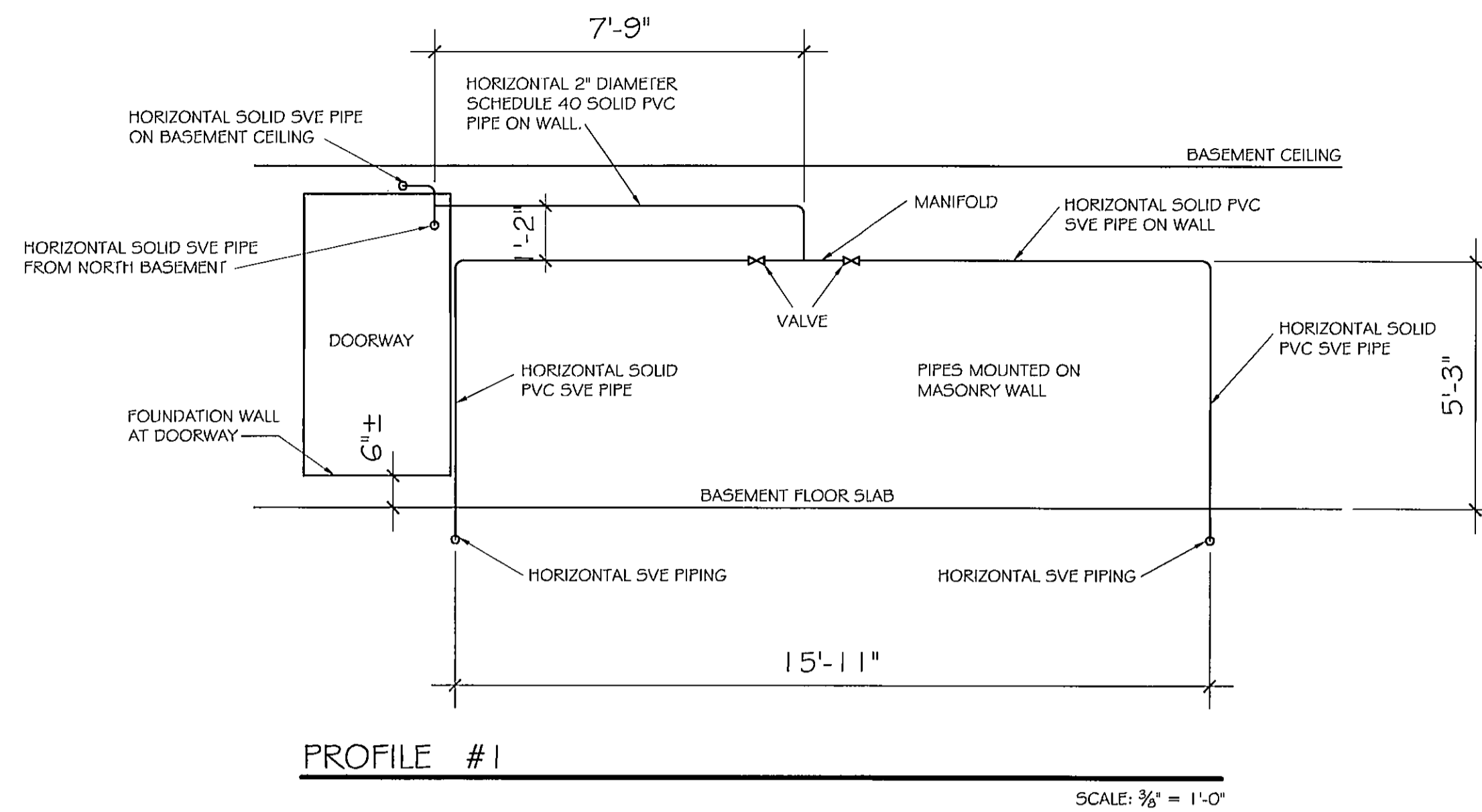
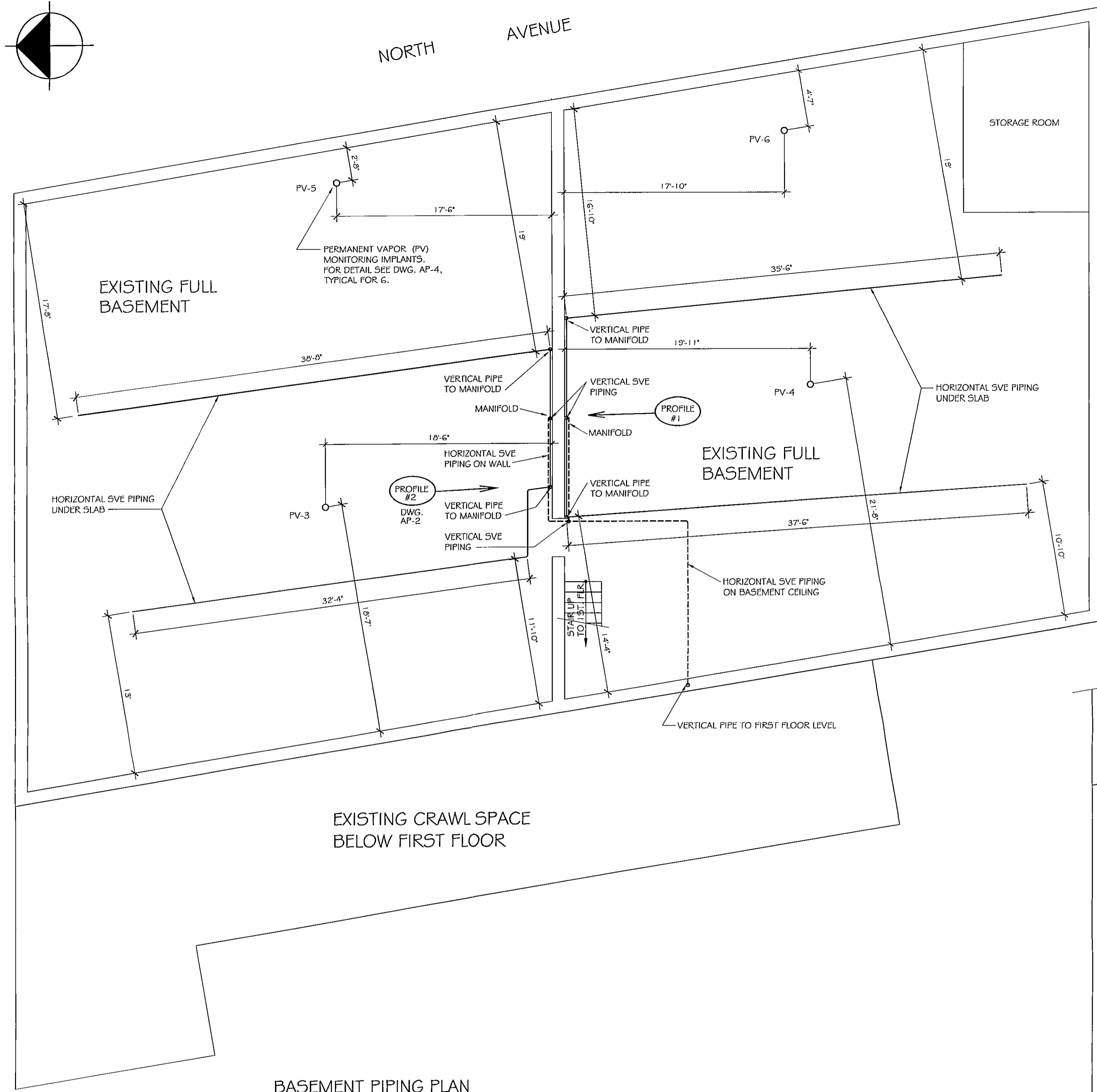
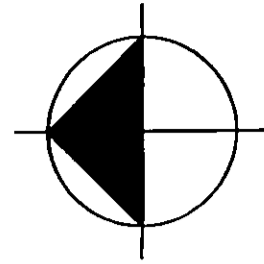
NO.	DATE	REVISION	BY
-	6.12.09	ISSUED FOR DEPARTMENT OF HEALTH APPROVAL	W.L.

Air Permit Application for :
Schmuklers Cleaners
358-364 North Ave., New Rochelle, NY
Site # C360088

PROJECT NO.	052009
SCALE	AS NOTED
DATE	6-12-09
DRAWN BY	W.L.
CHECKED BY	M.W.M.

TITLE
Building Elevations

DRAWING NO.
AP-2
SH. 2 OF 4



DRAWING ALTERATION

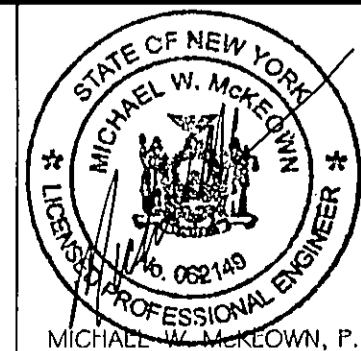
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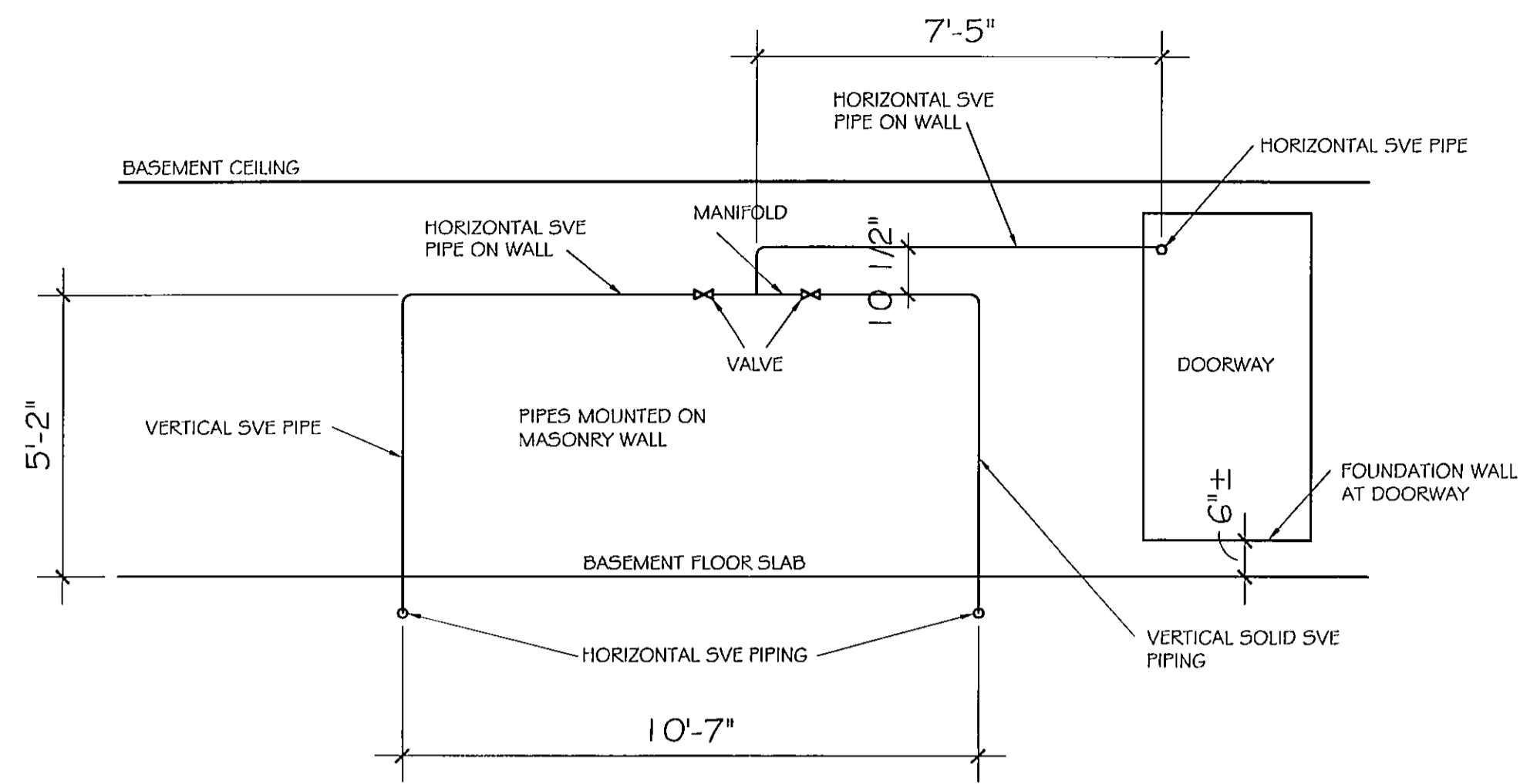
NO.	DATE	REVISION	BY
1	6.12.09	ISSUED FOR DEPARTMENT OF HEALTH APPROVAL	W.L.

Air Permit Application for :
Schmuklers Cleaners
358-364 North Ave., New Rochelle, NY
Site # C360088

PROJECT NO.	052009
SCALE	AS NOTED
DATE	6.12.09
DRAWN BY	SM
CHECKED BY	M.W.M.

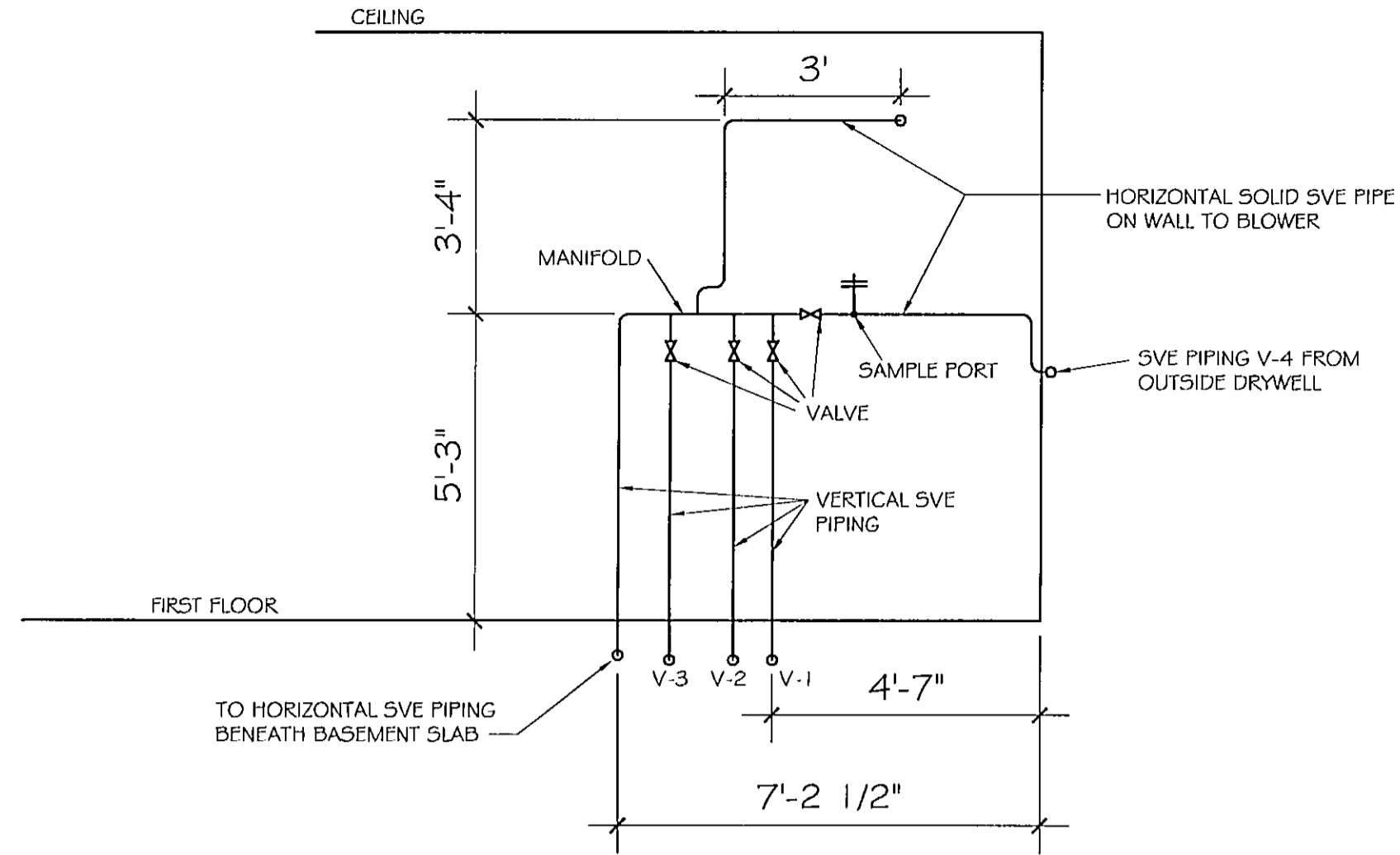
Part Plans and Schematic Piping Elevations

AP-3



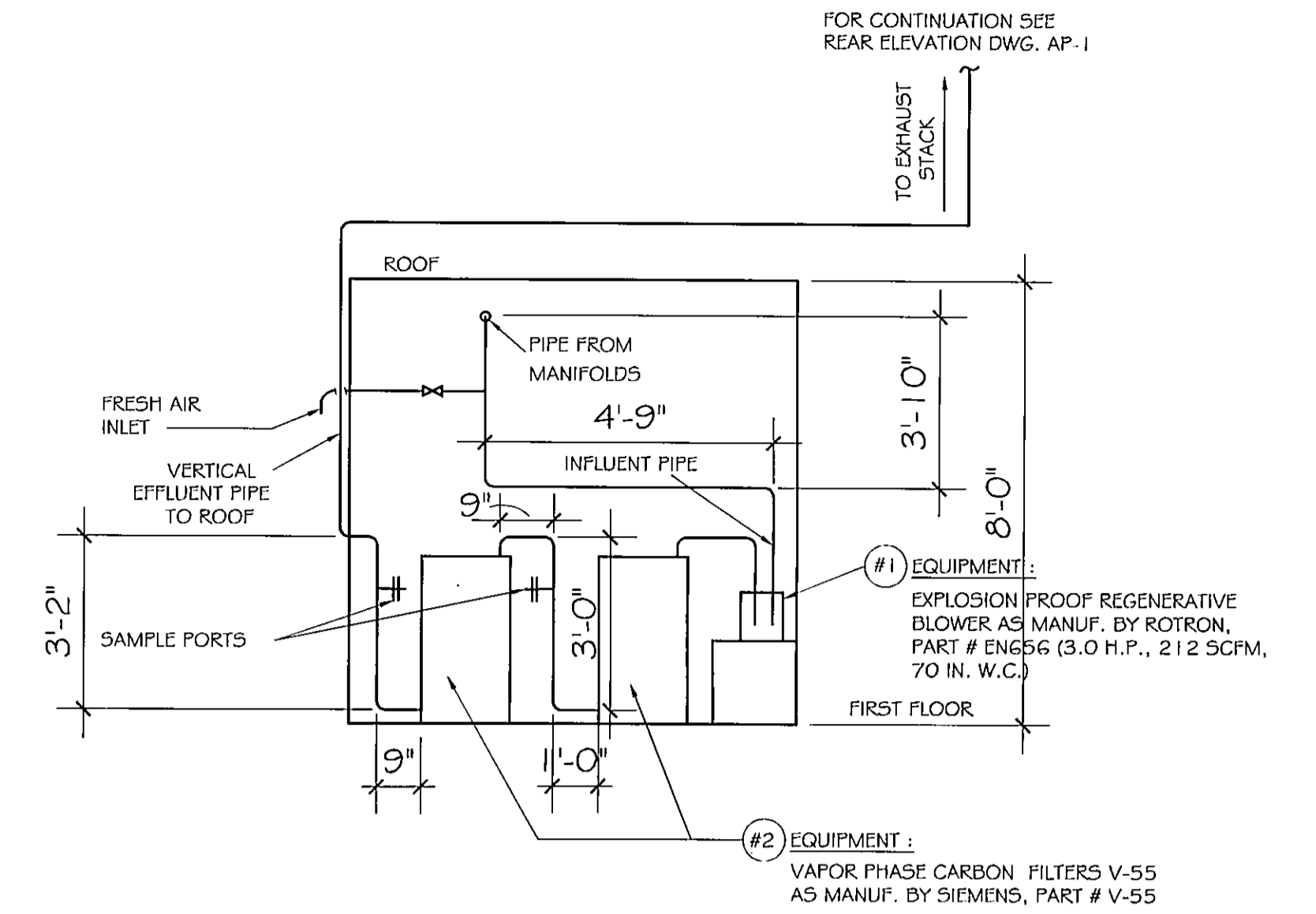
PROFILE #2

SCALE: 3/8" = 1'-0"



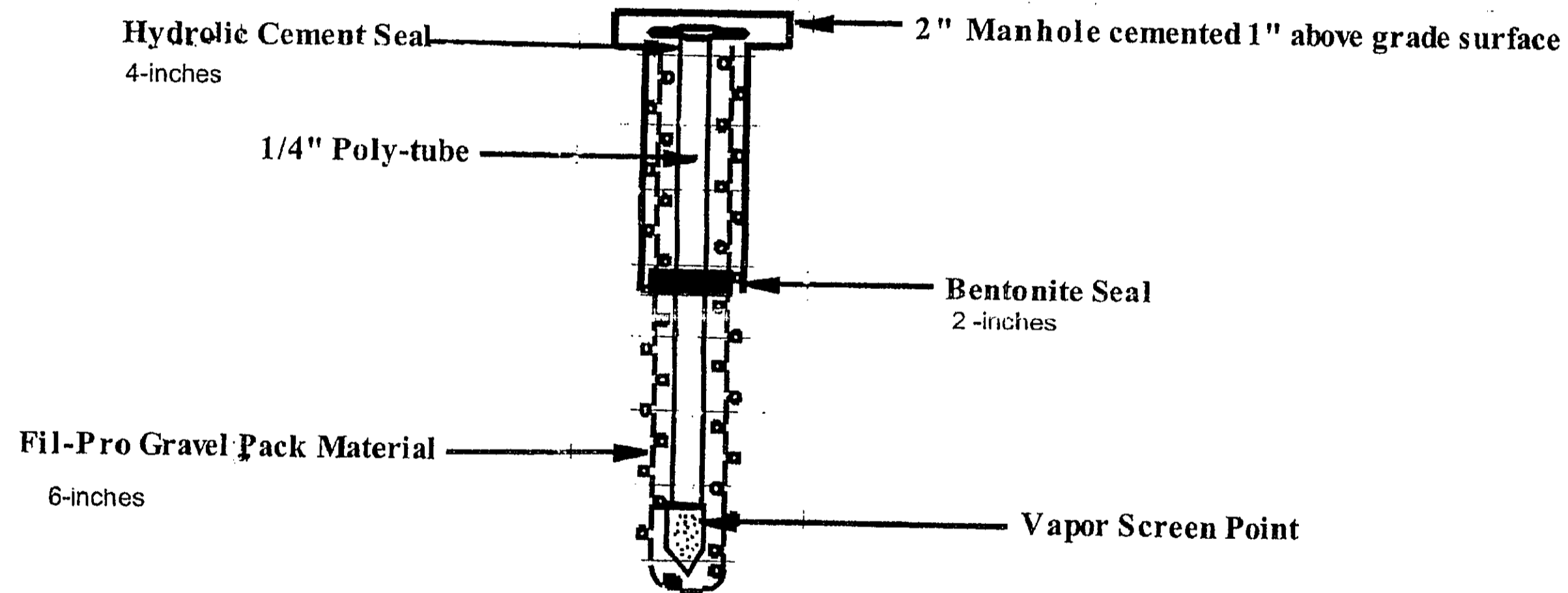
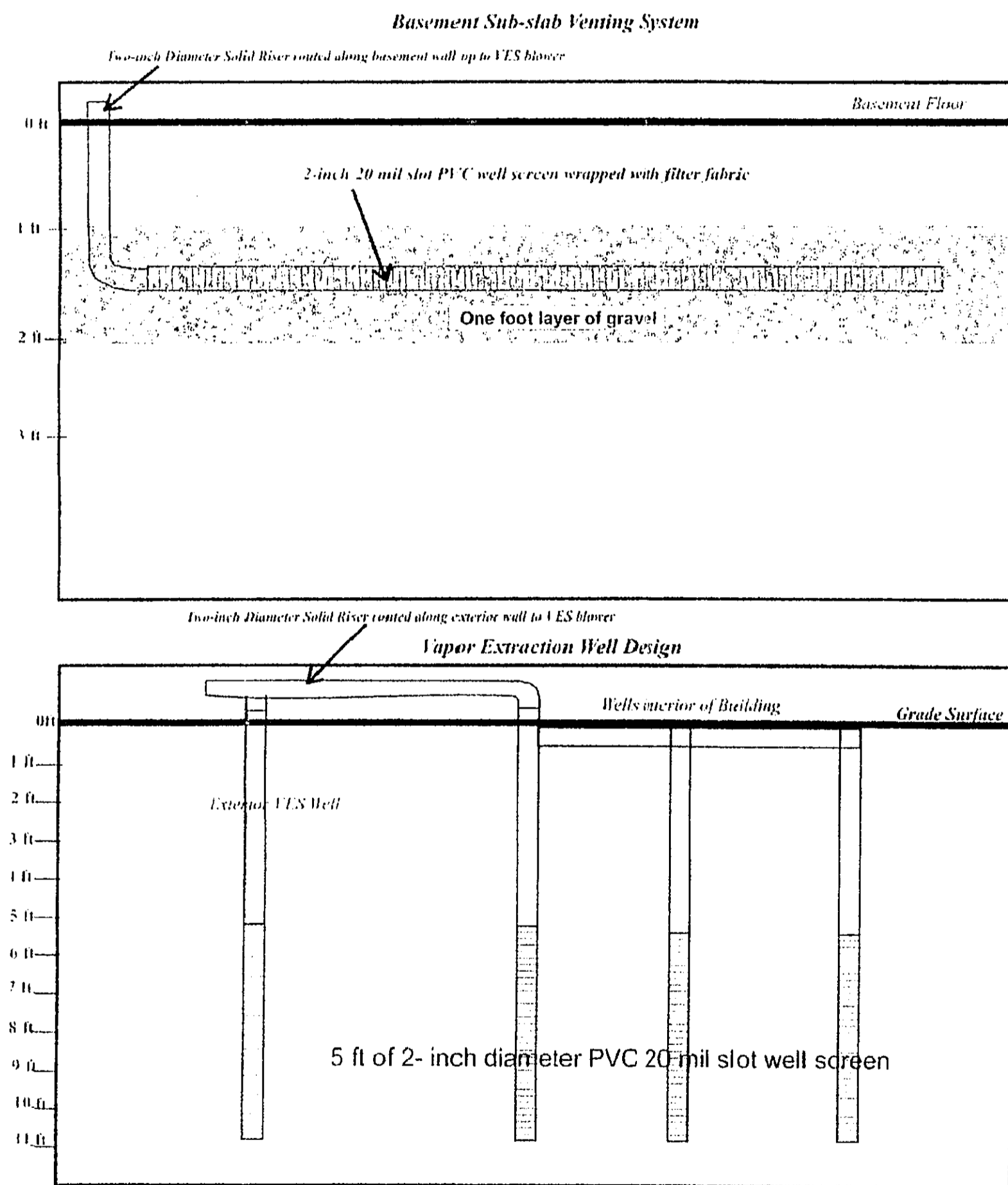
PROFILE #3

SCALE: 3/8" = 1'-0"



PROFILE #4

SCALE: 3/8" = 1'-0"



PERMANENT VAPOR (VP) MONITORING IMPLANTS

SCALE: NONE

DRAWING ALTERATION

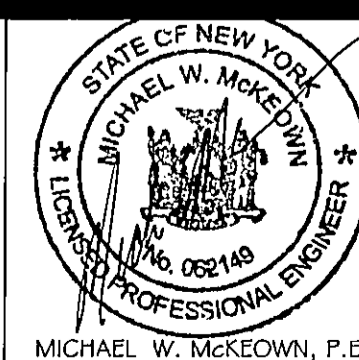
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DRAWN BY: SM
CHECKED BY: M.W.M.

Piping Profiles

AP-4

SH. 4 OF 4