349 Northern Blvd, Suite 3
Albany, NY 12204
Phone: 518.453.2203
Fax: 518.453.2204
www.envirospeceng.com

March 24, 2023

Ms. Ruth Curley
NYS Department of Environmental Conservation
Division of Environmental Remediation
625 Broad, 11th Floor
Albany, NY 12233-7020

Re: South Island Apartments – 2023 Periodic Review Report
Site No. C401074

To Whom It May Concern;

On behalf of South Island Apartments, LLC (SIA), Envirospec Engineering, PLLC (Envirospec) has prepared the enclosed 2023 Periodic Review Report for the South Island Apartments Site. The Instituional and Engineering Controls Certification Form is also enclosed.

Should you have any questions please feel free to contact me at 518-453-2203.

Sincerely,

Gianna Aiezza

Gianna M Aiezza, PE
Principal Engineer
Envirospec Engineering, PLLC

cc: Alita Guida, Couch White, LLP
Douglas Macneal, NYSDEC
Christopher O'Neill, NYSDEC

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. C401074

Site Name South Island Apartments

Site Address: 5-35 Starbuck Island Drive, Center Island Zip Code: 12183
City/Town: Green Island
County: Albany
Site Acreage: 11.495

Reporting Period: November 04, 2021 to March 04, 2023

	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? **Fit up permits have been obtained and will be submitted under separate cover.**	☑	☐
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. C401074 **Box 3**

Description of Institutional Controls

Parcel	Owner	Institutional Control
33.09-1-3	South Island Apartments, LLC	Ground Water Use Restriction Soil Management Plan Landuse Restriction Monitoring Plan Site Management Plan O&M Plan IC/EC Plan

a. Requires that the remedial party or site owner complete and submit a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
b. Allows the use and development of the site for restricted residential use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
c. Restricts the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or County DOH; and
d. Require compliance with the Department approved Site Management Plan.

33.09-1-5	South Island Apartments, LLC	Ground Water Use Restriction Soil Management Plan Landuse Restriction Site Management Plan IC/EC Plan O&M Plan Monitoring Plan

a. Requires that the remedial party or site owner complete and submit a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
b. Allows the use and development of the site for restricted residential use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
c. Restricts the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or County DOH; and
d. Require compliance with the Department approved Site Management Plan.

33.09-1-6	South Island Apartments, LLC	Monitoring Plan O&M Plan Ground Water Use Restriction Soil Management Plan Landuse Restriction Site Management Plan IC/EC Plan

a. Requires that the remedial party or site owner complete and submit a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
b. Allows the use and development of the site for restricted residential use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
c. Restricts the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or County DOH; and
d. Require compliance with the Department approved Site Management Plan.

Box 4

Description of Engineering Controls

Parcel	Engineering Control
33.09-1-3	Vapor Mitigation Cover System

a. A site cover is required to allow for restricted residential use of the site in areas where the upper two feet of exposed surface soil will exceed the applicable soil cleanup objectives (SCOs). The soil cover will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil

Parcel	Engineering Control

of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material as set forth in 6 NYCRR Part 375-6.7(d). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, paved surface parking areas, sidewalks, building foundations and building slabs.
b. Sub-slab depressurization systems were installed at all on-site buildings.

33.09-1-5

Cover System
Vapor Mitigation

a. A site cover is required to allow for restricted residential use of the site in areas where the upper two feet of exposed surface soil will exceed the applicable soil cleanup objectives (SCOs). The soil cover will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material as set forth in 6 NYCRR Part 375-6.7(d). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, paved surface parking areas, sidewalks, building foundations and building slabs.
b. Sub-slab depressurization systems were installed at all on-site buildings.

33.09-1-6

Vapor Mitigation
Cover System

a. A site cover is required to allow for restricted residential use of the site in areas where the upper two feet of exposed surface soil will exceed the applicable soil cleanup objectives (SCOs). The soil cover will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material as set forth in 6 NYCRR Part 375-6.7(d). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, paved surface parking areas, sidewalks, building foundations and building slabs.
b. Sub-slab depressurization systems were installed at all on-site buildings.

Box 5

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. C401074

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 Chuck Pafundi (print name) at 857 1st street Watervliet, NY (print business address),

am certifying as Owner (Designated Representative) (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 — Date: 3/28/2023

EC CERTIFICATIONS

Box 7

Professional Engineer 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 **_____Gianna Aiezza_____** at **___349 Northern Boulevard, Albany, NY 12208_**,
print name print business address

am certifying as a Professional Engineer for the **____South Island Apartments, LLC_____**
(Owner or Remedial Party)

Gianna M Aiezza

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

Stamp (Required for PE)

03/23/2023
Date

SOUTH ISLAND APARTMENTS
5-35 Starbuck Island Drive, Center Island
Green Island, New York
NYSDEC Site: C401074

PERIODIC REVIEW REPORT

March 2023

Prepared for:

South Island Apartments, LLC
P.O. Box 22222
Albany, NY 12201

Prepared by:

349 Northern Blvd. Suite 3
Albany, NY 12204

Envirospec Engineering Project E17-1600

Unauthorized alteration or addition to this
Document is a violation of Section 7209
Subdivision 2 of the New York State Education Law

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Table of Contents

Appendix A

Appendix B

1.0 South Island Apartments Site Certification

South Island Apartments Site, Site Number C401074
Green Island, New York

Based on my review of the Periodic Review Report and my own observations and the observations of my staff while inspecting the site, I hereby certify on behalf of South Island Apartments, LLC (SIA) that the site is compliant with the Site Management Plan.

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

a) The institutional control and/or engineering control employed at this site is unchanged from the date the control was put in place, or last approved by DER;
b) Nothing has occurred that would impair the ability of such control to protect public health and the environment;
c) Nothing has occurred that would constitute a violation or failure to comply with any Site Management Plan for this control; and
d) Access to the site will continue to be provided to DER to evaluate the remedy, including access to evaluate the continued maintenance of this control.

To the best of my knowledge, the conclusions described in this certification are in accordance with the requirements of the Site Management Plan and generally accepted engineering practices and the information presented is accurate and complete. Changes to the site conditions, discovery of undisclosed information, or changes in activities at this site since the last inspection may render this certification invalid. This report has been prepared solely for the use of South Island Apartments, LLLC at the South Island Apartments Site for compliance with NYSDEC required closure reporting protocols. Reliance by others is strictly prohibited. All assumptions, clarifications, observations, and representations stated in this report apply to this certification.

	081422, New York
Signature	Professional Engineer Registration Number & State
Gianna M. Aiezza	**Principal Engineer**
Name	Title
Envirospec Engineering, PLLC	
Company	Date

2.0 Executive Summary

Envirospec Engineering, PLLC (Envirospec) has prepared this Periodic Review Report (PRR) on behalf of South Island Apartments LLC (SIA) for the South Island Apartments (Site), located in Green Island, NY. The Site was a former petroleum terminal with metals and SVOC contamination within soils, and groundwater, the presence of light non-aqueous phase liquid (LNAPL), and soil vapor consistent with prior site usage.

The Site was remediated by SIA under the New York State Department of Environmental Conservation's (NYSDEC) Brownfield Cleanup Program (BCP Site No. C401074). A Site Management Plan (SMP) was submitted to the NYSDEC in September 2021, and subsequently approved, which outlined long-term management of the Site. Since remaining residual soil and groundwater contamination are present at the Site, ICs/ECs have been implemented on the Site to protect public health and the environment for the applicable future use of the Site. Envirospec has performed required monitoring (sub-slab depressurization system (SSD system) manometer readings, LNAPL monitoring) and sampling (Building 10 vapor sampling) during the reporting period of November 4, 2021 through March 4, 2023. The Site IC/ECs are in compliance with the SMP, and consistent with the Site's cleanup objectives.

Envirospec has requested to discontinue quarterly well gauging of monitoring wells MW-32 and MW-33 at the site in a November 28, 2022 submittal. Envirospec will continue quarterly well gauging until approval for discontinuation has been granted by the NYSDEC.

3.0 Site Overview

The Site is located in eastern New York State in the Town of Green Island, Albany County, bounded to the east, south, and west by the Hudson River, and to the north by the Troy/Green Island Bridge and a residential property, as shown in Appendix A, Attachment 1. The property is located at 5-35 Starbuck Island Drive, directly west of the City of Troy, and approximately six (6) miles north of the City of Albany. The Site is situated on an approximately 8.9-acre parcel and is identified on the Albany 2016 Final Tax Map as 33.09 Block 1 Lot 3. Surrounding land uses include various commercial and residential uses. The Site is a former petroleum terminal. The terminal was demolished between 2008 and 2010.

Contamination at the site included the presence of metals and semi-volatile organic compounds (SVOCs) in shallow and intermediate-depth subsurface soils, metals, SVOCs, and VOCs in several groundwater samples, and LNAPL in wells located near the former petroleum terminal loading rack area. Soil vapor samples also indicated the presence of benzene, toluene, ethylbenzene, and

xylenes (BTEX). All contamination found during SIA's 2018 Remedial investigation were consistent with the prior usage of the site as a petroleum terminal. Specific information on AECS and AOIs can be found in the Site SMP.

The site was remediated in accordance with the remedy selected by the NYSDEC in the Decision Document dated October 22, 2018. The factors considered during the selection of the remedy are those listed in 6 NYCRR Part 375-1.8. The following were the components of the selected remedy:

1. Construction and maintenance of a site cover system consisting of building foundations, asphalt pavement, concrete, or 2' of clean fill in open areas across the site and a cover system along the banks of the site consisting of rip-rap and a block wall along the eastern bank and retaining walls and rip-rap along the western bank to prevent human exposure to remaining contaminated soil/fill remaining at the site;
2. Installation of two (2) temporary monitoring wells on the site to monitor for the presence of remaining LNAPL.
3. Installation of vapor mitigation systems on each building as a proactive measure.
4. Execution and recording of an Environmental Easement to restrict land use and prevent future exposure to any contamination remaining at the site.
5. Development and implementation of a Site Management Plan for long term management of remaining contamination as required by the Environmental Easement, which includes plans for: (1) Institutional and Engineering Controls, (2) monitoring, (3) operation and maintenance and (4) reporting;
6. Periodic certification of the institutional and engineering controls listed above.

3.1 Soil Remediation

Impacted soils and sediments were excavated and characterized for disposal in accordance with the approved Soils / Materials Management Plan (S/MMP). A total of 957.16 tons of impacted soils were disposed of at Waste Management's Green Ridge facility located at 4424 Peters Rd in Gansevoort, NY.

3.2 Oil Extraction

Oil was encountered in temporary monitoring wells MW-32 and MW-33 during groundwater sampling activities. Based on those measurements, follow-up measurements were completed to determine the effect of the tide on the thickness of oil. Oil thickness generally ranged from 0 to 1-2 ft in MW-32 and MW-33, with the highest levels typically observed during low tide. Based on these observations, NYSDEC requested a round of vacuum extraction of oil from temporary monitoring wells MW-32 and MW-33 be completed. Oil was also extracted from an open

excavation during the remediation phase.

Precision Environmental Services extracted 220 total gallons of oil from the two monitoring wells. Extraction was completed with the vac truck on June 30, 2020. Oil measurements during subsequent groundwater monitoring rounds ranged from 0 to 0.3 ft in MW-32 and 0 to 0.75 ft in MW-33.

4.0 Remedy Performance, Effectiveness, and Protectiveness

The remedy for the Site was consistent with the Remedial Action Work Plan's remedial goals. The Institutional Controls (ICs) implemented for the site are protective of human health and the environment. The cover system, a component of the Engineering Controls (ECs) of the Site, prevents exposure of the remaining contamination to the rest of the Site. Sub-slab depressurization systems (SSD systems) were installed for all buildings on Site and are monitored monthly through the collection of monometer readings, to ensure the systems are operating in compliance with the SMP. The Site's ICs and ECs are discussed in further detail in Section 5.0 of this PRR.

5.0 Institutional Controls and Engineering Controls

Since remaining contamination exists at the site, Institutional Controls (ICs) and Engineering Controls (ECs) are required to protect human health and the environment. This IC/EC Plan describes the procedures for the implementation and management of all IC/ECs at the site. The IC/EC Plan is one component of the SMP and is subject to revision by the NYSDEC. This plan provides:

- A description of all IC/ECs on the site;
- The basic implementation and intended role of each IC/EC
- A description of the key components of the ICs set forth in the Environmental Easement;
- A description of the controls to be evaluated during each required inspection and periodic review
- A description of plans and procedures to be followed for implementation of IC/ECs, such as the implementation of the Excavation Work Plan (EWP) (as provided in Appendix G of the SMP) for the proper handling of remaining contamination that may be disturbed during maintenance or redevelopment work on the site; and
- Any other provisions necessary to identify or establish methods for implementing the IC/ECs required by the site remedy, as determined by the NYSDEC.

5.1 Institutional Control Systems

A series of ICs were required by the Decision Document (NYSDEC 2018) to: (1) implement, maintain and monitor Engineering Control systems; (2) prevent future exposure to remaining

contamination; and, (3) limit the use and development of the site to restricted residential and commercial uses only. Adherence to these ICs on the site is required by the Environmental Easement and will be implemented under this SMP. ICs identified in the Environmental Easement may not be discontinued without an amendment to or extinguishment of the Environmental Easement. The IC boundaries are shown on the figure in Appendix A, Attachment 2. These ICs, as outlined in the Decision Document (NYSDEC 2018), are:

- The property may be used for: restricted residential use;
- All ECs must be operated and maintained as specified in this SMP;
- All ECs must be inspected at a frequency and in a manner defined in the SMP.
- The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Albany 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.
- Groundwater and other environmental or public health monitoring must be performed as defined in this SMP;
- Data and information pertinent to site management must be reported at the frequency and in a manner as defined in this SMP;
- All future activities that will disturb remaining contaminated material must be conducted in accordance with this SMP;
- Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in this SMP;
- Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical component of the remedy shall be performed as defined in this SMP;
- 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.
- The potential for vapor intrusion must be evaluated for any buildings developed in the area within the IC boundaries noted on the metes and bounds survey in Appendix B, and any potential impacts that are identified must be monitored or mitigated; and
- Vegetable gardens and farming on the site are prohibited;

5.2 Engineering Controls

5.2.1 Cover

Exposure to remaining contamination at the site is prevented by a cover system placed over the site. The final cover system is comprised of a minimum of 24 inches of clean soil/or asphalt pavement, concrete-covered sidewalks, concrete building slabs and structures, and the concrete

block wall and rip-rap systems along the banks of the Site. The rip-rap systems are 2' in depth. A demarcation layer was installed below the final cover system across the site. Cover system thickness and design, site grading, utility, and drainage drawings are attached in Appendix A, Attachments 3-6. Any activities that need to be completed beneath the cover system will be completed in accordance with this SMP and the excavation work plan. Procedures for the inspection of this cover are provided in the Monitoring and Sampling Plan included in Section 6.0 of this PRR.

5.2.2 Sub-Slab Depressurization Systems

Procedures for operating and maintaining the Sub-Slab Depressurization systems are documented in the Operation and Maintenance Plan (Section 7.0 of this PRR). As built drawings, signed and sealed by a professional engineer, are included in Appendix I – Operations and Maintenance Manual of the SMP.

The SSDS for Building 15, which is slab-on-grade construction, consists of three (3) suction points that are routed vertically up to the roof. Piping was installed below grade within gravel trenches as shown on the as-built drawing. The piping was covered with a vapor barrier prior to pouring the concrete foundation.

The mitigation systems for Buildings 20, 25, and 30 are described in the letters from McFarland Johnson, which are provided in Appendix I – Operations and Maintenance Manual of the SMP. These three (3) buildings have parking garages below grade. The ventilation systems required for the parking garages provide an additional level of redundant ventilation but are not considered an engineering control for the site.

Building 20 is equipped with eight (8) suction points. Building 25 is equipped with five (5) suction points. Building 30 is equipped with seven (7) suction points. The piping for the systems installed in Buildings 20, 25, and 30 was covered with a vapor barrier prior to paving in the parking garages.

The system for Building 10 was commissioned in two (2) phases, with the western side of the building completed first, followed by the eastern portion. The western section of the building is equipped with two (2) suction points. The system on the eastern side of the building is equipped with three (3) suction points and was commissioned prior to occupancy of the building. The western portion of the SSDS was sampled in May 2021, and again in February 2022 along with the initial sampling of the eastern portion of the building. Based on the results of the samplings, the NYSDEC and NYSDOH requested that the SSDS be operated and that an additional round of sampling be completed during the heating season. Results of both sampling events can be found in Appendix B, Attachment 1.

The SSD systems are monitored and performance evaluated monthly through monometer readings, indicating negative pressure throughout the system.

5.3 Effectiveness of Institutional Controls and Engineering Controls

The ICs/ECs specified in the SMP are in place and operating in accordance with the approved SMP.

6.0 Monitoring Plan

6.1 General

The Monitoring Plan describes the measures for evaluating the overall performance and effectiveness of the remedy. The Monitoring Plan may only be revised with the approval of the NYSDEC. If sampling is required in future, a Quality Assurance Project Plan will be developed and submitted for NYSDEC approval. Components of the Monitoring Plan include an annual Site-wide inspection, monthly SSD system manometer checks, and quarterly monitoring well gauging. A description of monitoring completed during the reporting period are provided in the following subsections by monitoring type.

6.2 Site – wide Inspection

An annual Site-wide inspection was performed on March 16, 2023. The completed annual inspection form can be seen in Appendix B, Attachment 2. The inspection assessed the following:

- Compliance with all ICs, including site usage;
- An evaluation of the condition and continued effectiveness of ECs;
- General site conditions at the time of the inspection;
- The site management activities being conducted including, where appropriate, health and safety inspections; and
- Confirm that site records are up to date.

The inspection determined and documented the following:

- The ECs continue to perform as designed;
- The controls continue to be protective of human health and the environment;
- Compliance with requirements of the SMP and the Environmental Easement;

There were no severe weather events or emergencies requiring inspection during the reporting period.

6.3 Remedial System Monitoring for SSD Systems

As required in the SMP, monitoring of the SSD systems was performed monthly through manometer readings, confirming negative pressure within the vertical pipe riser. Negative pressure readings indicate the system is operating in compliance with the SMP, and that all components, including the risers and blowers are fully operational. No equipment readings were outside their specified operation range. Manometer reading results for the reporting period are provided in Appendix B, Attachment 3.

6.4 LNAPL Monitoring

The potential presence of LNAPL in wells MW-32 and MW-33 was monitored on a quarterly basis using an oil/water interface probe during the reporting period. Complete well gauging results are provided in Appendix B, Attachment 4. Well locations are provided in Appendix A, Attachment 7. Results were provided to NYSDEC, and the need for future actions will be evaluated in consultation with NYSDEC.

Envirospec has requested to discontinue quarterly well gauging of monitoring wells MW-32 and MW-33 at the site in a November 28, 2022 submittal. Envirospec will continue quarterly well gauging until approval for discontinuation has been granted by the NYSDEC.

7.0 Operation and Maintenance Plan

7.1 Components

The Operation and Maintenance Plan provides a brief description of the measures necessary to operate, monitor and maintain the mechanical components of the SSDS. The complete O&M Plan can be found in Section 5.0 of the SMP. The O&M Plan includes:

- Maintenance on SSD System blowers, manometers, and risers/piping on an as needed basis following inspections, or at the recommendation of the system design engineer and system manufacturer;
- System start-up testing in the event of significant downtime or significant changes are made to the system;

7.2 O&M Completed During Reporting Period

Routine monitoring of the SSD system did not indicate any need for maintenance during the reporting period. There was no period of significant downtime or significant changes made to the system requiring startup testing. Monthly monometer checks indicated the system was fully operational and in compliance with the SMP and the Site's remedial goals.

8.0 Conclusions and Recommendations

The Site is compliant with the SMP. The Site remedy and the SMP are effective in complying with cleanup objectives.

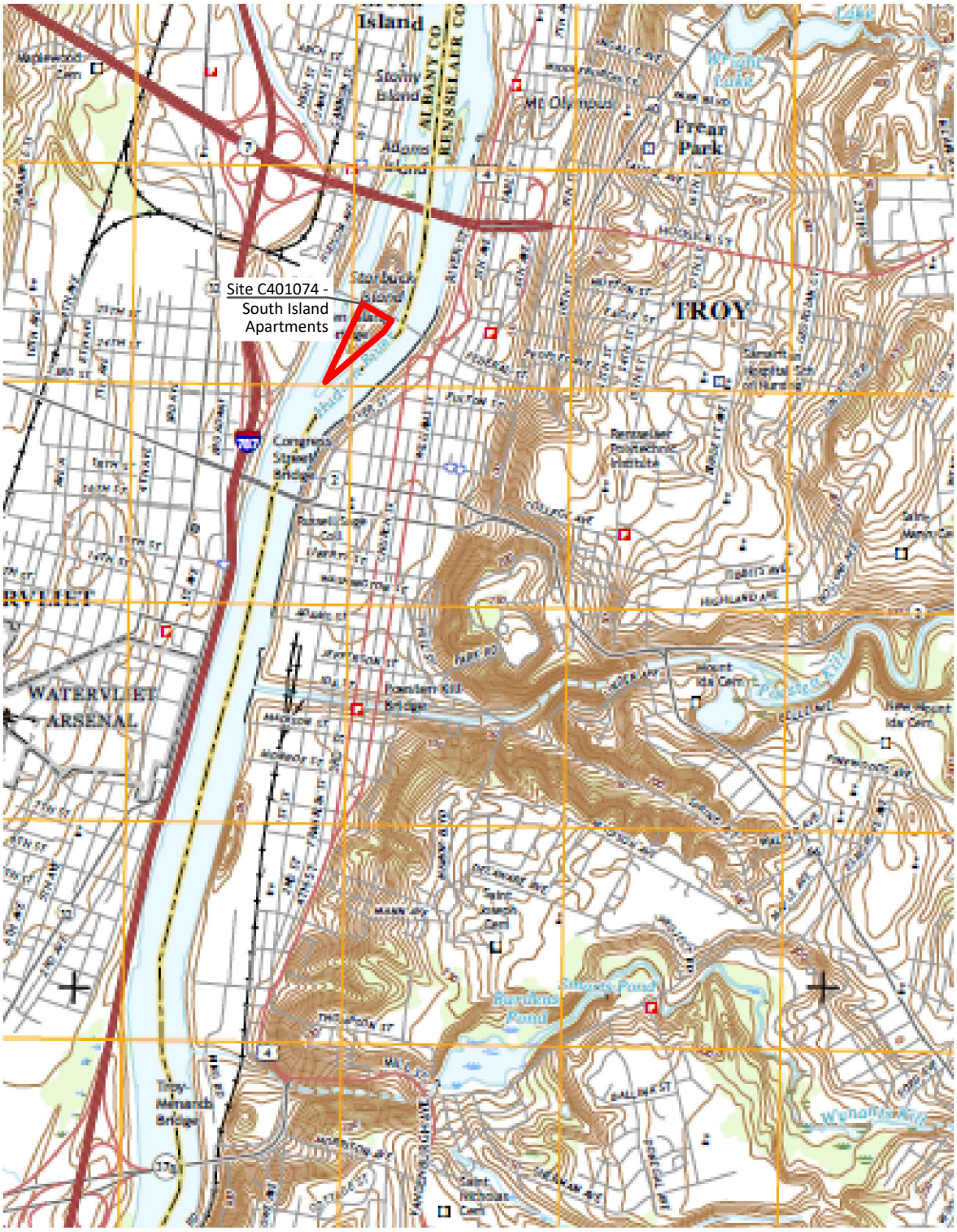
Monitoring of the SSDS systems in all buildings will continue through monthly manometer checks. Envirospec has requested to discontinue quarterly well gauging of monitoring wells MW-32 and MW-33 at the site in a November 28, 2022 submittal. Envirospec will continue quarterly well gauging until approval for discontinuation has been granted by the NYSDEC.

APPENDIX A

Attachment 1 Site Location Map
Attachment 2 IC Boundaries
Attachment 3 Cover System Thickness
Attachment 4 Grading Plan
Attachment 5 Utility Drawings
Attachment 6 Drainage Plan
Attachment 7 Monitoring Well Locations

Attachment 1

Site Location Map



Scale: 1:3,000 ft

Approximate Site Boundary

TITLE: FIGURE 1 – SITE LOCATION MAP

LOCATION: 1 OSGOOD AVENUE/CENTER ISLAND
GREEN ISLAND, NEW YORK

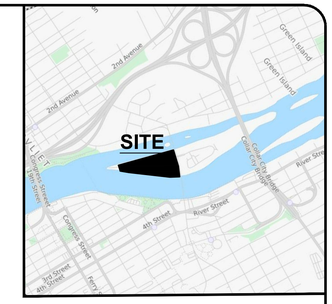
envirospec ENGINEERING, PLLC
349 Northern Blvd., Suite 3
Albany, NY 12204
Phone: 518.453.2203
Fax: 518.453.2204
www.envirospeceng.com

Attachment 2

IC Boundaries

ENVIRONMENTAL EASEMENT NOTE:

1. 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 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.



SITE LOCATION MAP
N.T.S.

Environmental Easement
Starbuck Island

All that piece or parcel of land situate in the Village of Green Island, Town of Green Island, County of Albany, State of New York being more particularly bounded and described as follows.

Beginning at a granite monument in the southerly highway boundary of the Troy-Green Island Bridge Road; thence running northerly from said point of beginning along said highway boundary line between lands now or formerly of The People of New York State on the north and west and the herein described parcel on the south and east the following four courses and distances:

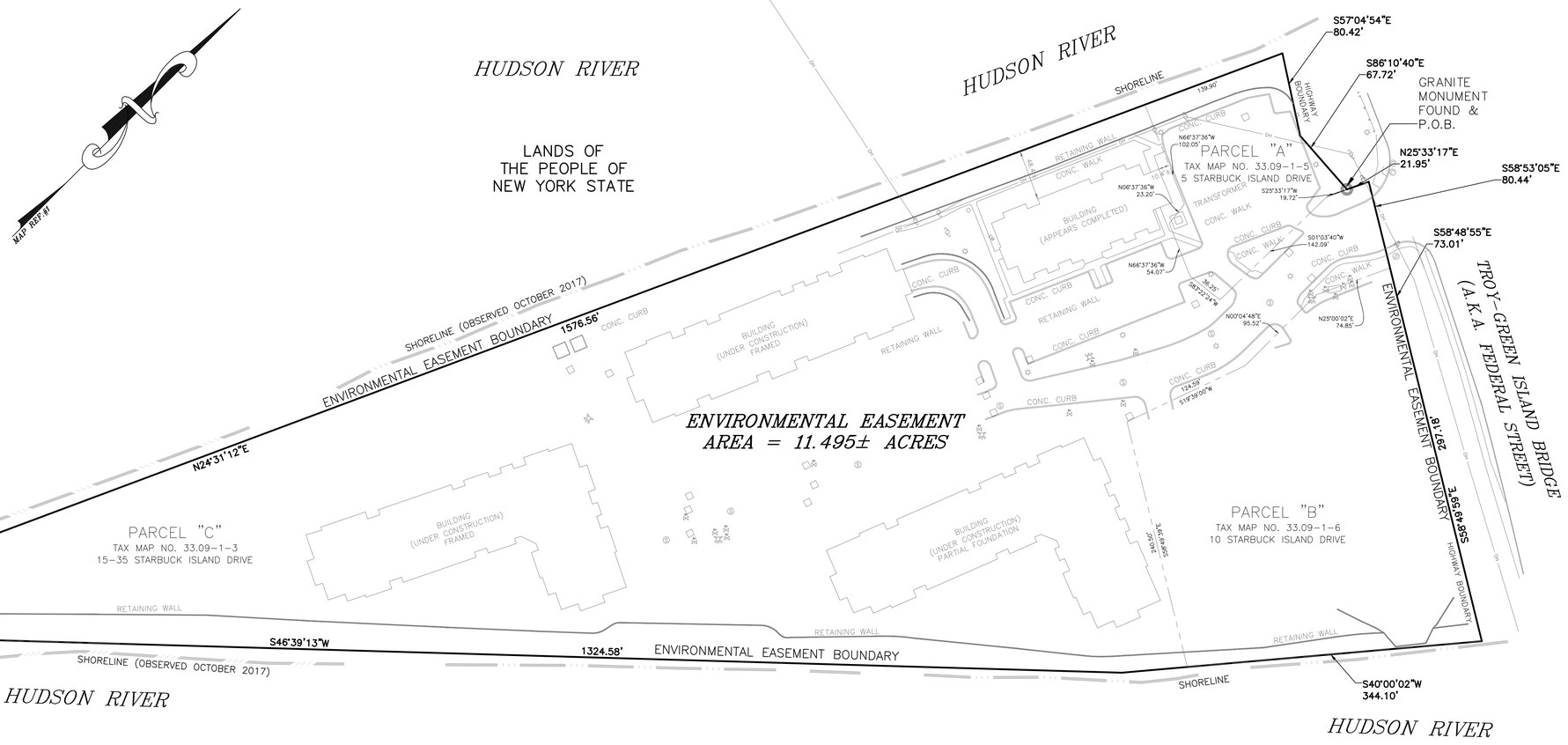
1. N25°-33'-17"E (21.95) feet to a point;
2. S58°-53'-05"E (80.44) feet to a point;
3. S58°-48'-55"E (73.01) feet to a point;
4. S58°-49'-59"E (297.18) feet to a point; said point being the northeast corner of the herein described parcel;

thence running southerly along the west bulkhead of the main channel of the Hudson River the following two courses and distances:

1. S40°-00'-02"W (344.10) feet to a point;
2. S46°-39'-13"W (1,324.58) feet to a point;

Thence running northerly along the easterly bulkhead of the west branch of the Hudson River N24°-31'-12"E (1,576.56) feet to a point; said point being the northwest corner of the herein described parcel; then running easterly along the southerly highway boundary line of the Troy-Green Island Bridge Road S57°-04'-54"E (80.42) feet to a point and S86°-10'-40"E (67.72) feet to the point and place of beginning.

Containing 11.495± acres of land



NOTES:

1. SURVEY SHOWN WAS PREPARED FROM AN OCTOBER 2017 FIELD SURVEY AND UPDATED IN DECEMBER 2018, JULY 2019 AND OCTOBER 2019.
2. DUE TO ON GOING CONSTRUCTION, SITE CONDITIONS MAY HAVE CHANGED SINCE THE TIME OF THE SURVEY.
3. SURVEY SHOWN WAS PREPARED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE OR TITLE REPORT AND IS SUBJECT TO ANY STATEMENTS OF FACT THAT SUCH AN ABSTRACT OF TITLE OR TITLE REPORT MAY REVEAL.
4. PARCEL SUBJECT TO ANY SETBACKS, RESTRICTIONS, RIGHTS-OF-WAY (PUBLIC OR PRIVATE), EASEMENTS (PUBLIC OR PRIVATE), UTILITY EASEMENTS OF RECORD OR OTHERWISE THAT MAY AFFECT THE PREMISES SHOWN, IF ANY.

LEGEND:

- GRANITE MONUMENT FOUND
- UTILITY POLE
- OH — OVERHEAD UTILITY LINE
- PP — UTILITY POLE NO LABEL
- NG — UTILITY POLE NATIONAL GRID
- NM — UTILITY POLE NIAGARA MOHOWK
- WV — WATER VALVE
- FIRE HYDRANT
- STORM BASIN
- S — SANITARY MANHOLE
- PROPERTY LINE
- EASEMENT LINE

PARCEL A

All that piece or parcel of land situate in the Village of Green Island, State of New York being more particularly bounded and described as follows.

Beginning at a granite monument in the southerly highway boundary of the Troy-Green Island Bridge Road (A.K.A. Federal Street); thence running southwesterly from said point of beginning along the division line between Parcel C on the southeast and south and the herein described parcel on the northeast and north the following six (6) courses and distances:

1. S25°-33'-17"W (19.72) feet to a point;
2. S01°-03'-40"W (142.09) feet to a point;
3. S83°-22'-24"W (36.25) feet to a point;
4. N66°-37'-36"W (54.07) feet to a point;
5. N06°-37'-36"W (23.20) feet to a point;
6. N66°-37'-36"W (102.05) feet to a point in the easterly U.S. Pier & Bulkhead line on the west side of Starbuck Island formerly known as Center Island:

thence running northerly along said Pier & Bulkhead line N24°-31'-12"E (139.90) feet to a point in the southerly highway boundary of the Troy-Green Island Bridge Road (A.K.A. Federal Street); thence running easterly along said highway boundary the following three (2) courses and distances:

1. S57°-04'-54"E (80.42) feet to a point;
2. S86°-10'-40"E (67.72) feet to the point and place of beginning.

PARCEL B

All that piece or parcel of land situate in the Village of Green Island, State of New York being more particularly bounded and described as follows.

Beginning at a point in the southerly highway boundary of the Troy-Green Island Bridge Road (A.K.A. Federal Street); said point being the north most point of the herein described parcel thence running southeasterly along the last mentioned highway boundary S58°-48'-55"E (68.81) feet to a point and S58°-49'-59"E (297.18) feet to a point in the westerly U.S. Pier & Bulkhead line on the east side of Starbuck Island formerly known as Center Island; thence running southwesterly along said Pier & Bulkhead line S40°-00'-02"W (281.65) feet to a point in the division line between Parcel C on the south and the herein described parcel on the north; thence northwesterly and northerly along the last mentioned division line the following four (4) courses and distances:

1. N58°-49'-39"W (240.50) feet to a point;
2. N19°-39'-00"E (124.59) feet to a point;
3. N00°-04'-48"E (95.52) feet to a point;
4. N25°-00'-02"E (74.85) feet to the point and place of beginning

PARCEL C

All that piece or parcel of land situate in the Village of Green Island, State of New York being more particularly bounded and described as follows.

Beginning at a point in the southerly highway boundary of the Troy-Green Island Bridge Road (A.K.A. Federal Street); said point being the northeast most point of the herein described parcel; thence running southerly and easterly along the division line between Parcel B on the east and north and the herein described parcel on the west and south the following four (4) courses and distances;

1. S25°-00'-02"W (74.85) feet to a point;
2. S00°-04'-48"W (95.52) feet to a point;
3. S19°-39'-00"W (124.59) feet to a point;
4. S58°-49'-39"E (240.50) feet a point in the westerly U.S. Pier & Bulkhead line on the east side of Starbuck Island formerly known as Center Island;

thence running southerly along the last mentioned Pier & Bulkhead line S40°-00'-02"W (62.45) feet to a point; thence S46°-39'-13"W (1324.58) feet to a point; thence running northerly along the U.S. Pier & Bulkhead line on the west side of Starbuck Island formerly known as Center Island N24°-31'-12"E (1403.50) feet to a point; thence N24°-31'-12"E (33.17) feet to point; thence running easterly and northerly along the division line between Parcel A on the north and west and the herein described parcel on the south and east the following (6) courses and distances:

1. S66°-37'-36"E (102.05) feet to a point;
2. S06°-37'-36"E (23.20) feet to a point;
3. S66°-37'-36"E (54.07) feet to a point;
4. N83°-22'-24"E (36.25) feet to a point;
5. N01°-03'-40"E (142.09) feet to a point;
6. N25°-33'-17"E (19.72) feet to a granite monument found in the southerly highway boundary of the Troy-Green Island Bridge Road (A.K.A. Federal Street);

thence running along the last mentioned highway boundary the following two (2) courses and distances:

1. N25°-33'-17"E (21.95) feet to a point;
2. S58°-53'-05"E (80.44) feet to the point and place of beginning

MAP REFERENCE:

1. MAP ENTITLED "SUBDIVISION PLAN STARBUCK ISLAND", DATED FEBRUARY 12, 2019 AND PREPARED BY NMB LAND SURVEYING, PLLC.

0 60 120 Feet
U.S. SURVEY FOOT

0 18.29 36.58 Meters
METRIC

NMB
LAND SURVEYING
PLLC
20 TROY AVE. WYNANTSKILL NY, 12198
518-376-4630

NO.	DATE	REVISIONS DESCRIPTION	BY
1.	11/22/19	PARCEL DESCRIPTIONS	NMB

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL AND SIGNATURE IN RED SHALL NOT BE CONSIDERED TO BE VALID COPIES. CERTIFICATES INDICATED OR IMPLIED HEREON SHALL RUN ONLY TO THE PARTY FOR WHOM THE SURVEY IS PREPARED, AND ON THEIR BEHALF TO THE ADDITIONAL PARTIES LISTED HEREON. CERTIFICATES ARE NOT TRANSFERABLE TO ADDITIONAL PARTIES, OR SUBSEQUENT OWNERS, NOT LISTED HEREON.

NATHAN M. BURROWS L.S.
NEW YORK LIC. No. 50,724

ENVIRONMENTAL EASEMENT

STARBUCK ISLAND

VILLAGE OF GREEN ISLAND
COUNTY OF ALBANY STATE OF NEW YORK

SURVEYED BY: CJC/NMB	CHECKED BY: NMB	DATE: OCTOBER 16, 2019
DRAWN BY: CJC	JOB No. NB17-001	DWG No. 191016 env ease
SCALE: 1"=60'	SHEET 1 OF 1	

Attachment 3

Cover Thickness

envirospec ENGINEERING, PLLC
349 Northern Blvd. Suite 3 ▪ Albany, NY 12204 ▪ Phone: 518.453.2203 ▪ Fax: 518.453.2204

NOTES:

1. TOP OF CAP SURVEY PERFORMED ON DECEMBER 23, 2019, FEBRUARY 20, 2020, JULY 3, 2020 AND DECEMBER 11, 2020.
2. SURVEY SUBJECT TO ANY SUBSURFACE CONDITIONS THAT MAY EXIST, IF ANY.
3. ALL SUB-GRADE INFORMATION WAS PROVIDED BY PETER LUIZZI AND BROS CONTRACTING. NMB LAND SURVEYING PLLC PERFORMED NO FIELD CHECKS OR CONFIRMATION OF SUB-GRADE.

LEGEND:

- SUB-GRADE IS HIGHER THAN FINAL GRADE
- 0 TO 1 FOOT OF COVER
- 1 TO 2 FEET OF COVER
- 2 TO 3 FEET OF COVER
- 3 TO 4 FEET OF COVER
- OVER 4 FEET OF COVER

RECORD DRAWING

REV	DATE	DESCRIPTION	BY

STATE OF NEW YORK · GIANNA M. AIEZZA · 081422 · LICENSED PROFESSIONAL ENGINEER

This engineer's signature and seal is only to be interpreted to confirm that the cover system was installed in substantial compliance with the Remedial Action Work Plan.

envirospec ENGINEERING, PLLC
349 NORTHERN BLVD.
ALBANY, NY 12204
P.518.453.2203
F.518.453.2204

MAP REFERENCE:

MAP ENTITLED "MAP OF SURVEY LANDS OF PRIME KDRM, LLC, LANDS OF CENTER ISLAND CAR WASH, LLC TO BE CONVEYED TO SOUTH ISLAND APARTMENTS, LLC", DATED JUNE 15, 2017 AND PREPARED BY NMB LAND SURVEYING, PLLC.

REVISIONS

NO.	DATE	DESCRIPTION	BY

STATE OF NEW YORK · NATHAN M. BURROWS · 050724 · LICENSED LAND SURVEYOR

NATHAN M. BURROWS L.S.
NEW YORK LIC. No. 50,724

NMB
LAND SURVEYING
PLLC
20 TROY AVE. WYNANTSKILL NY, 12198
518-376-4630

CAP COVER ANALYSIS

STARBUCK ISLAND

VILLAGE OF GREEN ISLAND

COUNTY OF ALBANY — STATE OF NEW YORK

SURVEYED BY: AJK	CHECKED BY: NMB	DATE: DECEMBER 22, 2020
DRAWN BY: CJC	JOB No. NB17-001	DWG No. 201220volsurface
SCALE: 1"=50'		SHEET 1 OF 1

Attachment 4

Grading Plan

envirospec ENGINEERING, PLLC

349 Northern Blvd. Suite 3 ▪ Albany, NY 12204 ▪ Phone: 518.453.2203 ▪ Fax: 518.453.2204

LEGEND:

END SECTION

DRAINAGE STRUCTURE

CONTOUR LINE

GENERAL NOTES:

1. THE UNDERGROUND STRUCTURES AND UTILITIES SHOWN ON THESE AS-BUILT PLANS ARE BASED ON THE MAPPING PROVIDED BY NMB LAND SURVEYING PLLC, 20 TROY AVENUE, WYNANTSKILL NY, 12198, RECEIVED VIA E-MAIL COMMUNICATION ON JUNE 4, 2021. MCFARLAND JOHNSON DOES NOT CERTIFY TO THE ACCURACY OF THEIR LOCATION AND/OR COMPLETENESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND EXTENT OF ALL UNDERGROUND STRUCTURES AND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION ACTIVITIES IN THEIR VICINITY. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES FIELD STAKED BEFORE STARTING WORK BY CALLING 1-800-962-7962.
2. SURVEY SHOWN WAS PREPARED FROM AN APRIL 2021 FIELD SURVEY.
3. SURVEY SHOWN WAS PREPARED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE OR TITLE REPORT AND IS SUBJECT TO ANY STATEMENTS OF FACT THAT SUCH AN ABSTRACT OF TITLE OR TITLE REPORT MAY REVEAL.
4. UNAUTHORIZED ADDITION OR ALTERATION TO THIS SURVEY MAP IS A VIOLATION OF ARTICLE 145, SECTION 7209, SUB-PARAGRAPH 2 OF THE NEW YORK STATE EDUCATION LAW.
5. ONLY ORIGINAL COPIES OF THIS SURVEY MARKED WITH AN ORIGINAL LAND SURVEYOR'S STAMP AND SIGNATURE IN RED SHALL BE CONSIDERED TRUE AND VALID COPIES.
6. SURVEY SUBJECT TO ANY SUBSURFACE CONDITIONS THAT MAY EXIST, IF ANY.
7. PARCEL SUBJECT TO ANY SETBACKS, RESTRICTIONS, RIGHTS-OF-WAY (PUBLIC OR PRIVATE), EASEMENTS (PUBLIC OR PRIVATE), UTILITY EASEMENTS OF RECORD OR OTHERWISE THAT MAY AFFECT THE PREMISES SHOWN, IF ANY.
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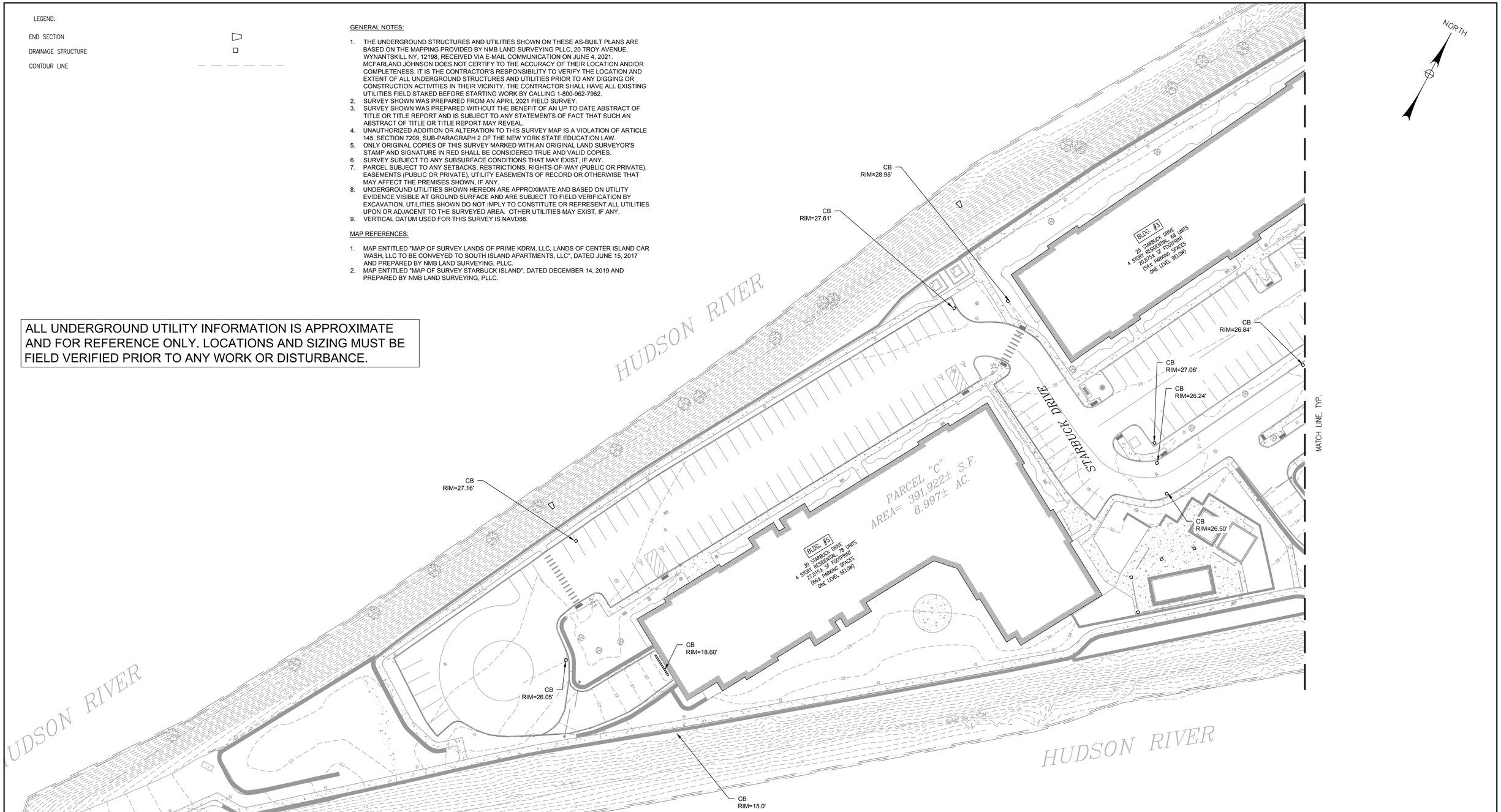
9. VERTICAL DATUM USED FOR THIS SURVEY IS NAVD88.

MAP REFERENCES:

1. MAP ENTITLED "MAP OF SURVEY LANDS OF PRIME KDRM, LLC, LANDS OF CENTER ISLAND CAR WASH, LLC TO BE CONVEYED TO SOUTH ISLAND APARTMENTS, LLC", DATED JUNE 15, 2017 AND PREPARED BY NMB LAND SURVEYING, PLLC.
2. MAP ENTITLED "MAP OF SURVEY STARBUCK ISLAND", DATED DECEMBER 14, 2019 AND PREPARED BY NMB LAND SURVEYING, PLLC.

ALL UNDERGROUND UTILITY INFORMATION IS APPROXIMATE AND FOR REFERENCE ONLY. LOCATIONS AND SIZING MUST BE FIELD VERIFIED PRIOR TO ANY WORK OR DISTURBANCE.



0 30 60 90 FT

SCALE

AS-BUILT PLAN

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECT DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

STATE OF NEW YORK · ADAM J FROSINO · 088870 · LICENSED PROFESSIONAL ENGINEER

REV	DATE	DESCRIPTION	BY
01	09/13/2021	AS-BUILT UPDATE	OMH

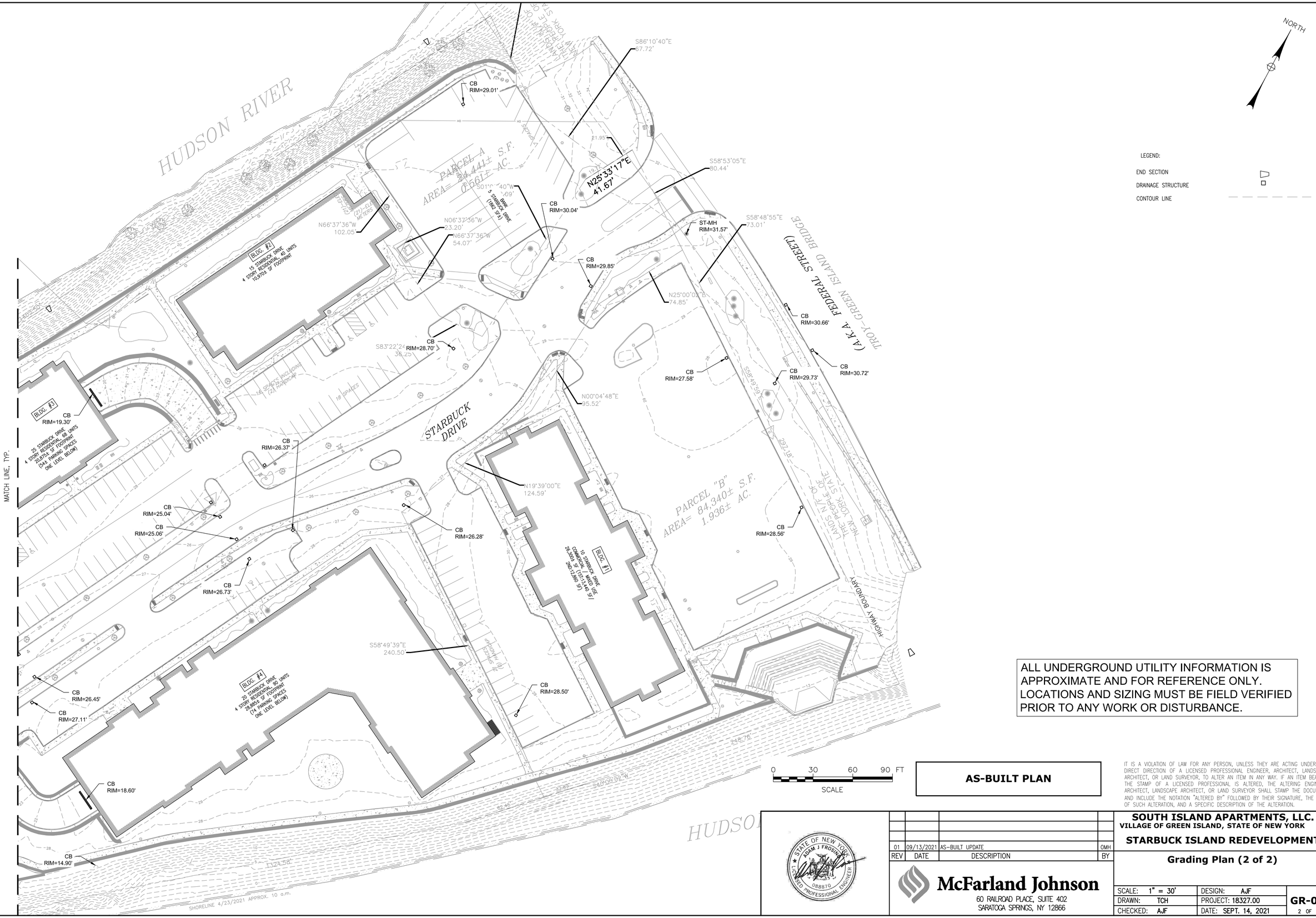
McFarland Johnson
60 RAILROAD PLACE, SUITE 402
SARATOGA SPRINGS, NY 12866

SOUTH ISLAND APARTMENTS, LLC.
VILLAGE OF GREEN ISLAND, STATE OF NEW YORK

STARBUCK ISLAND REDEVELOPMENT

Grading Plan (1 of 2)

SCALE: 1" = 30'	DESIGN: AJF	**GR-01**
DRAWN: TCH	PROJECT: 18327.00	1 OF 2
CHECKED: AJF	DATE: SEPT. 14, 2021	



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AS-BUILT PLAN

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STATE OF NEW YORK
ADAM J FROSINO
088870
LICENSED PROFESSIONAL ENGINEER

REV	DATE	DESCRIPTION	BY
01	09/13/2021	AS-BUILT UPDATE	OMH

McFarland Johnson
60 RAILROAD PLACE, SUITE 402
SARATOGA SPRINGS, NY 12866

SOUTH ISLAND APARTMENTS, LLC.
VILLAGE OF GREEN ISLAND, STATE OF NEW YORK
STARBUCK ISLAND REDEVELOPMENT
Grading Plan (2 of 2)

SCALE: 1" = 30'	DESIGN: AJF	**GR-02**
DRAWN: TCH	PROJECT: 18327.00	2 OF 2
CHECKED: AJF	DATE: SEPT. 14, 2021	

Attachment 5

Utility Drawing

envirospec ENGINEERING, PLLC

349 Northern Blvd. Suite 3 ▪ Albany, NY 12204 ▪ Phone: 518.453.2203 ▪ Fax: 518.453.2204

LEGEND:

LIGHT FIXTURE	
END SECTION	
UTILITY POLE	
UNDERGROUND ELEC & COMM.	UE&C
SANITARY SEWER PIPING	SA
WATERMAIN PIPING	W
DRAINAGE PIPE	ST
FIRE HYDRANT	
SANITARY SEWER MANHOLE	S
SANITARY SEWER CLEANOUT	
WATERMAIN GATE VALVE	
DRAINAGE STRUCTURE	
DRAINAGE END SECTION	
UNDERGROUND ELECTRIC TRANSFORMER PAD	T

GENERAL NOTES:

1. THE UNDERGROUND STRUCTURES AND UTILITIES SHOWN ON THESE AS-BUILT PLANS ARE BASED ON THE MAPPING PROVIDED BY NMB LAND SURVEYING PLLC, 20 TROY AVENUE, WYNANTSKILL NY, 12198, RECEIVED VIA E-MAIL COMMUNICATION ON JUNE 4, 2021. MCFARLAND JOHNSON DOES NOT CERTIFY TO THE ACCURACY OF THEIR LOCATION AND/OR COMPLETENESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND EXTENT OF ALL UNDERGROUND STRUCTURES AND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION ACTIVITIES IN THEIR VICINITY. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES FIELD STAKED BEFORE STARTING WORK BY CALLING 1-800-962-7962.
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9. VERTICAL DATUM USED FOR THIS SURVEY IS NAVD88.

MAP REFERENCES:

1. MAP ENTITLED "MAP OF SURVEY LANDS OF PRIME KDRM, LLC, LANDS OF CENTER ISLAND CAR WASH, LLC TO BE CONVEYED TO SOUTH ISLAND APARTMENTS, LLC", DATED JUNE 15, 2017 AND PREPARED BY NMB LAND SURVEYING, PLLC.
2. MAP ENTITLED "MAP OF SURVEY STARBUCK ISLAND", DATED DECEMBER 14, 2019 AND PREPARED BY NMB LAND SURVEYING, PLLC.

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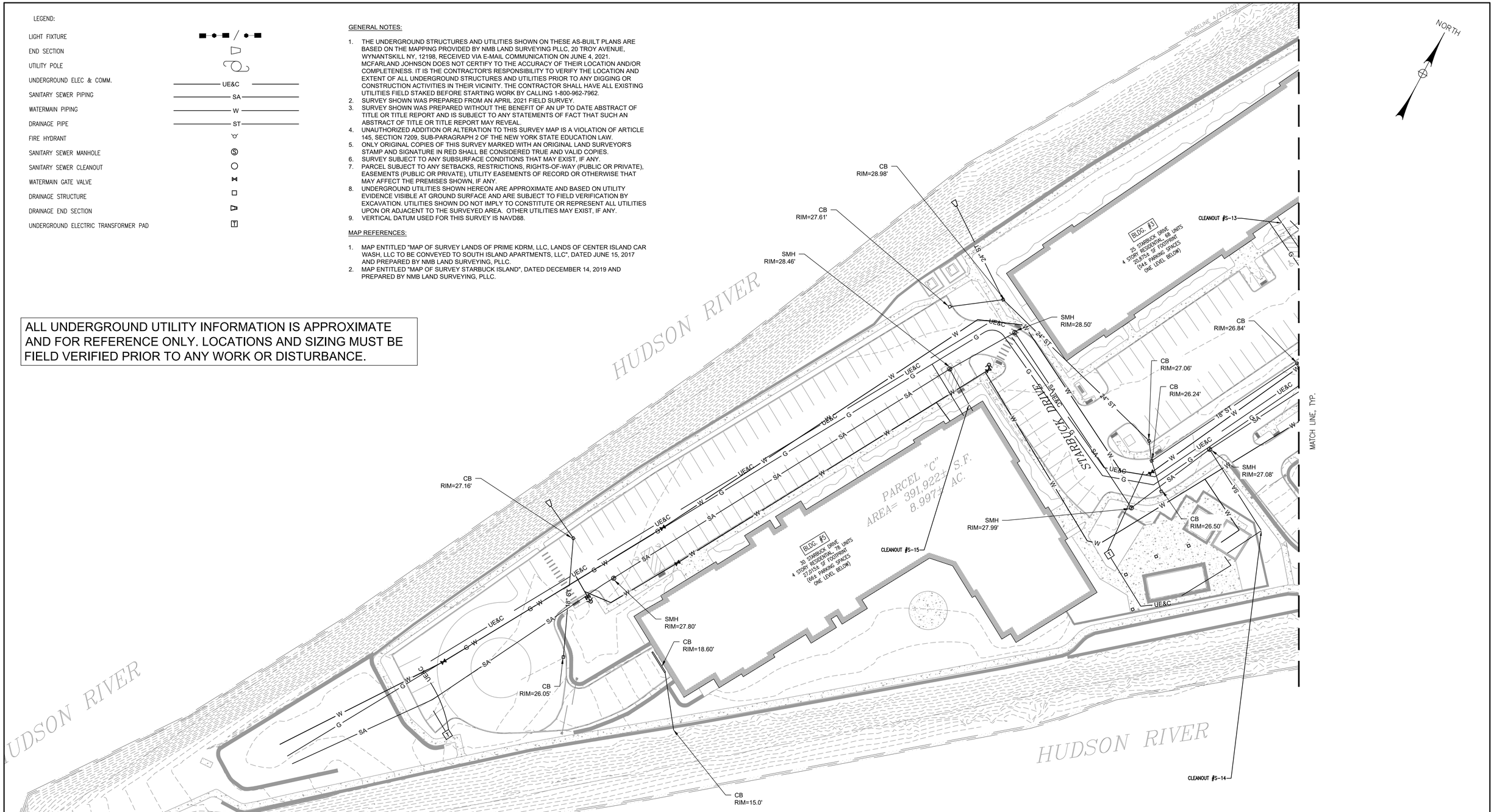

0 30 60 90 FT
SCALE

AS-BUILT PLAN

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STATE OF NEW YORK · ADAM J FROSINI · 088879 · LICENSED PROFESSIONAL ENGINEER

REV	DATE	DESCRIPTION	BY
01	09/01/2021	AS-BUILT UPDATE	OMH

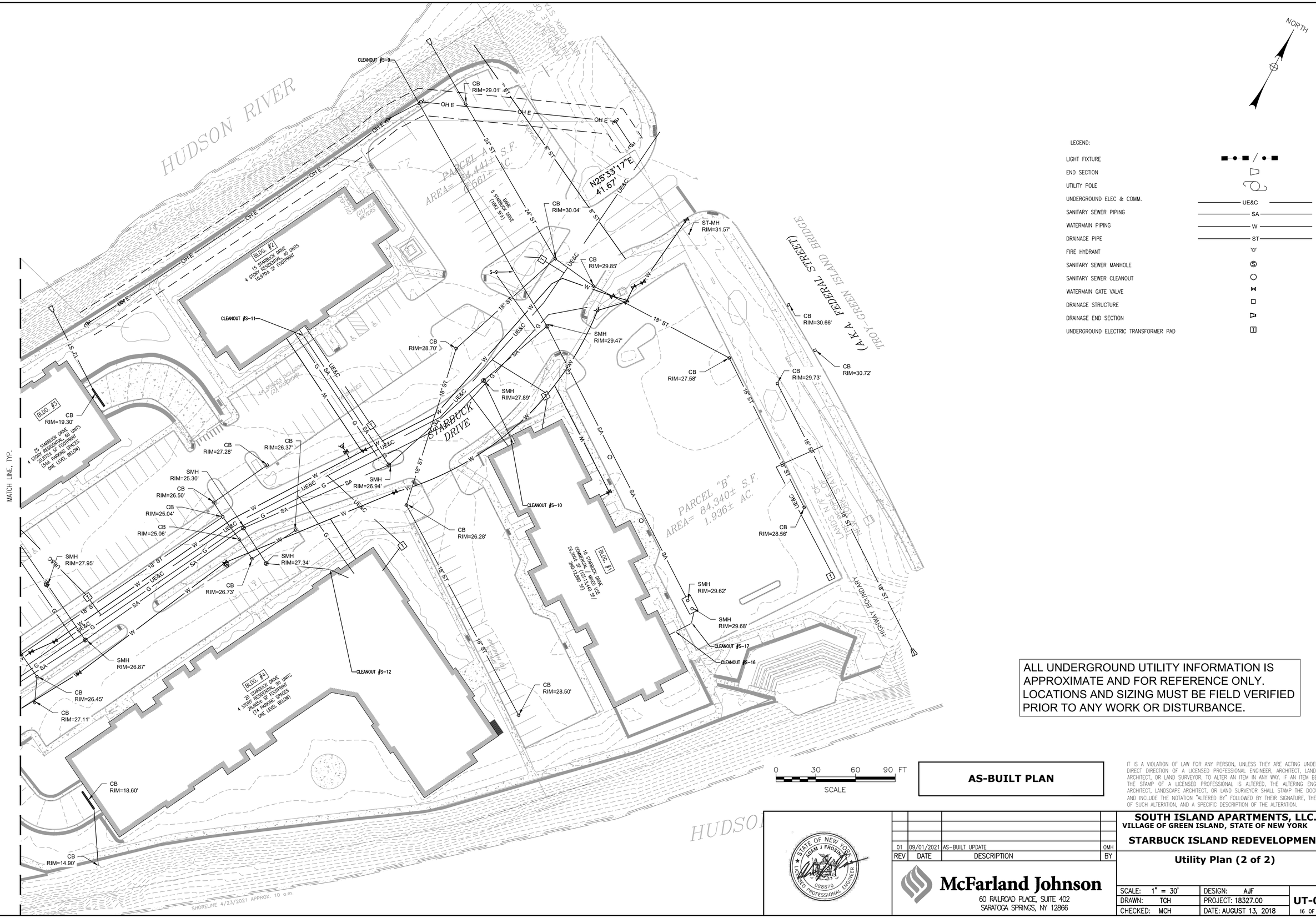
McFarland Johnson
60 RAILROAD PLACE, SUITE 402
SARATOGA SPRINGS, NY 12866

SOUTH ISLAND APARTMENTS, LLC.
VILLAGE OF GREEN ISLAND, STATE OF NEW YORK

STARBUCK ISLAND REDEVELOPMENT

Utility Plan (1 of 2)

SCALE: 1" = 30'	DESIGN: AJF	**UT-01**
DRAWN: TCH	PROJECT: 18327.00	15 OF 31
CHECKED: MCH	DATE: AUGUST 13, 2018	



ALL UNDERGROUND UTILITY INFORMATION IS APPROXIMATE AND FOR REFERENCE ONLY. LOCATIONS AND SIZING MUST BE FIELD VERIFIED PRIOR TO ANY WORK OR DISTURBANCE.

AS-BUILT PLAN

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STATE OF NEW YORK · ADAM J FROSINO · 088870 · LICENSED PROFESSIONAL ENGINEER

REV	DATE	DESCRIPTION	BY
01	09/01/2021	AS-BUILT UPDATE	OMH

McFarland Johnson
60 RAILROAD PLACE, SUITE 402
SARATOGA SPRINGS, NY 12866

SOUTH ISLAND APARTMENTS, LLC.
VILLAGE OF GREEN ISLAND, STATE OF NEW YORK

STARBUCK ISLAND REDEVELOPMENT

Utility Plan (2 of 2)

SCALE: 1" = 30'	DESIGN: AJF	**UT-02**
DRAWN: TCH	PROJECT: 18327.00	
CHECKED: MCH	DATE: AUGUST 13, 2018	16 OF 31

Attachment 6

Drainage Plan

envirospec ENGINEERING, PLLC
349 Northern Blvd. Suite 3 ▪ Albany, NY 12204 ▪ Phone: 518.453.2203 ▪ Fax: 518.453.2204

STORM SEWER STRUCTURE TABLE

STRUCTURE TABLE

STRUCTURE	RIM	INV(S) IN	INV OUT	TYPE	FRAME	NORTHING	EASTING
D-1	28.84			NYSDOT STRUCTURE TYPE S; ITEM 604.301911	NO. 11; ITEM 655.1111	7787.13	10098.64
D-2	28.73	23.11	23.00	48" DIAMETER MANHOLE; ITEM 604.4048	NO. 11; ITEM 655.1111	7852.29	9993.65
D-3	30.72			NYSDOT STRUCTURE TYPE S; ITEM 604.301911	NO. 11; ITEM 655.1111	7844.06	9874.38
D-4	30.73	20.74 20.74	20.64	60" DIAMETER MANHOLE; ITEM 604.4060	NO. 11; ITEM 655.1111	7847.51	9839.05
D-5	28.86			NYSDOT STRUCTURE TYPE S; ITEM 604.301911	NO. 11; ITEM 655.1111	7539.41	10001.72
D-7	29.00	21.68	21.58	NYSDOT STRUCTURE TYPE S; ITEM 604.301911	NO. 11; ITEM 655.1111	7748.69	9812.66
D-8	30.49	18.96	18.86	48" DIAMETER MANHOLE; ITEM 604.4048	NO. 11; ITEM 655.1111	7908.84	9720.46
D-9	20.74			24" DIAMETER PIPE OUTLET	N/A	7932.92	9674.55
D-10	27.68		20.35	NYSDOT STRUCTURE TYPE S; ITEM 604.301911	NO. 11; ITEM 655.1111	7598.49	9738.97
D-11	27.69	19.37	19.27	NYSDOT STRUCTURE TYPE S; ITEM 604.301911	NO. 11; ITEM 655.1111	7553.48	9719.64
D-12	25.79	21.86 19.15	19.05	NYSDOT STRUCTURE TYPE S; ITEM 604.301911	NO. 11; ITEM 655.1111	7548.60	9730.99
D-13	25.77		21.97	NYSDOT STRUCTURE TYPE S; ITEM 604.301911	NO. 11; ITEM 655.1111	7539.86	9751.19
D-13 (1)	25.77			NYSDOT STRUCTURE TYPE S; ITEM 604.301911	NO. 11; ITEM 655.1111	7531.38	9766.84
D-13 (2)	25.77			NYSDOT STRUCTURE TYPE S; ITEM 604.301911	NO. 11; ITEM 655.1111	7568.92	9783.02
D-13 (2) (1)	25.77			NYSDOT STRUCTURE TYPE S; ITEM 604.301911	NO. 11; ITEM 655.1111	7628.79	9844.67
D-14	27.26	18.13 18.13	18.03	NYSDOT STRUCTURE TYPE S; ITEM 604.301911	NO. 11; ITEM 655.1111	7378.79	9657.62
D-15	27.26	18.44	18.34	NYSDOT STRUCTURE TYPE S; ITEM 604.301911	NO. 11; ITEM 655.1111	7370.30	9677.28
D-16	26.93			NYSDOT STRUCTURE TYPE S; ITEM 604.301911	NO. 11; ITEM 655.1111	7354.22	9683.66
D-17	27.96	17.27	17.17	48" DIAMETER MANHOLE; ITEM 604.4048	NO. 11; ITEM 655.1111	7278.76	9600.69
D-18	27.26	17.43 17.43	17.33	72" DIAMETER MANHOLE: ITEM 604.4072	NO. 11: ITEM 655.1111	7269.75	9609.48
D-19	27.26			NYSDOT STRUCTURE TYPE S; ITEM 604.301911	NO. 11; ITEM 655.1111	7254.78	9625.82
D-20	27.83		18.43	NYSDOT STRUCTURE TYPE S; ITEM 604.301911	NO. 11; ITEM 655.1111	7283.85	9434.38
D-21	14.15	11.91		24" CMP RECTANGULAR END SECTION	N/A	7345.54	9402.19
D-22	27.02		20.00	NYSDOT STRUCTURE TYPE S; ITEM 604.301911	NO. 11; ITEM 655.1111	6939.69	9339.30
D-23	27.20			NYSDOT STRUCTURE TYPE S; ITEM 604.301911	NO. 11; ITEM 655.1111	7011.68	9299.02
D-24	18.72	15.30		18" CMP RECTANGULAR END SECTION	N/A	7021.95	9276.77
D-25	19.56			2' X 16' TRENCH DRAIN	???	6965.59	9408.01
D-27	19.56			2' X 16' TRENCH DRAIN	???	7310.23	9771.40
D-29	19.56		18.40	2' X 16' TRENCH DRAIN	???	7578.26	9593.12
D-30	15.89	14.70		12" CMP RECTANGULAR END SECTION	N/A	7610.46	9540.25
D-31	29.57	16.48 16.48	16.38	72" DIAMETER MANHOLE: ITEM 604.4072	NO. 11: ITEM 655.1111	7307.65	9463.87
D-32	30.56		25.50	48" DIAMETER MANHOLE; ITEM 604.4048	NO. 11; ITEM 655.1111	7857.30	10031.75

STORM SEWER PIPE TABLE

PIPE TABLE

NAME	SIZE	LENGTH	SLOPE	MATERIAL	FROM STRC	TO STRC
P-1	18"	121.29'	0.67%	SICPP		D-2
P-2	18"	117.49'	1.31%	SICPP	D-2	
P-3	18"	34.64'	1.81%	SICPP		D-4
P-4	12"	178.04'	0.57%	SICPP		
P-5	18"	124.12'	1.00%	SICPP		D-7
P-6	18"	102.29'	0.83%	SICPP	D-7	D-4
P-7	24"	133.51'	1.26%	SICPP	D-4	D-8
P-8	24"	52.06'	0.68%	SICPP	D-8	
P-9	12"	48.98'	2.00%	SICPP	D-10	D-11
P-10	12"	12.36'	1.00%	SICPP	D-11	D-12
P-11	12"	22.00'	0.50%	SICPP	D-13	D-12
P-11 (1)	12"	15.07'	0.73%	SICPP		
P-11 (2)	12"	36.86'	0.30%	SICPP		
P-12	24"	184.98'	0.50%	SICPP	D-12	D-14
P-13	12"	21.42'	1.00%	SICPP	D-15	D-14
P-14	12"	17.99'	1.00%	SICPP		D-15
P-15	24"	119.19'	0.50%	SICPP	D-14	D-18
P-16	12"	21.88'	1.97%	SICPP		D-18
P-17	24"	12.59'	0.50%	SICPP	D-18	D-17
P-18	24"	139.83'	0.49%	SICPP	D-17	D-31
P-19	24"	72.39'	6.17%	SICPP	D-31	D-21
P-20	18"	79.90'	2.75%	SICPP	D-22	
P-21	18"	26.31'	9.13%	SICPP		D-24
P-22	12"	39.75'	7.30%	SICPP		
P-23	12"	42.22'	6.87%	SICPP		
P-24	12"	61.91'	5.98%	SICPP	D-29	D-30
P-25	12"	37.89'	5.15%	SICPP	D-20	D-31
P-26	18"	225.35'	2.00%	SICPP	D-32	D-33

GENERAL NOTES:

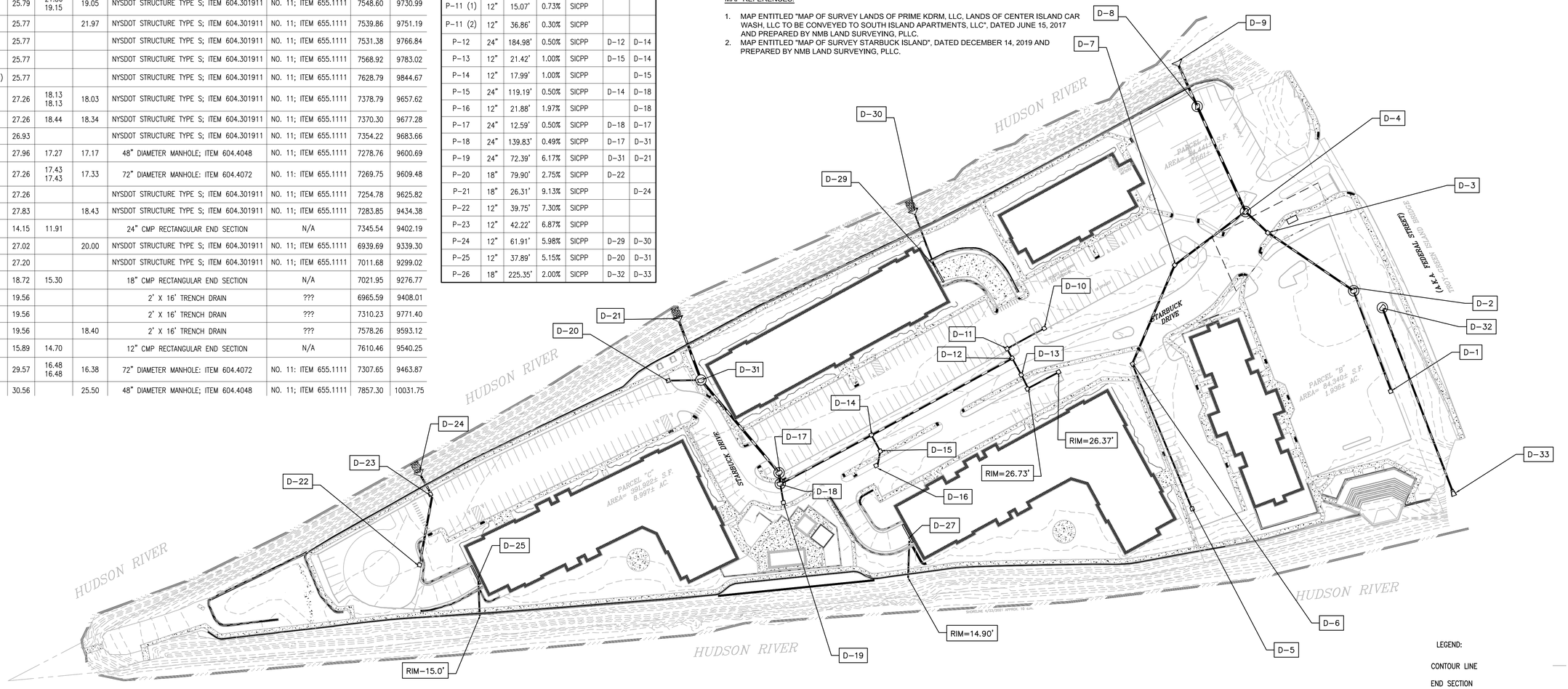
1. THE UNDERGROUND STRUCTURES AND UTILITIES SHOWN ON THESE AS-BUILT PLANS ARE BASED ON THE MAPPING PROVIDED BY NMB LAND SURVEYING PLLC, 20 TROY AVENUE, WYNANTSKILL NY, 12198, RECEIVED VIA E-MAIL COMMUNICATION ON JUNE 4, 2021. MCFARLAND JOHNSON DOES NOT CERTIFY TO THE ACCURACY OF THEIR LOCATION AND/OR COMPLETENESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND EXTENT OF ALL UNDERGROUND STRUCTURES AND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION ACTIVITIES IN THEIR VICINITY. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES FIELD STAKED BEFORE STARTING WORK BY CALLING 1-800-962-7962.
2. SURVEY SHOWN WAS PREPARED FROM AN APRIL 2021 FIELD SURVEY.
3. SURVEY SHOWN WAS PREPARED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE OR TITLE REPORT AND IS SUBJECT TO ANY STATEMENTS OF FACT THAT SUCH AN ABSTRACT OF TITLE OR TITLE REPORT MAY REVEAL.
4. UNAUTHORIZED ADDITION OR ALTERATION TO THIS SURVEY MAP IS A VIOLATION OF ARTICLE 145, SECTION 7209, SUB-PARAGRAPH 2 OF THE NEW YORK STATE EDUCATION LAW.
5. ONLY ORIGINAL COPIES OF THIS SURVEY MARKED WITH AN ORIGINAL LAND SURVEYOR'S STAMP AND SIGNATURE IN RED SHALL BE CONSIDERED TRUE AND VALID COPIES.
6. SURVEY SUBJECT TO ANY SUBSURFACE CONDITIONS THAT MAY EXIST, IF ANY.
7. PARCEL SUBJECT TO ANY SETBACKS, RESTRICTIONS, RIGHTS-OF-WAY (PUBLIC OR PRIVATE), EASEMENTS (PUBLIC OR PRIVATE), UTILITY EASEMENTS OF RECORD OR OTHERWISE THAT MAY AFFECT THE PREMISES SHOWN, IF ANY.
8. UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION. UTILITIES SHOWN DO NOT IMPLY TO CONSTITUTE OR REPRESENT ALL UTILITIES UPON OR ADJACENT TO THE SURVEYED AREA. OTHER UTILITIES MAY EXIST, IF ANY.
9. VERTICAL DATUM USED FOR THIS SURVEY IS NAVD88.

MAP REFERENCES:

1. MAP ENTITLED "MAP OF SURVEY LANDS OF PRIME KDRM, LLC, LANDS OF CENTER ISLAND CAR WASH, LLC TO BE CONVEYED TO SOUTH ISLAND APARTMENTS, LLC", DATED JUNE 15, 2017 AND PREPARED BY NMB LAND SURVEYING, PLLC.
2. MAP ENTITLED "MAP OF SURVEY STARBUCK ISLAND", DATED DECEMBER 14, 2019 AND PREPARED BY NMB LAND SURVEYING, PLLC.

NORTH

ALL UNDERGROUND UTILITY INFORMATION IS APPROXIMATE AND FOR REFERENCE ONLY. LOCATIONS AND SIZING MUST BE FIELD VERIFIED PRIOR TO ANY WORK OR DISTURBANCE.



LEGEND:

CONTOUR LINE

END SECTION

DRAINAGE PIPE

DRAINAGE STRUCTURE

0 60 120 180 FT

SCALE

AS-BUILT PLAN

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECT DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

STATE OF NEW YORK · ADAM J FROSINA · 088870 · LICENSED PROFESSIONAL ENGINEER

REV	DATE	DESCRIPTION	BY
2	9/13/21	AS-BUILT UPDATE	OMH
1	2/8/19	WATER VAULT & NYSDOT DRAINAGE	LDW

McFarland Johnson
60 RAILROAD PLACE, SUITE 402
SARATOGA SPRINGS, NY 12866

SOUTH ISLAND APARTMENTS, LLC.
VILLAGE OF GREEN ISLAND, STATE OF NEW YORK

STARBUCK ISLAND REDEVELOPMENT

Drainage Plan

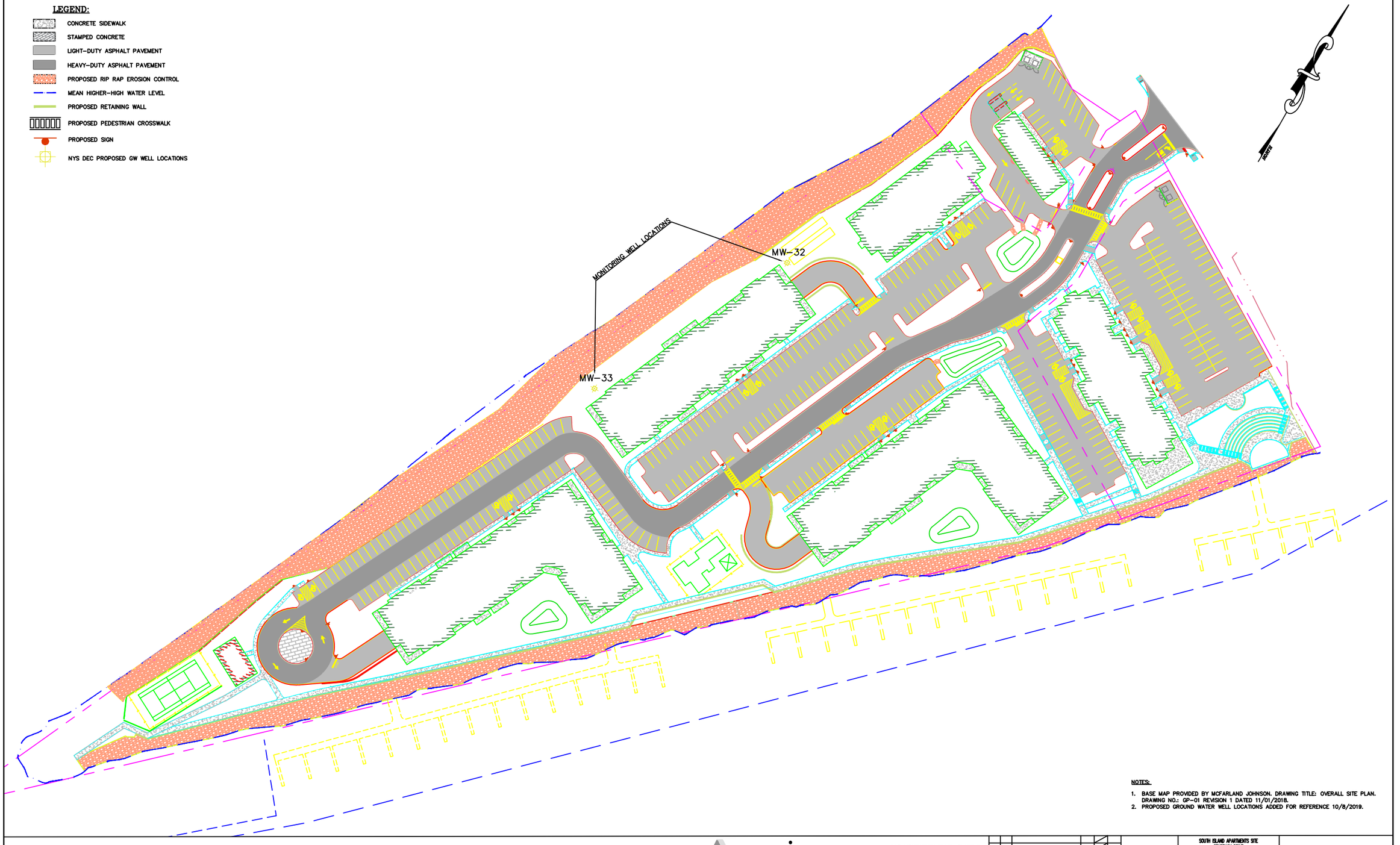
SCALE: 1" = 60'	DESIGN: TCH	DR-01
DRAWN: TCH	PROJECT: 18327.00	1 OF 1
CHECKED: AJF	DATE: SEPT. 14, 2021	

Attachment 7

Monitoring Well Locations

LEGEND:

- CONCRETE SIDEWALK
- STAMPED CONCRETE
- LIGHT-DUTY ASPHALT PAVEMENT
- HEAVY-DUTY ASPHALT PAVEMENT
- PROPOSED RIP RAP EROSION CONTROL
- MEAN HIGHER-HIGH WATER LEVEL
- PROPOSED RETAINING WALL
- PROPOSED PEDESTRIAN CROSSWALK
- PROPOSED SIGN
- NYS DEC PROPOSED GW WELL LOCATIONS



NOTES:

1. BASE MAP PROVIDED BY MCFARLAND JOHNSON. DRAWING TITLE: OVERALL SITE PLAN. DRAWING NO.: GP-01 REVISION 1 DATED 11/01/2018.
2. PROPOSED GROUND WATER WELL LOCATIONS ADDED FOR REFERENCE 10/8/2019.

ENVIROSPEC PROJECT #E17-1600

envirospec ENGINEERING, PLLC

349 NORTHERN BLVD. SUITE 3
ALBANY, NY 12204-1032
P:518.453.2203
F:518.453.2204

W.O. No.	REVISION	DATE	APR.
1	WELL LABELS ADDED	11/18	RF

DRAWING STATUS: FOR REFERENCE ONLY

SOUTH ISLAND APARTMENTS SITE
STARBUCK DRIVE
TOWN OF GREEN ISLAND, ALBANY COUNTY, NEW YORK

Well Locations

SCALE: NTS | DRAWING NO.: D-1 | SHEET: 1 | NO. OF SHEETS: 1

APPENDIX B

Attachment 1	**Building 10 Soil Vapor Results**
Attachment 2	**Annual Inspection Report**
Attachment 3	**Manometer Readings**
Attachment 4	**MW-3 & MW-33 Well Gauging**

Attachment 1

Building 10 Soil Vapor Results

South Island Apartments, Site C401074
Building 10 Sampling Results

Sample ID	OA-01		OA-02		BLANK		IA-01 (DUP)				DUP (IA-01)				SS-01			
	5/21/2021		2/24/2022		5/21/2021		5/21/2021		2/24/2022		5/21/2021		2/24/2022		5/21/2021		2/24/2022	
Analyses	Results ($\mu g/m^3$)	Detection Limit ($\mu g/m^3$)	Results ($\mu g/m^3$)	Detection Limit ($\mu g/m^3$)	Results ($\mu g/m^3$)	Detection Limit ($\mu g/m^3$)	Results ($\mu g/m^3$)	Detection Limit ($\mu g/m^3$)	Results ($\mu g/m^3$)	Detection Limit ($\mu g/m^3$)	Results ($\mu g/m^3$)	Detection Limit ($\mu g/m^3$)	Results ($\mu g/m^3$)	Detection Limit ($\mu g/m^3$)	Results ($\mu g/m^3$)	Detection Limit ($\mu g/m^3$)	Results ($\mu g/m^3$)	Detection Limit ($\mu g/m^3$)
1,1,1-Trichloroethane	ND	0.82	ND	0.82	ND	0.82	ND	0.82	ND	0.82	ND	0.82	ND	0.82	ND	0.82	ND	0.82
1,1,2,2-Tetrachloroethane	ND	1	ND	1	ND	1	ND	1	ND	1	ND	1	ND	1	ND	1	ND	1
1,1,2-Trichloroethane	ND	0.82	ND	0.82	ND	0.82	ND	0.82	ND	0.82	ND	0.82	ND	0.82	ND	0.82	ND	0.82
1,1-Dichloroethane	ND	0.61	ND	0.61	ND	0.61	ND	0.61	ND	0.61	ND	0.61	ND	0.61	ND	0.61	ND	0.61
1,1-Dichloroethene	ND	0.16	ND	0.16	ND	0.16	ND	0.16	ND	0.16	ND	0.16	ND	0.16	ND	0.59	ND	0.59
1,2,4-Trichlorobenzene	ND	1.1	ND	1.1	ND	1.1	ND	1.1	ND	1.1	ND	1.1	ND	1.1	ND	1.1	ND	1.1
1,2,4-Trimethylbenzene	0.54	0.74	ND	0.74	ND	0.74	0.93	0.74	ND	0.74	0.79	0.74	ND	0.74	ND	0.74	0.54	0.74
1,2-Dibromoethane	ND	1.2	ND	1.2	ND	1.2	ND	1.2	ND	1.2	ND	1.2	ND	1.2	ND	1.2	ND	1.2
1,2-Dichlorobenzene	ND	0.9	ND	0.9	ND	0.9	ND	0.9	ND	0.9	ND	0.9	ND	0.9	ND	0.9	ND	0.9
1,2-Dichloroethane	ND	0.61	ND	0.61	ND	0.61	ND	0.61	ND	0.61	ND	0.61	ND	0.61	ND	0.61	ND	0.61
1,2-Dichloropropane	ND	0.69	ND	0.69	ND	0.69	ND	0.69	ND	0.69	ND	0.69	ND	0.69	ND	0.69	ND	0.69
1,3,5-Trimethylbenzene	ND	0.74	ND	0.74	ND	0.74	ND	0.74	ND	0.74	ND	0.74	ND	0.74	ND	0.74	ND	0.74
1,3-butadiene	ND	0.33	ND	0.33	ND	0.33	ND	0.33	ND	0.33	ND	0.33	ND	0.33	ND	0.33	ND	0.33
1,3-Dichlorobenzene	ND	0.9	ND	0.9	ND	0.9	ND	0.9	ND	0.9	ND	0.9	ND	0.9	ND	0.9	ND	0.9
1,4-Dichlorobenzene	ND	0.9	ND	0.9	ND	0.9	ND	0.9	ND	0.9	ND	0.9	ND	0.9	ND	0.9	ND	0.9
1,4-Dioxane	ND	1.1	ND	1.1	ND	1.1	ND	1.1	ND	1.1	ND	1.1	ND	1.1	ND	1.1	ND	1.1
2,2,4-trimethylpentane	ND	0.7	ND	0.7	ND	0.7	ND	0.7	ND	0.7	ND	0.7	ND	0.7	ND	0.7	ND	0.7
4-ethyltoluene	ND	0.74	ND	0.74	ND	0.74	ND	0.74	ND	0.74	ND	0.74	ND	0.74	ND	0.74	ND	0.74
Acetone	24	7.1	17	7.1	ND	0.71	36	7.1	38	7.1	23	7.1	47	7.1	39	28	81	13
Allyl chloride	ND	0.47	ND	0.47	ND	0.47	ND	0.47	ND	0.47	ND	0.47	ND	0.47	ND	0.47	ND	0.47
Benzene	0.42	0.48	0.48	0.48	ND	0.48	0.48	0.48	0.48	0.48	0.45	0.48	0.51	0.48	0.35	0.48	0.35	0.48
Benzyl chloride	ND	0.86	ND	0.86	ND	0.86	ND	0.86	ND	0.86	ND	0.86	ND	0.86	ND	0.86	ND	0.86
Bromodichloromethane	ND	1	ND	1	ND	1	ND	1	ND	1	ND	1	ND	1	ND	1	ND	1
Bromofluorobenzene	NA	NA	ND	0	NA	NA	NA	NA	ND	0	NA	NA	ND	0	NA	NA	ND	0
Bromoform	ND	1.6	ND	1.6	ND	1.6	ND	1.6	ND	1.6	ND	1.6	ND	1.6	ND	1.6	ND	1.6
Bromomethane	ND	0.58	ND	0.58	ND	0.58	ND	0.58	ND	0.58	ND	0.58	ND	0.58	ND	0.58	ND	0.58
Carbon disulfide	0.47	0.47	ND	0.47	ND	0.47	0.75	0.47	ND	0.47	0.72	0.47	0.4	0.47	1.6	0.47	0.62	0.47
Carbon tetrachloride	0.5	0.19	0.38	0.19	ND	0.19	0.5	0.19	0.44	0.19	0.38	0.19	0.38	0.19	ND	0.94	ND	0.94
Chlorobenzene	ND	0.69	ND	0.69	ND	0.69	ND	0.69	ND	0.69	ND	0.69	ND	0.69	ND	0.69	ND	0.69
Chloroethane	ND	0.4	ND	0.4	ND	0.4	ND	0.4	ND	0.4	ND	0.4	ND	0.4	ND	0.4	ND	0.4

South Island Apartments, Site C401074
Building 10 Sampling Results

Sample ID	OA-01		OA-02		BLANK		IA-01 (DUP)				DUP (IA-01)				SS-01			
	5/21/2021		2/24/2022		5/21/2021		5/21/2021		2/24/2022		5/21/2021		2/24/2022		5/21/2021		2/24/2022	
Analyses	Results (µg/m^3)	Detection Limit (µg/m^3)	Results (µg/m^3)	Detection Limit (µg/m^3)	Results (µg/m^3)	Detection Limit (µg/m^3)	Results (µg/m^3)	Detection Limit (µg/m^3)	Results (µg/m^3)	Detection Limit (µg/m^3)	Results (µg/m^3)	Detection Limit (µg/m^3)	Results (µg/m^3)	Detection Limit (µg/m^3)	Results (µg/m^3)	Detection Limit (µg/m^3)	Results (µg/m^3)	Detection Limit (µg/m^3)
Chloroform	ND	0.73	ND	0.73	ND	0.73	ND	0.73	ND	0.73	ND	0.73	ND	0.73	ND	0.73	ND	0.73
Chloromethane	0.93	0.31	0.78	0.31	ND	0.31	0.99	0.31	0.93	0.31	1	0.31	0.99	0.31	ND	0.31	0.47	0.31
cis-1,2-Dichloroethene	ND	0.16	ND	0.16	ND	0.16	0.32	0.16	ND	0.16	ND	0.16	ND	0.16	ND	0.59	ND	0.59
cis-1,3-Dichloropropene	ND	0.68	ND	0.68	ND	0.68	ND	0.68	ND	0.68	ND	0.68	ND	0.68	ND	0.68	ND	0.68
Cyclohexane	ND	0.52	ND	0.52	ND	0.52	ND	0.52	ND	0.52	ND	0.52	ND	0.52	ND	0.52	ND	0.52
Dibromochloromethane	ND	1.3	ND	1.3	ND	1.3	ND	1.3	ND	1.3	ND	1.3	ND	1.3	ND	1.3	ND	1.3
Ethyl acetate	0.65	0.54	ND	0.54	ND	0.54	0.58	0.54	ND	0.54	ND	0.54	ND	0.54	0.76	0.54	2.1	0.54
Ethylbenzene	ND	0.65	ND	0.65	ND	0.65	1.1	0.65	6.2	0.65	1	0.65	6.4	0.65	ND	0.65	1.8	0.65
Freon 11	1.3	0.84	1.1	0.84	ND	0.84	1.5	0.84	1.1	0.84	1.2	0.84	1.2	0.84	1.2	0.84	1.1	0.84
Freon 113	ND	1.1	ND	1.1	ND	1.1	ND	1.1	ND	1.1	ND	1.1	ND	1.1	ND	1.1	ND	1.1
Freon 114	ND	1	ND	1	ND	1	ND	1	ND	1	ND	1	ND	1	ND	1	ND	1
Freon 12	2.7	0.74	2.1	0.74	ND	0.74	2.6	0.74	2.1	0.74	2.5	0.74	2.1	0.74	2.6	0.74	2	0.74
Heptane	0.74	0.61	ND	0.61	ND	0.61	85	25	0.49	0.61	120	25	0.9	0.61	1.7	0.61	ND	0.61
Hexachloro-1,3-butadiene	ND	1.6	ND	1.6	ND	1.6	ND	1.6	ND	1.6	ND	1.6	ND	1.6	ND	1.6	ND	1.6
Hexane	0.49	0.53	ND	0.53	ND	0.53	ND	0.53	ND	0.53	ND	0.53	ND	0.53	ND	0.53	ND	0.53
Isopropyl alcohol	3.1	0.37	0.74	0.37	ND	0.37	6.1	0.37	57	3.7	3.4	0.37	46	3.7	12	3.7	37	3.4
m&p-Xylene	ND	1.3	ND	1.3	ND	1.3	3.3	1.3	15	13	3.2	1.3	16	13	0.69	1.3	8.1	1.3
Methyl Butyl Ketone	ND	1.2	ND	1.2	ND	1.2	ND	1.2	ND	1.2	ND	1.2	ND	1.2	ND	1.2	ND	1.2
Methyl Ethyl Ketone	1.7	0.88	0.44	0.88	ND	0.88	6.5	8.8	3	0.88	6.5	8.8	3.3	0.88	7.1	8.8	13	8
Methyl Isobutyl Ketone	ND	1.2	ND	1.2	ND	1.2	1.3	1.2	ND	1.2	1.5	1.2	ND	1.2	ND	1.2	0.9	1.2
Methyl tert-butyl ether	ND	0.54	ND	0.54	ND	0.54	ND	0.54	ND	0.54	ND	0.54	ND	0.54	ND	0.54	ND	0.54
Methylene chloride	3.7	0.52	0.83	0.52	ND	0.52	9.4	0.52	1.4	0.52	12	5.2	1.5	0.52	69	21	1.9	0.52
o-Xylene	ND	0.65	ND	0.65	ND	0.65	1.4	0.65	4.9	0.65	1.3	0.65	5	0.65	ND	0.65	2.1	0.65
Propylene	ND	0.26	ND	0.26	ND	0.26	ND	0.26	ND	0.26	ND	0.26	ND	0.26	ND	0.26	ND	0.26
Styrene	ND	0.64	ND	0.64	ND	0.64	0.89	0.64	ND	0.64	0.77	0.64	ND	0.64	ND	0.64	1.3	0.64
Tetrachloroethylene	ND	1	ND	1	ND	1	ND	1	ND	1	ND	1	ND	1	ND	1	ND	1
Tetrahydrofuran	ND	0.44	ND	0.44	ND	0.44	6.5	4.4	1.8	0.44	6.8	4.4	1.8	0.44	20	4.4	8	4.1
Toluene	1	0.57	0.45	0.57	ND	0.57	5.2	0.57	0.98	0.57	5	0.57	1.7	0.57	2	0.57	1.4	0.57
trans-1,2-Dichloroethene	ND	0.59	ND	0.59	ND	0.59	98	24	13	5.9	100	24	13	5.9	100	24	3.7	0.59
trans-1,3-Dichloropropene	ND	0.68	ND	0.68	ND	0.68	ND	0.68	ND	0.68	ND	0.68	ND	0.68	ND	0.68	ND	0.68
Trichloroethene	0.54	0.16	ND	0.16	ND	0.16	0.27	0.16	ND	0.16	0.21	0.16	ND	0.16	ND	0.81	ND	0.81
Vinyl acetate	ND	0.53	ND	0.53	ND	0.53	ND	0.53	ND	0.53	ND	0.53	ND	0.53	ND	0.53	ND	0.53
Vinyl Bromide	ND	0.66	ND	0.66	ND	0.66	ND	0.66	ND	0.66	ND	0.66	ND	0.66	ND	0.66	ND	0.66
Vinyl chloride	ND	0.1	ND	0.1	ND	0.1	ND	0.1	ND	0.1	ND	0.1	ND	0.1	ND	0.38	ND	0.38

NA = Constiuent not analyzed
ND = Not detected

South Island Apartments, Site C401074
Building 10 Sampling Results

Sample ID	IA-02				SS-02				IA-03		SS-03		IA-04		SS-04	
	5/21/2021		2/24/2022		5/21/2021		2/24/2022		2/24/2022		2/24/2022		2/24/2022		2/24/2022	
Analyses	Results ($\mu g/m^3$)	Detection Limit ($\mu g/m^3$)	Results ($\mu g/m^3$)	Detection Limit ($\mu g/m^3$)	Results ($\mu g/m^3$)	Detection Limit ($\mu g/m^3$)	Results ($\mu g/m^3$)	Detection Limit ($\mu g/m^3$)	Results ($\mu g/m^3$)	Detection Limit ($\mu g/m^3$)	Results ($\mu g/m^3$)	Detection Limit ($\mu g/m^3$)	Results ($\mu g/m^3$)	Detection Limit ($\mu g/m^3$)	Results ($\mu g/m^3$)	Detection Limit ($\mu g/m^3$)
1,1,1-Trichloroethane	ND	0.82	ND	0.82	ND	0.82	ND	0.82	ND	0.82	ND	0.82	ND	0.82	ND	0.82
1,1,2,2-Tetrachloroethane	ND	1	ND	1	ND	1	ND	1	ND	1	ND	1	ND	1	ND	1
1,1,2-Trichloroethane	ND	0.82	ND	0.82	ND	0.82	ND	0.82	ND	0.82	ND	0.82	ND	0.82	ND	0.82
1,1-Dichloroethane	ND	0.61	ND	0.61	ND	0.61	ND	0.61	ND	0.61	ND	0.61	ND	0.61	ND	0.61
1,1-Dichloroethene	ND	0.16	ND	0.16	ND	0.59	ND	0.59	ND	0.16	ND	0.59	ND	0.16	ND	0.59
1,2,4-Trichlorobenzene	ND	1.1	ND	1.1	ND	1.1	ND	1.1	ND	1.1	ND	1.1	ND	1.1	ND	1.1
1,2,4-Trimethylbenzene	0.93	0.74	ND	0.74	ND	0.74	ND	0.74	1.2	0.74	ND	0.74	1.4	0.74	ND	0.74
1,2-Dibromoethane	ND	1.2	ND	1.2	ND	1.2	ND	1.2	ND	1.2	ND	1.2	ND	1.2	ND	1.2
1,2-Dichlorobenzene	ND	0.9	ND	0.9	ND	0.9	ND	0.9	ND	0.9	ND	0.9	ND	0.9	ND	0.9
1,2-Dichloroethane	ND	0.61	ND	0.61	ND	0.61	ND	0.61	ND	0.61	ND	0.61	ND	0.61	ND	0.61
1,2-Dichloropropane	ND	0.69	ND	0.69	ND	0.69	ND	0.69	ND	0.69	ND	0.69	ND	0.69	ND	0.69
1,3,5-Trimethylbenzene	ND	0.74	ND	0.74	ND	0.74	ND	0.74	ND	0.74	ND	0.74	ND	0.74	ND	0.74
1,3-butadiene	ND	0.33	ND	0.33	ND	0.33	ND	0.33	ND	0.33	ND	0.33	ND	0.33	ND	0.33
1,3-Dichlorobenzene	ND	0.9	ND	0.9	ND	0.9	ND	0.9	ND	0.9	ND	0.9	ND	0.9	ND	0.9
1,4-Dichlorobenzene	ND	0.9	ND	0.9	ND	0.9	ND	0.9	1.3	0.9	ND	0.9	ND	0.9	ND	0.9
1,4-Dioxane	ND	1.1	ND	1.1	ND	1.1	ND	1.1	ND	1.1	ND	1.1	ND	1.1	ND	1.1
2,2,4-trimethylpentane	ND	0.7	ND	0.7	ND	0.7	ND	0.7	ND	0.7	ND	0.7	ND	0.7	ND	0.7
4-ethyltoluene	ND	0.74	ND	0.74	ND	0.74	ND	0.74	ND	0.74	ND	0.74	ND	0.74	ND	0.74
Acetone	17	7.1	19	7.1	51	28	45	28	250	64	500	130	210	28	44	28
Allyl chloride	ND	0.47	ND	0.47	ND	0.47	ND	0.47	ND	0.47	ND	0.47	ND	0.47	ND	0.47
Benzene	0.45	0.48	0.57	0.48	0.61	0.48	0.67	0.48	0.61	0.48	0.61	0.48	0.57	0.48	0.45	0.48
Benzyl chloride	ND	0.86	ND	0.86	ND	0.86	ND	0.86	ND	0.86	ND	0.86	ND	0.86	ND	0.86
Bromodichloromethane	ND	1	ND	1	ND	1	ND	1	ND	1	ND	1	ND	1	ND	1
Bromofluorobenzene	NA	NA	ND	0	NA	NA	ND	0	ND	0	ND	0	ND	0	ND	0
Bromoform	ND	1.6	ND	1.6	ND	1.6	ND	1.6	ND	1.6	ND	1.6	ND	1.6	ND	1.6
Bromomethane	ND	0.58	ND	0.58	ND	0.58	ND	0.58	ND	0.58	ND	0.58	ND	0.58	ND	0.58
Carbon disulfide	0.62	0.47	ND	0.47	2.2	0.47	0.44	0.47	ND	0.47	ND	0.47	0.47	0.47	0.56	0.47
Carbon tetrachloride	0.5	0.19	0.38	0.19	ND	0.94	ND	0.94	0.38	0.19	ND	0.94	0.38	0.19	ND	0.94
Chlorobenzene	ND	0.69	ND	0.69	ND	0.69	ND	0.69	ND	0.69	ND	0.69	ND	0.69	ND	0.69
Chloroethane	ND	0.4	ND	0.4	ND	0.4	ND	0.4	ND	0.4	ND	0.4	ND	0.4	ND	0.4

South Island Apartments, Site C401074
Building 10 Sampling Results

Sample ID	IA-02				SS-02				IA-03		SS-03		IA-04		SS-04	
	5/21/2021		2/24/2022		5/21/2021		2/24/2022		2/24/2022		2/24/2022		2/24/2022		2/24/2022	
Analyses	Results ($\mu g/m^3$)	Detection Limit ($\mu g/m^3$)	Results ($\mu g/m^3$)	Detection Limit ($\mu g/m^3$)	Results ($\mu g/m^3$)	Detection Limit ($\mu g/m^3$)	Results ($\mu g/m^3$)	Detection Limit ($\mu g/m^3$)	Results ($\mu g/m^3$)	Detection Limit ($\mu g/m^3$)	Results ($\mu g/m^3$)	Detection Limit ($\mu g/m^3$)	Results ($\mu g/m^3$)	Detection Limit ($\mu g/m^3$)	Results ($\mu g/m^3$)	Detection Limit ($\mu g/m^3$)
Chloroform	ND	0.73	ND	0.73	0.78	0.73	ND	0.73	ND	0.73	ND	0.73	0.98	0.73	0.88	0.73
Chloromethane	0.89	0.31	0.83	0.31	ND	0.31	0.45	0.31	1.3	0.31	ND	0.31	1	0.31	0.23	0.31
cis-1,2-Dichloroethene	0.32	0.16	ND	0.16	ND	0.59	ND	0.59	ND	0.16	ND	0.59	ND	0.16	ND	0.59
cis-1,3-Dichloropropene	ND	0.68	ND	0.68	ND	0.68	ND	0.68	ND	0.68	ND	0.68	ND	0.68	ND	0.68
Cyclohexane	ND	0.52	ND	0.52	ND	0.52	ND	0.52	ND	0.52	0.52	0.52	ND	0.52	ND	0.52
Dibromochloromethane	ND	1.3	ND	1.3	ND	1.3	ND	1.3	ND	1.3	ND	1.3	ND	1.3	ND	1.3
Ethyl acetate	0.65	0.54	0.47	0.54	0.5	0.54	1.4	0.54	ND	0.54	ND	0.54	1.8	0.54	1.9	0.54
Ethylbenzene	0.43	0.65	ND	0.65	ND	0.65	0.52	0.65	130	61	230	61	74	6.5	ND	0.65
Freon 11	1.2	0.84	1	0.84	1.2	0.84	1.1	0.84	1	0.84	1.1	0.84	0.96	0.84	1.1	0.84
Freon 113	ND	1.1	ND	1.1	ND	1.1	ND	1.1	ND	1.1	ND	1.1	ND	1.1	ND	1.1
Freon 114	ND	1	ND	1	ND	1	ND	1	ND	1	ND	1	ND	1	ND	1
Freon 12	2.6	0.74	2	0.74	3.2	0.74	2.2	0.74	1.9	0.74	1.8	0.74	1.9	0.74	2	0.74
Heptane	ND	0.61	0.45	0.61	1.7	0.61	ND	0.61	5.9	0.61	10	5.7	3.8	0.61	ND	0.61
Hexachloro-1,3-butadiene	ND	1.6	ND	1.6	ND	1.6	ND	1.6	ND	1.6	ND	1.6	ND	1.6	ND	1.6
Hexane	ND	0.53	ND	0.53	ND	0.53	ND	0.53	0.63	0.53	1.2	0.53	ND	0.53	ND	0.53
Isopropyl alcohol	3.6	0.37	43	3.7	7.6	3.7	100	15	22	3.7	20	3.4	43	3.7	23	3.7
m&p-Xylene	1.2	1.3	0.78	1.3	0.65	1.3	1.6	1.3	510	120	850	120	210	52	0.61	1.3
Methyl Butyl Ketone	ND	1.2	ND	1.2	ND	1.2	ND	1.2	ND	1.2	ND	1.2	ND	1.2	ND	1.2
Methyl Ethyl Ketone	6.2	8.8	5.7	0.88	9.1	8.8	11	8.8	3	0.88	2.9	0.88	14	8.8	4.8	0.88
Methyl Isobutyl Ketone	1.1	1.2	ND	1.2	2	1.2	0.57	1.2	ND	1.2	ND	1.2	ND	1.2	ND	1.2
Methyl tert-butyl ether	ND	0.54	ND	0.54	ND	0.54	ND	0.54	ND	0.54	ND	0.54	ND	0.54	ND	0.54
Methylene chloride	5.7	0.52	1.1	0.52	120	21	1.4	0.52	1.1	0.52	1.2	0.52	2	0.52	0.94	0.52
o-Xylene	0.56	0.65	ND	0.65	ND	0.65	0.56	0.65	110	61	170	61	59	6.5	ND	0.65
Propylene	ND	0.26	ND	0.26	ND	0.26	ND	0.26	ND	0.26	ND	0.26	ND	0.26	ND	0.26
Styrene	0.77	0.64	ND	0.64	ND	0.64	ND	0.64	ND	0.64	ND	0.64	ND	0.64	ND	0.64
Tetrachloroethylene	ND	1	ND	1	ND	1	ND	1	ND	1	ND	1	ND	1	ND	1
Tetrahydrofuran	5.9	4.4	2.7	0.44	16	4.4	10	4.4	2.3	0.44	2.5	0.44	32	4.4	3	0.44
Toluene	3.5	0.57	0.87	0.57	5.7	0.57	1.7	0.57	4	0.57	6.4	0.57	2.9	0.57	1.4	0.57
trans-1,2-Dichloroethene	110	24	18	5.9	250	24	52	5.9	17	5.9	15	5.5	15	5.9	7.7	0.59
trans-1,3-Dichloropropene	ND	0.68	ND	0.68	ND	0.68	ND	0.68	ND	0.68	ND	0.68	ND	0.68	ND	0.68
Trichloroethene	0.38	0.16	ND	0.16	ND	0.81	ND	0.81	ND	0.16	ND	0.81	ND	0.16	ND	0.81
Vinyl acetate	ND	0.53	ND	0.53	ND	0.53	ND	0.53	ND	0.53	ND	0.53	ND	0.53	ND	0.53
Vinyl Bromide	ND	0.66	ND	0.66	ND	0.66	ND	0.66	ND	0.66	ND	0.66	ND	0.66	ND	0.66
Vinyl chloride	ND	0.1	ND	0.1	ND	0.38	ND	0.38	ND	0.1	ND	0.38	ND	0.1	ND	0.38

NA = Constiuent not analyzed
ND = Not detected

Attachment 2

Annual Inspection Report

envirospec ENGINEERING, PLLC

349 Northern Blvd. Suite 3 ▪ Albany, NY 12204 ▪ Phone: 518.453.2203 ▪ Fax: 518.453.2204

envirospec ENGINEERING, PLLC
349 Northern Blvd. Suite 3
Albany, NY 12204
Phone: 518.453.2203
Fax: 518.689.4800

Site Inspection Report

Date:	3/16/2023
Time:	12:00 – 12:49
Weather	Temperature
Partly Cloudy	High 48 / Low 31

Client	South Island Apartments, LLC	Project No.	E17-1600
Location	5-35 Starbuck Island Drive, Green Island, NY	Inspected By:	Steven Labrecque, *Environmental Scientist*
NYSDEC Site:	C401074		

Please note any deficiencies, issues, or actions taken at the bottom of the page or on continuation pages

Site Security	Circle one			Comments/Action Required
1. Are there any signs of vandalism or unauthorized entry (odd tire tracks, damage to buildings, strange debris [bottles, cans, etc])?	Y	(N)	NA	
If so, notify South Island Apartments, LLC immediately				
Wells				
4. Are wells MW-32 and MW-33 intact?	(Y)	N	NA	
5. Are the wells covered (with lid or cap)?	(Y)	N	NA	
6. Are the wells bolted closed?	(Y)	N	NA	
Site Maintenance				
7. Is there any garbage or debris? If so, please remove/discard.	Y	(N)	NA	
8. Is there visible dust?	Y	(N)	NA	
9. Does the grass need to be mowed?	Y	(N)	NA	
10. Do any areas need to be weeded or shrub cleared?	Y	(N)	NA	
11. Are there any bald spots in grassy areas?	Y	(N)	NA	
12. Are the roads, paths, and parking lots clear?	Y	(N)	NA	
13. Do any areas (site roads, paths, or parking lots) need to be plowed?	Y	(N)	NA	
14. Are there any sink holes throughout the site?	Y	(N)	NA	
15. Any odors onsite?	Y	(N)	NA	
Soil Cover				
17. Is the cover system intact (areas of grass, pavement, concrete-sidewalks)?	(Y)	N	NA	
18. If there are any issues observed with the cover system, describe below	Y	N	(NA)	
Sub-Slab Depressurization System (SSDS)				
19. Are all manometers displaying negative pressure in all buildings?	(Y)	N	NA	
If not, notify South Island Apartments, LLC immediately				

Signature of Inspector: *Steven Labrecque*

Include General Site Observations and Follow-Up Actions on the Reverse

envirospec ENGINEERING, PLLC
349 Northern Blvd. Suite 3
Albany, NY 12204
Phone: 518.453.2203
Fax: 518.689.4800

Date:	**03/16/2023**
Time:	**12:00 – 12:49**

Site Inspection Report

Continuation Page(s)

Client	South Island Apartments, LLC	Project No.	**E17-1600**
Location	5-35 Starbuck Island Drive, Green Island, NY	Inspected By:	**Steven Labrecque**
NYSDEC Site:	C401074		***Environmental Scientist***

General Site Observations:

SL and JB onsite at 12:00

JB performing oil – water interface gauging at MW-32 and MW-33 and SSD system manometer checks for all buildings

SL Performing annual inspection. General notes:

- Monitoring wells closed and in good condition
- No site conditions requiring maintenance onsite
- Cover system intact
- All manometers displaying negative pressure readings

SL and JB offsite at 12:49

Follow-up: *Indicate actions required, person(s) contacted, and dates for completion*

Signature of Inspector: Steven Labrecque

Attachment 3

Manometer Readings

	Date of Inspection: January 28, 2021		*Date of Inspection: February 22, 2021*	
Building Number	**Manometer Reading**	**Are visible system components (e.g. vent pipe, fan) intact? (Y/N)**	**Manometer Reading**	**Are visible system components (e.g. vent pipe, fan) intact? (Y/N)**
15 North	-0.45	Y	-0.4	Y
15 Middle	-0.2	Y	-0.25	Y
15 South	-0.4	Y	-0.4	Y
25A	-2.5	Y	-2.45	Y
25B	-2.35	Y	-2.35	Y
25C	-4.15	Y	-4.1	Y
25D	-4.5	Y	-4.5	Y
25E	-3.2	Y	-3.25	Y
30A	-1.5	Y	-1.5	Y
30B	-1.5	Y	-1.5	Y
30C	-1.75	Y	-1.75	Y
30D	-1.7	Y	-1.65	Y
30E	-1.5	Y	-1.5	Y
30F	-2.3	Y	-2.3	Y
30G	-2.1	Y	-2.1	Y
20A	-1.4	Y	-1.4	Y
20B	-1.6	Y	-1.5	Y
20C	-1.5	Y	-1.5	Y
20D	-1.2	Y	-1.2	Y
20E	-2.2	Y	-2.25	Y
20F	-1.4	Y	-1.35	Y
20G	-1.7	Y	-1.65	Y
20H	-1	Y	-1.05	Y
CA	NA	NA	NA	NA
CB	NA	NA	NA	NA
CC	NA	NA	NA	NA
CD	NA	NA	NA	NA
CE	NA	NA	NA	NA

Date of Inspection: March 25, 2021		*Date of Inspection: April 14, 2021*	
Manometer Reading	**Are visible system components (e.g. vent pipe, fan) intact? (Y/N)**	**Manometer Reading**	**Are visible system components (e.g. vent pipe, fan) intact? (Y/N)**
-0.4	Y	-0.4	Y
-0.25	Y	-0.2	Y
-0.45	Y	-0.45	Y
-2.5	Y	-2.5	Y
-2.35	Y	-2.35	Y
-4.15	Y	-4.1	Y
-4.45	Y	-4.35	Y
-3.25	Y	-3.25	Y
-1.45	Y	-1.45	Y
-1.5	Y	-1.45	Y
-1.75	Y	-1.7	Y
-1.65	Y	-1.6	Y
-1.5	Y	-1.45	Y
-2.25	Y	-2.2	Y
-2.1	Y	-2	Y
-1.4	Y	-1.35	Y
-1.5	Y	-1.45	Y
-1.45	Y	-1.45	Y
-1.15	Y	-1.1	Y
-2.15	Y	-2.15	Y
-1.3	Y	-1.3	Y
-1.6	Y	-1.55	Y
-1	Y	-1	Y
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA

Date of Inspection: May 14, 2021		*Date of Inspection: June 29, 2021*	
Manometer Reading	**Are visible system components (e.g. vent pipe, fan) intact? (Y/N)**	**Manometer Reading**	**Are visible system components (e.g. vent pipe, fan) intact? (Y/N)**
-0.4	Y	-0.4	Y
-0.2	Y	-0.2	Y
-0.5	Y	-0.4	Y
-2.5	Y	-2.5	Y
-2.35	Y	-2.3	Y
-4.1	Y	-4.1	Y
-4.4	Y	-4.4	Y
-3.25	Y	-3.25	Y
-1.5	Y	-1.5	Y
-1.5	Y	-1.5	Y
-1.7	Y	-1.7	Y
-1.65	Y	-1.65	Y
-1.5	Y	-1.55	Y
-2.25	Y	-2.2	Y
-2.05	Y	-2.1	Y
-1.35	Y	-1.4	Y
-1.45	Y	-1.55	Y
-1.5	Y	-1.5	Y
-1.1	Y	-1.15	Y
-2.2	Y	-2.2	Y
-1.3	Y	-1.35	Y
-1.6	Y	-1.6	Y
-1	Y	-1.05	Y
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA

Date of Inspection: July 20, 2021		*Date of Inspection: August 12, 2021*	
Manometer Reading	**Are visible system components (e.g. vent pipe, fan) intact? (Y/N)**	**Manometer Reading**	**Are visible system components (e.g. vent pipe, fan) intact? (Y/N)**
-0.4	Y	-0.4	Y
-0.2	Y	-0.2	Y
-0.4	Y	-0.4	Y
-2.5	Y	-2.5	Y
-2.4	Y	-2.4	Y
-4.2	Y	-4.1	Y
-4.4	Y	-4.4	Y
-3.25	Y	-3.25	Y
-1.5	Y	-1.5	Y
-1.5	Y	-1.5	Y
-1.75	Y	-1.7	Y
-1.7	Y	-1.7	Y
-1.55	Y	-1.5	Y
-2.2	Y	-2.2	Y
-2.1	Y	-2	Y
-1.4	Y	-1.4	Y
-1.55	Y	-1.5	Y
-1.5	Y	-1.4	Y
-1.15	Y	-1.15	Y
-2.2	Y	-2.2	Y
-1.3	Y	-1.3	Y
-1.6	Y	-1.6	Y
-1.1	Y	-1.1	Y
-1.1	Y	-1.1	Y
-1.1	Y	-1.1	Y
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA

Date of Inspection: September 2021		*Date of Inspection: October 2021*	
Manometer Reading	**Are visible system components (e.g. vent pipe, fan) intact? (Y/N)**	**Manometer Reading**	**Are visible system components (e.g. vent pipe, fan) intact? (Y/N)**
-0.4	Y	-0.45	Y
-0.2	Y	-0.2	Y
-0.4	Y	-0.45	Y
-2.5	Y	-2.5	Y
-2.4	Y	-2.3	Y
-4.2	Y	-4.2	Y
-4.5	Y	-4.5	Y
-3.3	Y	-3.3	Y
-1.5	Y	-1.5	Y
-1.5	Y	-1.5	Y
-1.75	Y	-1.75	Y
-1.7	Y	-1.7	Y
-1.6	Y	-1.6	Y
-2.2	Y	-2.25	Y
-2.1	Y	-2.1	Y
-1.4	Y	-1.4	Y
-1.55	Y	-1.55	Y
-1.5	Y	-1.5	Y
-1.25	Y	-1.2	Y
-2.25	Y	-2.25	Y
-1.3	Y	-1.35	Y
-1.65	Y	-1.65	Y
-1.1	Y	-1.1	Y
-1.1	Y	-1.1	Y
-1.1	Y	-1.1	Y
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA

Date of Inspection: November 2021		*Date of Inspection: December 2021*	
Manometer Reading	**Are visible system components (e.g. vent pipe, fan) intact? (Y/N)**	**Manometer Reading**	**Are visible system components (e.g. vent pipe, fan) intact? (Y/N)**
-0.5	Y	-0.5	Y
-0.2	Y	-0.2	Y
-0.4	Y	-0.4	Y
-2.5	Y	-2.5	Y
-2.35	Y	-2.3	Y
-4.2	Y	-4.2	Y
-4.5	Y	-4.5	Y
-3.3	Y	-3.3	Y
-1.5	Y	-1.5	Y
-1.5	Y	-1.5	Y
-1.7	Y	-1.7	Y
-1.7	Y	-1.7	Y
-1.6	Y	-1.6	Y
-2.25	Y	-2.3	Y
-2.1	Y	-2.1	Y
-1.4	Y	-1.45	Y
-1.6	Y	-1.6	Y
-1.5	Y	-1.5	Y
-1.2	Y	-1.25	Y
-2.25	Y	-2.25	Y
-1.4	Y	-1.4	Y
-1.65	Y	-1.65	Y
-1.1	Y	-1.1	Y
-1	Y	-1.05	Y
-1.05	Y	-1.05	Y
-0.8	Y	-0.8	Y
-1.1	Y	-1.1	Y
NA	NA	-0.4	Y

	Date of Inspection: January 14, 2022		*Date of Inspection: February 23, 2022*	
Building Number	**Manometer Reading**	**Are visible system components (e.g. vent pipe, fan) intact? (Y/N)**	**Manometer Reading**	**Are visible system components (e.g. vent pipe, fan) intact? (Y/N)**
15 North	-0.45	Y	-0.5	Y
15 Middle	-0.2	Y	-0.2	Y
15 South	-0.4	Y	-0.45	Y
25A	-2.5	Y	-2.5	Y
25B	-2.35	Y	-2.35	Y
25C	-4.2	Y	-4.2	Y
25D	-4.5	Y	-4.4	Y
25E	-3.3	Y	-3.3	Y
30A	-1.5	Y	-1.5	Y
30B	-1.5	Y	-1.5	Y
30C	-1.75	Y	-1.75	Y
30D	-1.2	Y	-1.75	Y
30E	-1.1	Y	-1.6	Y
30F	-2.3	Y	-2.25	Y
30G	-2.3	Y	-2.1	Y
20A	-1.45	Y	-1.4	Y
20B	-1.7	Y	-1.7	Y
20C	-1.6	Y	-1.5	Y
20D	-1.25	Y	-1.25	Y
20E	-2.3	Y	-2.3	Y
20F	-1.4	Y	-1.4	Y
20G	-1.65	Y	-1.6	Y
20H	-1.1	Y	-1.1	Y
CA	-1	Y	-1	Y
CB	-1.1	Y	-1.05	Y
CC	-0.7	Y	-0.8	Y
CD	-1	Y	-1.1	Y
CE	-0.35	Y	-0.3	Y

Date of Inspection: March 15, 2022		*Date of Inspection: April 13, 2022*	
Manometer Reading	**Are visible system components (e.g. vent pipe, fan) intact? (Y/N)**	**Manometer Reading**	**Are visible system components (e.g. vent pipe, fan) intact? (Y/N)**
-0.45	Y	-0.45	Y
-0.2	Y	-0.2	Y
-0.45	Y	-0.45	Y
-2.5	Y	-2.55	Y
-2.35	Y	-2.35	Y
-4.25	Y	-4.25	Y
-4.5	Y	-4.5	Y
-3.3	Y	-3.3	Y
-1.5	Y	-1.5	Y
-1.5	Y	-1.5	Y
-1.75	Y	-1.75	Y
-1.7	Y	-1.7	Y
-1.6	Y	-1.6	Y
-2.3	Y	-2.3	Y
-2.1	Y	-2.1	Y
-1.45	Y	-1.45	Y
-1.6	Y	-1.6	Y
-1.55	Y	-1.55	Y
-1.35	Y	-1.25	Y
-2.25	Y	-2.25	Y
-1.4	Y	-1.35	Y
-1.65	Y	-1.65	Y
-1.15	Y	-1.1	Y
-1	Y	-1	Y
-1	Y	-1	Y
-0.7	Y	-0.7	Y
-1	Y	-1	Y
-0.3	Y	-0.2	Y

Date of Inspection: May 12, 2022		*Date of Inspection: June 22, 2022*	
Manometer Reading	**Are visible system components (e.g. vent pipe, fan) intact? (Y/N)**	**Manometer Reading**	**Are visible system components (e.g. vent pipe, fan) intact? (Y/N)**
-0.45	Y	-0.45	Y
-0.2	Y	-0.2	Y
-0.45	Y	-0.4	Y
-2.5	Y	-2.5	Y
-2.35	Y	-2.35	Y
-4.2	Y	-4.2	Y
-4.5	Y	-4.5	Y
-3.3	Y	-3.3	Y
-1.45	Y	-1.45	Y
-1.5	Y	-1.5	Y
-1.75	Y	-1.75	Y
-1.7	Y	-1.7	Y
-1.6	Y	-1.6	Y
-2.25	Y	-2.3	Y
-2.5	Y	-2.1	Y
-1.45	Y	-0.7	Y
-1.6	Y	-1.6	Y
-1.5	Y	-1.55	Y
-1.25	Y	-1.25	Y
-2.25	Y	-2.3	Y
-1.35	Y	-1.4	Y
-1.6	Y	-1.65	Y
-1.1	Y	-1.15	Y
-1.05	Y	-1.05	Y
-1.1	Y	-1.05	Y
-0.75	Y	-0.75	Y
-1.1	Y	-1.1	Y
-0.2	Y	-0.3	Y

Date of Inspection: July 20, 2022		*Date of Inspection: August 24, 2022*	
Manometer Reading	**Are visible system components (e.g. vent pipe, fan) intact? (Y/N)**	**Manometer Reading**	**Are visible system components (e.g. vent pipe, fan) intact? (Y/N)**
-0.4	Y	-0.45	Y
-0.2	Y	-0.2	Y
-0.4	Y	-0.45	Y
-2.5	Y	-2.5	Y
-2.35	Y	-2.4	Y
-4.15	Y	-4.15	Y
-4.4	Y	-4.4	Y
-3.3	Y	-3.25	Y
-1.45	Y	-1.5	Y
-1.5	Y	-1.5	Y
-1.7	Y	-1.75	Y
-1.65	Y	-1.7	Y
-1.6	Y	-1.65	Y
-2.2	Y	-2.25	Y
-2.05	Y	-2	Y
-0.65	Y	-0.65	Y
-1.55	Y	-1.6	Y
-1.5	Y	-1.5	Y
-1.25	Y	-1.25	Y
-2.25	Y	-2.35	Y
-1.35	Y	-1.4	Y
-1.6	Y	-1.65	Y
-1.1	Y	-1.15	Y
-1.1	Y	-1.05	Y
-1.05	Y	-1.1	Y
-0.8	Y	-0.85	Y
-1.1	Y	-1.1	Y
-0.5	Y	-0.4	Y

Date of Inspection: September 16, 2022		*Date of Inspection: October 17, 2022*	
Manometer Reading	**Are visible system components (e.g. vent pipe, fan) intact? (Y/N)**	**Manometer Reading**	**Are visible system components (e.g. vent pipe, fan) intact? (Y/N)**
-0.45	Y	-0.45	Y
-0.2	Y	-0.25	Y
-0.4	Y	-0.45	Y
-2.5	Y	-2.55	Y
-2.4	Y	-2.4	Y
-4.25	Y	-4.25	Y
-4.5	Y	-4.5	Y
-3.35	Y	-3.35	Y
-1.5	Y	-1.55	Y
-1.55	Y	-1.5	Y
-1.75	Y	-1.75	Y
-1.7	Y	-1.7	Y
-1.65	Y	-1.6	Y
-2.25	Y	-2.3	Y
-2.1	Y	-2.15	Y
-0.7	Y	-0.7	Y
-1.6	Y	-1.6	Y
-1.55	Y	-1.6	Y
-1.25	Y	-1.25	Y
-2.3	Y	-2.3	Y
-1.4	Y	-1.4	Y
-1.65	Y	-1.65	Y
-1.1	Y	-1.15	Y
-1	Y	-1	Y
-1.05	Y	-1.05	Y
-0.85	Y	-0.8	Y
-1.1	Y	-1.05	Y
-0.3	Y	-0.35	Y

Date of Inspection: November 10, 2022		*Date of Inspection: December 22, 2022*	
Manometer Reading	**Are visible system components (e.g. vent pipe, fan) intact? (Y/N)**	**Manometer Reading**	**Are visible system components (e.g. vent pipe, fan) intact? (Y/N)**
-0.45	Y	-0.45	Y
-0.25	Y	-0.25	Y
-0.45	Y	-0.5	Y
-2.5	Y	-2.55	Y
-2.35	Y	-2.4	Y
-4.3	Y	-4.3	Y
-4.5	Y	-4.5	Y
-3.35	Y	-3.35	Y
-1.5	Y	-1.55	Y
-1.5	Y	-1.6	Y
-1.75	Y	-1.8	Y
-1.7	Y	-1.75	Y
-1.65	Y	-1.65	Y
-2.3	Y	-2.35	Y
-2.15	Y	-2.15	Y
-0.75	Y	-0.75	Y
-1.65	Y	-1.65	Y
-1.6	Y	-1.65	Y
-1.3	Y	-1.25	Y
-2.35	Y	-2.4	Y
-1.45	Y	-1.5	Y
-1.7	Y	-1.65	Y
-1.15	Y	-1.15	Y
-1	Y	-1	Y
-1.05	Y	-1	Y
-0.8	Y	-0.75	Y
-1.05	Y	-1.05	Y
-0.2	Y	-0.15	Y

	Date of Inspection: January 19, 2023		*Date of Inspection: February 27, 2023*		*Date of Inspection: March 16, 2023*	
Building Number	**Manometer Reading**	**Are visible system components (e.g. vent pipe, fan) intact? (Y/N)**	**Manometer Reading**	**Are visible system components (e.g. vent pipe, fan) intact? (Y/N)**	**Manometer Reading**	**Are visible system components (e.g. vent pipe, fan) intact? (Y/N)**
15 North	-0.45	Y	-0.45	Y	-0.45	Y
15 Middle	-0.2	Y	-0.2	Y	-0.25	Y
15 South	-0.45	Y	-0.45	Y	-0.45	Y
25A	-2.5	Y	-2.5	Y	-2.5	Y
25B	-2.4	Y	-2.35	Y	-2.35	Y
25C	-4.25	Y	-4.3	Y	-4.25	Y
25D	-4.5	Y	-4.5	Y	-4.5	Y
25E	-3.35	Y	-3.35	Y	-3.3	Y
30A	-1.5	Y	-1.5	Y	-1.5	Y
30B	-1.55	Y	-1.5	Y	-1.5	Y
30C	-1.75	Y	-1.75	Y	-1.75	Y
30D	-1.7	Y	-1.7	Y	-1.7	Y
30E	-1.65	Y	-1.65	Y	-1.6	Y
30F	-2.35	Y	-2.35	Y	-2.3	Y
30G	-2.15	Y	-2.1	Y	-2.1	Y
20A	-0.75	Y	-0.7	Y	-0.7	Y
20B	-1.65	Y	-1.65	Y	-1.6	Y
20C	-1.6	Y	-1.6	Y	-1.6	Y
20D	-1.3	Y	-1.3	Y	-1.3	Y
20E	-2.3	Y	-2.3	Y	-2.3	Y
20F	-1.5	Y	-1.5	Y	-1.45	Y
20G	-1.7	Y	-1.7	Y	-1.65	Y
20H	-1.65	Y	-1.2	Y	-1.1	Y
CA	-1	Y	-1	Y	-1	Y
CB	-1	Y	-1	Y	-1	Y
CC	-0.75	Y	-0.75	Y	-0.8	Y
CD	-1.05	Y	-1.05	Y	-1	Y
CE	-0.05	Y	-0.1	Y	-0.05	Y

Attachment 4

MW-32 & MW-33 Well Gauging

Gereen Island Monitoring Well - LNAPL Guaging - MW-32

Date	Time	Depth to oil (ft bgs)	Depth to water (ft bgs)	Oil thickness (ft)	Notes
1/16/2020	9:50 AM	25.9	26	0.1	Prior to well purge High Tide: 7:24 AM
2/5/2020	12:14 PM	ND	27.25	0	High Tide: 11:25 AM
2/25/2020	11:00 AM	28.23	28.55	0.32	High Tide: 6:16 AM Low Tide: 12:52 PM
3/2/2020	8:48 AM	ND	26.87	0	High Tide: 10:35 PM
3/4/5050	8:50 AM	ND	26.7	0	Low Tide: 6:47 AM High Tide: 12:32 PM
3/5/2020	12:25 PM	ND	26.05	0	Low Tide: 7:42 AM High Tide: 1:30 PM
3/6/2020	8:55 AM	27.77	29.1	1.33	Low Tide: 8:36 AM High Tide: 2:25 PM
3/9/2020	9:15 AM	27.21	27.5	0.29	High Tide: 5:37 AM Low Tide: 12:10 PM
3/10/2020	8:53 AM	26.52	27	0.48	High Tide: 6:25 AM
3/10/2020	12:20 PM	28.27	28.64	0.37	Low Tide: 1:01 PM
3/11/2020	9:15 AM	27.4	27.41	0.01	High Tide: 7:14 AM
3/11/2020	1:55 PM	28.05	28.6	0.55	Low Tide: 1:52 PM
3/12/2020	9:40 AM	ND	26.1	0	High Tide: 8:03 AM
3/12/2020	2:40 PM	27.6	28.2	0.6	Low Tide: 2:44 PM
3/13/2020	9:05 AM	ND	24.9	0	High Tide: 8:52 AM
12/14/2021	1:37 PM	-	-	1.5	High Tide: 13:14
12/15/2021	8:20 AM	-	-	2	Low Tide: 8:18
4/13/2022	9:27 AM	26.9	28.10	1.20	Low Tide
4/13/2022	3:03 PM	24.8	24.85	0.05	High Tide
4/19/2022	2:34 PM	26.28	27.25	0.97	Low Tide
4/20/2022	7:19 AM	24	24.02	0.02	High Tide
4/20/2022	3:26 PM	26.17	26.67	0.50	Low Tide
9/7/2022	9:30 AM	ND	-	0.00	High Tide
9/7/2022	2:45 PM	26.61	26.66	0.05	Low Tide
12/21/2022	8:55 AM	ND	28.84	0.00	Low Tide
12/21/2022	2:18 PM	26.53	26.56	0.03	High Tide
3/16/2023	6:57 AM	ND	-	0.00	Low Tide
3/16/2023	12:08 PM	26.47	26.49	0.03	High Tide

Gereen Island Monitoring Well - LNAPL Guaging - MW-33

Date	Time	Depth to oil (ft bgs)	Depth to water (ft bgs)	Oil thickness (ft)	Notes
1/16/2020	8:40 AM	25.80	26.20	0.40	Prior to well purge High Tide: 7:24 AM
2/5/2020	12:25 PM	27.01	27.11	0.10	High Tide: 11:25 AM
2/5/2020	2:46 PM	27.01	27.11	0.10	High tide: 12:12 PM
2/25/2020	11:15 AM	28.54	30.45	1.91	Low Tide: 12:52 PM
2/25/2020	11:22 AM	28.60	30.60	2.00	Low Tide: 12:52 PM
2/25/2020	12:00 PM	29.60	31.80	2.20	Low Tide: 12:52 PM
2/26/2020	9:00 AM	27.20	28.10	0.90	High Tide: 6:54 AM
2/26/2020	1:15 PM	29.00	31.10	2.10	Low Tide: 1:36 PM
2/27/2020	12:10 PM	27.75	29.20	1.45	Low Tide: 2:21 PM
2/28/2020	8:50 AM	26.45	26.46	0.01	High Tide: 8:11 AM
2/28/2020	2:15 PM	27.60	29.70	2.10	Low Tide: 3:09 PM
3/2/2020	9:00 AM	ND	26.62	0.00	High Tide: 10:35 PM
3/4/2020	8:40 AM	26.75	26.80	0.05	Low Tide: 6:47 AM High Tide: 12:32 PM
3/5/2020	8:30 AM	27.10	31.30	4.20	Low Tide: 7:42 AM
3/5/2020	12:10 PM	ND	25.90	0.00	High Tide: 1:30 PM
3/6/2020	9:12 AM	27.81	30.98	3.17	Low Tide: 8:36 AM High Tide: 2:25 PM
3/9/2020	9:20 AM	27.36	29.98	2.62	High Tide: 5:37 AM Low Tide: 12:10 PM
3/10/2020	9:03 AM	26.93	28.59	1.66	High Tide: 6:25 AM
3/10/2020	12:28 PM	28.49	31.63	3.14	Low Tide: 1:01 PM
3/11/2020	9:05 AM	26.10	26.80	0.70	High Tide: 7:14 AM
3/11/2020	1:45 PM	28.15	31.20	3.05	Low Tide: 1:52 PM
3/12/2020	9:30 AM	25.75	26.10	0.35	High Tide: 8:03 AM
3/12/2020	2:50 PM	27.70	31.10	3.40	Low Tide: 2:44 PM
3/13/2020	9:15 AM	24.80	25.40	0.60	High Tide: 8:52 AM
12/14/2021	1:14 PM	ND	27.08	0.00	High Tide: 13:14
12/15/2021	8:18 AM	ND	29.00	0.00	Low Tide: 8:18
2/24/2022	9:50 AM	25.53	25.72	0.19	High Tide: 10:02 AM
2/24/2022	6:01 PM	26.58	27.07	0.49	Low Tide: 6:01 PM
4/13/2022	9:34 AM	26.55	30.55	4.00	Low Tide: 9:30 AM
4/13/2022	2:55 PM	24.55	26.50	1.95	High Tide: 3:00 PM
4/19/2022	2:26 PM	25.90	27.15	1.25	Low Tide
4/20/2022	7:25 AM	ND	23.85	0.00	High Tide
4/20/2022	3:20 PM	25.85	27.55	1.70	Low Tide
9/7/2022	9:25 AM	29.15	29.25	0.10	Low tide
9/7/2022	2:40 PM	26.46	26.55	0.09	High tide
12/21/2022	8:47 AM	28.83	30.37	1.54	Low tide
12/21/2022	2:11 PM	26.33	26.90	0.57	High tide
3/16/2023	6:50 AM	28.40	29.06	0.66	Low tide
3/16/2023	12:00 PM	26.22	26.85	0.63	High tide