

June 19, 2024

# MONITORING WELL SAMPLING

**333 Grand Avenue & 154 Allen Street, Village of Johnson City, Broome  
County, New York 13790**

NYSDEC BCP Site #C704062

**New York State Department of Environmental Conservation**

Submitted to:

**Michael Belveg**

NYSDEC Division of Environmental Remediation – Region 7  
5786 Widewaters Parkway  
Syracuse, New York 13214

## 1.0 INTRODUCTION

On behalf of the volunteer (Regan Development Corporation), Partridge Venture Engineering, PC, dba PVE Engineering (PVE) submitted a draft of the Remedial Investigation Report (RIR), dated February 2024, revised April 2024, to the New York State Department of Environmental Conservation (NYSDEC) and New York State Department of Health (NYSDOH) for review. Following a brief review of this document and based on verbal communications with the NYSDEC, PVE wrote a work plan letter, dated May 21, 2024, to resample monitoring well MW-5 and determine if the detection of selenium is representative of the site or if the detection/exceedance of Class GA Groundwater Quality Standard per 6NYCRR Part 700-705 described in the RIR was an anomaly. PVE has completed the scope of work outlined in the work plan. Below is a summary of field activities, analytical data, and discussion/conclusions.

## 2.0 FIELD ACTIVITIES

### 2.1 GROUNDWATER SAMPLING

On May 23, 2024, PVE collected a one (1) groundwater sample from previously installed monitoring well MW-5. Prior to sample collection, depth to groundwater will be measured to the nearest 0.01-foot and recorded for the well. The well was purged until temperature, pH, oxygen reduction potential (ORP), turbidity, dissolved oxygen (DO) and conductivity had stabilized (logs attached). The groundwater sample was containerized in laboratory provided glassware and submitted to a New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program (ELAP) certified laboratory for analysis of the following:

- Selenium via United States Environmental Protection Agency (USEPA) Method 6010.

ASP-Category B deliverables were requested from the laboratory and shall be submitted to a third-party data validator for the preparation of Data Usability Summary Report.

## 3.0 RESULTS

Groundwater sample results are summarized in Table 1 and compared to Class GA Groundwater Quality Standards per 6NYCRR Part 700-705. Analytical reports are attached. See Figure 3 for the sample location.

### 3.1 SELENIUM

Selenium was not detected in the groundwater sample.

## 4.0 DISCUSSION AND CONCLUSIONS

1. One (1) groundwater sample was collected from the previously installed monitoring well MW-5.
2. The metal analyte of concern, selenium, was not detected in the groundwater sample.
3. PVE believes the initial detection/exceeding concentration of selenium discussed in the Remedial Investigation Report for this location was due to high turbidity in groundwater skewing the sample results. PVE believes the results from this supplemental sampling event are more representative of site conditions.
4. As such, PVE does not believe selenium should be considered a groundwater contaminant of concern related to the BCP site.

If you have any questions, please do not hesitate to contact us.

Sincerely,  
PVE Engineering

A handwritten signature in black ink, appearing to read "C. B. Tarbell". The signature is fluid and cursive, with the first letters of each name being capitalized and prominent.

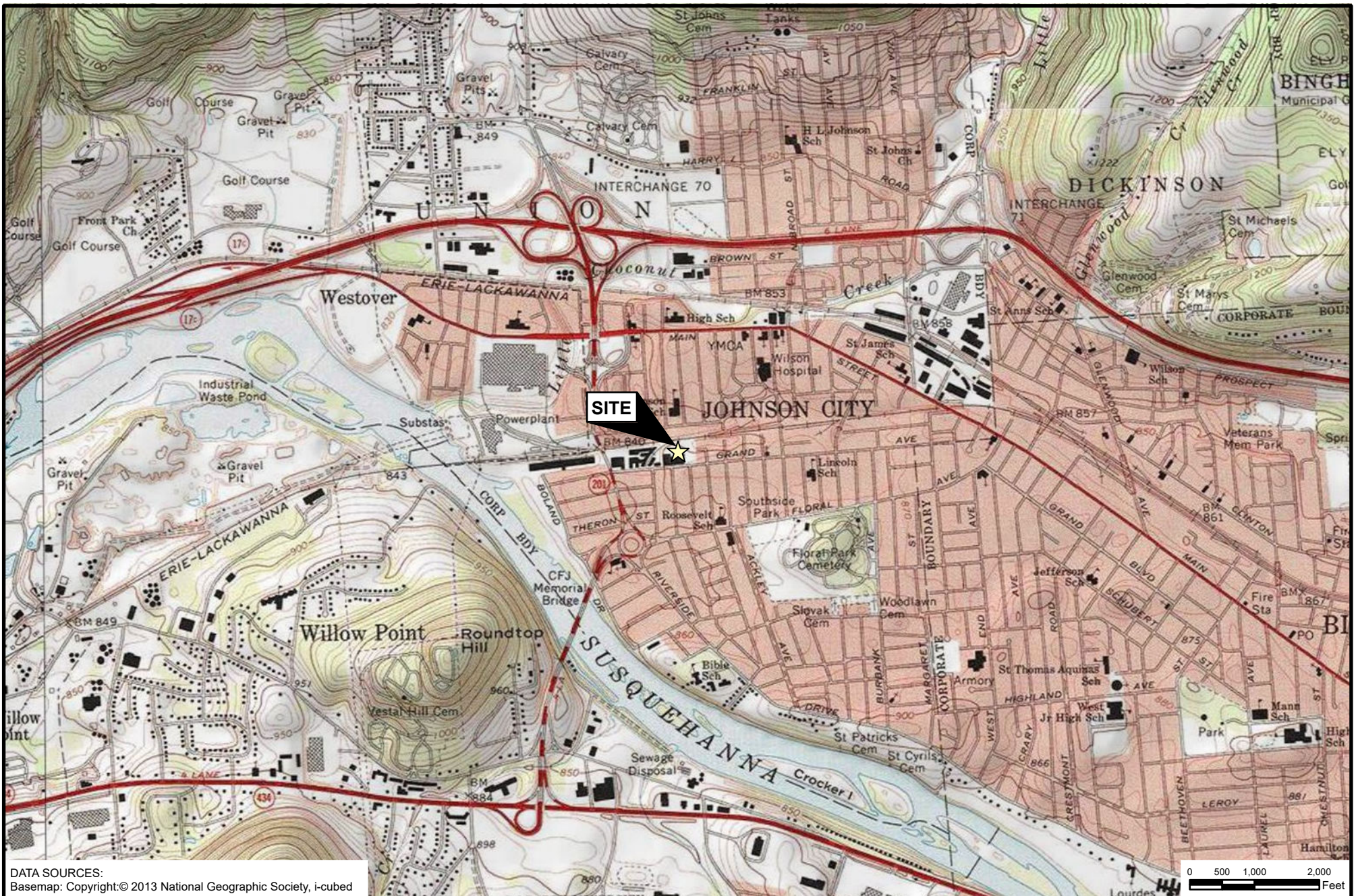
Conor B. Tarbell, QEP  
Regional Director of Environmental Services

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# FIGURES

## Monitoring Well Sampling





DATA SOURCES:  
 Basemap: Copyright© 2013 National Geographic Society, i-cubed

**PVE**  
 48 Springside Avenue  
 Poughkeepsie, NY 12603  
 Office: 845.454.2544  
 Fax: 845.454.2655

**SITE LOCATION MAP**  
 333 GRAND AVENUE & 154 ALLEN STREET  
 VILLAGE OF JOHNSON CITY  
 BROOM COUNTY, NEW YORK

PROJECT NO.  
 202110308





<b>FIGURE 1</b>	
DATE:	12/23/2021
SCALE:	AS INDICATED
PROJECTION: STATE PLANE NAD83 NY CTRL	
ALL LOCATIONS APPROXIMATE	





DATA SOURCES:  
 Tax Parcel Outline: Broom County Parcel Mapper, 12/23/2021  
 Basemap: NYS ITS GIS Program Office, Westchester County GIS, New York State, Maxar, Microsoft, Copyright © 2013  
 National Geographic Society, i-cubed



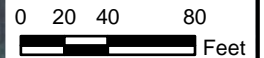
 48 Springside Avenue Poughkeepsie, NY 12603 Office: 845.454.2544 Fax: 845.454.2655	<b>SELECTED SITE FEATURES</b> 333 GRAND AVENUE & 154 ALLEN STREET VILLAGE OF JOHNSON CITY BROOM COUNTY, NEW YORK	<b>LEGEND</b>  TAX PARCEL OUTLINE	PROJECT NO. 202110308	<b>FIGURE 2</b>
				DATE: 08/09/2022 SCALE: AS INDICATED PROJECTION: STATE PLANE NAD83 NY CTRL ALL LOCATIONS APPROXIMATE





**DATA SOURCES:**

Basemap: Esri Community Maps Contributors, Binghamton University GIS, County of Broome, data.pa.gov, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, NYS ITS Geospatial Services, Westchester County GIS



**PVE**  
 48 Springside Avenue  
 Poughkeepsie, NY 12603  
 Office: 845.454.2544  
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**SAMPLE LOCATIONS**

333 GRAND AVENUE & 154 ALLEN STREET  
 VILLAGE OF JOHNSON CITY  
 BROOME COUNTY, NEW YORK

**LEGEND**

- BCP BOUNDARY
- SOIL BORING
- ⊕ SOIL BORING / MONITORING WELL
- ▲ SOIL VAPOR
- SURFACE SOIL

**PROJECT NO.**  
202110308



**FIGURE 3**

DATE: 04/11/2024

SCALE: AS INDICATED

PROJECTION: STATE PLANE NAD83 NY EAST

ALL LOCATIONS APPROXIMATE

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# TABLES

## Monitoring Well Sampling



Table 1 - Metals in Groundwater Samples  
 Compared to Class GA Groundwater Quality Standards per 6NYCRR Part 700-705  
 333 Grand Avenue & 154 Allen Street, Johnson City, New York  
 PVE File #202110308

			Date Sampled	5/23/2024			
			Location	MW-5			
			Sample ID	MW-5 20240523			
Method	Analyte	CAS RN	CLASS GA	Unit	Result	Unit	Q
SW6020	Selenium	7782-49-2	10	ug/l	ND < 0.0278	ug/l	U

Notes:  
 Standards are for Class GA groundwater according 6NYCRR Part 700-705;  
**Red** Shading designates those compounds detected at concentrations exceeding Class GA;  
 NE = No standard established;  
 B = Analyte detected in associated analysis batch blank;  
 Detection Limit, the result is estimated; &  
 ND and U = Not detected at MDL for sample.

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# GROUNDWATER PURGE LOG

**Monitoring Well Sampling**

RI - Supp MW-5 Sampling Purge Log  
 333 Grand Avenue, Johnson City, NY  
 PVE# 202110308



**Project Information:**

Operator Name Tabatha Clevenger  
 Company Name PVE Engineering  
 Project Name 333 Grand Avenue  
 Site Name 202110308

**Pump Information:**

Pump Model/Type Bladder Pump  
 Tubing Type Polyethylene  
 Tubing Diameter 0.25 [in]  
 Tubing Length 25 [ft]  
 Pump placement from TOC 10 [ft]

**Well Information:**

Well Id MW-5  
 Well diameter 2 [in]  
 Well total depth 20 [ft]  
 Depth to top of screen 10 [ft]  
 Screen length 10 [ft]  
 Depth to Water 11.21 [ft]

**Low-Flow Sampling Stabilization Summary**

	Time	Temp [C]	pH [pH]	Sp.Cond [mS/cm]	Turb [NTU]	DO [mg/L]	ORP [mV]
<b>Stabilization Settings</b>							
Last 5 Readings	10:21:28	21.4	7.66	0.433	27.98	4.48	87
	10:24:28	21.5	7.66	0.433	48.25	4.7	87.3
	10:27:28	21.6	7.66	0.432	-18.94	4.71	88.1
	10:30:28	21.6	7.66	0.431	29.7	4.77	89
	10:33:28	21.5	7.66	0.431	29.1	4.72	88.9
Variance in last 3 readings		0.47	0.00	0.23	139.25	0.21	0.92
		0.00	0.00	0.23	256.81	1.27	1.02
		0.46	0.00	0.00	2.02	1.05	0.11

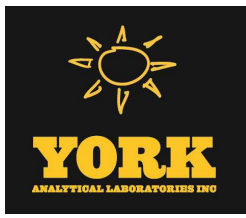
Notes:



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# ANALYTICAL REPORT

## Monitoring Well Sampling



# Technical Report

prepared for:

**PVE, LLC.**  
48 Springside Avenue  
Poughkeepsie NY, 12603  
**Attention: Trevor Treglia**

Report Date: 06/03/2024  
**Client Project ID: 202110308 (333 Grand Avenue, Johnson City, NY)**  
York Project (SDG) No.: 24E1726

Stratford, CT Laboratory IDs:  
NY:10854, NJ: CT005, PA: 68-0440, CT: PH-0723



Richmond Hill, NY Laboratory IDs:  
NY:12058, NJ: NY037, CT: PH-0721, NH: 2097,  
EPA: NY01600

120 RESEARCH DRIVE  
[www.YORKLAB.com](http://www.YORKLAB.com)

STRATFORD, CT 06615  
(203) 325-1371



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

RICHMOND HILL, NY 11418  
[ClientServices@yorklab.com](mailto:ClientServices@yorklab.com)

**PVE, LLC.**  
48 Springside Avenue  
Poughkeepsie NY, 12603  
Attention: Trevor Treglia

## Purpose and Results

This report contains the analytical data for the sample(s) identified on the attached chain-of-custody received in our laboratory on May 24, 2024 and listed below. The project was identified as your project: **202110308 (333 Grand Avenue, Johnson City, NY)**.

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

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

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

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

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

<u>York Sample ID</u>	<u>Client Sample ID</u>	<u>Matrix</u>	<u>Date Collected</u>	<u>Date Received</u>
24E1726-01	MW-5 20240523	Ground Water	05/23/2024	05/24/2024

## General Notes for York Project (SDG) No.: 24E1726

1. The RLs and MDLs (Reporting Limit and Method Detection Limit respectively) reported are adjusted for any dilution necessary due to the levels of target and/or non-target analytes and matrix interference. The RL(REPORTING LIMIT) is based upon the lowest standard utilized for the calibration where applicable.
2. Samples are retained for a period of thirty days after submittal of report, unless other arrangements are made.
3. York's liability for the above data is limited to the dollar value paid to York for the referenced project.
4. This report shall not be reproduced without the written approval of York Analytical Laboratories, Inc.
5. All analyses conducted met method or Laboratory SOP requirements. See the Sample and Data Qualifiers Section for further information.
6. It is noted that no analyses reported herein were subcontracted to another laboratory, unless noted in the report.
7. This report reflects results that relate only to the samples submitted on the attached chain-of-custody form(s) received by York.
8. Analyses conducted at York Analytical Laboratories, Inc. Stratford, CT are indicated by NY Cert. No. 10854, NJ Cert No. CT005, PA Cert No. 68-04440, CT Cert No. PH-0723; those conducted at York Analytical Laboratories, Inc., Richmond Hill, NY are indicated by NY Cert. No. 12058, NJ Cert No. NY037, CT Cert No. PH-0721, NH Cert No. 2097, EPA Cert No. NY01600.

Approved By: 

Cassie L. Mosher  
Laboratory Manager

Date: 06/03/2024







### Sample Information

**Client Sample ID:** MW-5 20240523

**York Sample ID:** 24E1726-01

<u>York Project (SDG) No.</u>	<u>Client Project ID</u>	<u>Matrix</u>	<u>Collection Date/Time</u>	<u>Date Received</u>
24E1726	202110308 (333 Grand Avenue, Johnson City, NY)	Ground Water	May 23, 2024 1:00 pm	05/24/2024

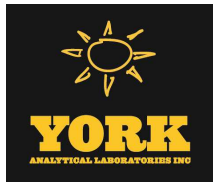
**Selenium by EPA 6010**

**Log-in Notes:**

**Sample Notes:**

Sample Prepared by Method: EPA 3015A

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
7782-49-2	* Selenium	ND		mg/L	0.0278	1	EPA 6010D Certifications: CTDOH-PH-0723	05/31/2024 08:06	05/31/2024 22:40	AGNR



## Analytical Batch Summary

**Batch ID:** BE42063

**Preparation Method:** EPA 3015A

**Prepared By:** DBT

YORK Sample ID	Client Sample ID	Preparation Date
24E1726-01	MW-5 20240523	05/31/24
BE42063-BLK1	Blank	05/31/24
BE42063-BS1	LCS	05/31/24
BE42063-DUP1	Duplicate	05/31/24
BE42063-MS1	Matrix Spike	05/31/24



**Metals by ICP - Quality Control Data**  
**York Analytical Laboratories, Inc. - Stratford**

Analyte	Result	Reporting Limit	Units	Spike Level	Source* Result	%REC	%REC Limits	Flag	RPD	RPD Limit	Flag
<b>Batch BE42063 - EPA 3015A</b>											
<b>Blank (BE42063-BLK1)</b>											
Selenium	ND	0.0278	mg/L						Prepared & Analyzed: 05/31/2024		
<b>LCS (BE42063-BS1)</b>											
Selenium	1.95		ug/mL	2.00		97.3	80-120		Prepared & Analyzed: 05/31/2024		
<b>Duplicate (BE42063-DUP1)</b>											
*Source sample: 24E1726-01 (MW-5 20240523)											
Selenium	ND	0.0278	mg/L		ND				Prepared & Analyzed: 05/31/2024		
<b>Matrix Spike (BE42063-MS1)</b>											
*Source sample: 24E1726-01 (MW-5 20240523)											
Selenium	2.28	0.0278	mg/L	2.22	ND	102	75-125		Prepared & Analyzed: 05/31/2024		





## Sample and Data Qualifiers Relating to This Work Order

### Definitions and Other Explanations

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

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

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

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

Certification for pH is no longer offered by NYDOH ELAP.

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

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



York Analytical Laboratories, Inc.  
120 Research Drive  
Stratford, CT 06615  
clientservices@yorklab.com  
www.yorklab.com



# Field Chain-of-Custody Record

YORK Project No.  
24E1726

Page 1 of 1

NOTE: YORK's Standard Terms & Conditions are listed on the back side of this document. This document serves as your written authorization for YORK to proceed with the analyses requested below. Your signature binds you to YORK's Standard Terms & Conditions.

<b>YOUR Information</b>		<b>Report To:</b>		<b>Invoice To:</b>		<b>YOUR Project Number</b>		<b>Turn-Around Time</b>	
Company: PVC Engineering Address: 48 Spring St Ave Poughkeepsie, NY 12603 Phone: 845-434-2594 Contact: Trevor Taglia E-mail: Trevor.Taglia@pvc-engineering.com		Company: [Signature] Address: [Signature] Phone: [Signature] Contact: [Signature] E-mail: [Signature]		Company: [Signature] Address: [Signature] Phone: [Signature] Contact: [Signature] E-mail: [Signature]		202110308 YOUR Project Name		RUSH - Next Day RUSH - Two Day RUSH - Three Day RUSH - Four Day Standard (5-7 Day) <input checked="" type="checkbox"/>	
<b>Matrix Codes</b>		<b>Report / EDD Type</b> (circle selections)		<b>YORK Reg. Comp.</b>					
S - soil / solid GW - groundwater DW - drinking water WW - wastewater O - Oil ; Other		<input checked="" type="checkbox"/> Summary Report <input type="checkbox"/> QA Report <input type="checkbox"/> NY ASP A Package <input type="checkbox"/> NY ASP B Package <input type="checkbox"/> Other:		CT RCP CT RCP DQA/DUE NJDEP Reduced Deliverables NJDKQP Standard Excel EDD EQUIS (Standard) NY SDEC EQUIS NJDEP SRP HazSite Other:		Compared to the following Regulation(s): (please fill in)			
<b>Sample Matrix</b>		<b>Samples From</b>		<b>Analysis Requested</b>		<b>Container Description</b>			
GW		New York New Jersey Connecticut Pennsylvania Other		5-23-24 1300 Selenium v/a USEPA Method 6010C		1 Nitr			
<b>Sample Identification</b>		<b>Date/Time Sampled</b>		<b>Preservation:</b> (check all that apply)		<b>Special Instruction</b>			
MW-5 20240523		5-23-24 1300		HCl ___ MeOH ___ HNO <sub>3</sub> ___ H <sub>2</sub> SO <sub>4</sub> ___ NaOH ___ ZnAc ___ Ascorbic Acid ___ Other: ___		Field Filtered ___ Lab to Filter ___ Date/Time: 5/18/24 15:15			
<b>Comments:</b>		<b>Samples Relinquished by / Company</b>		<b>Samples Relinquished by / Company</b>		<b>Date/Time</b>			
[Signature] / PVC, LLC		5/18/24 1300		[Signature] M		5/18/24 15:15			
<b>Samples Received by / Company</b>		<b>Date/Time</b>		<b>Samples Received by / Company</b>		<b>Date/Time</b>			
[Signature] / PVC, LLC		5/18/24 1300		[Signature]		5/18/24 15:15			
<b>Samples Relinquished by / Company</b>		<b>Date/Time</b>		<b>Samples Received in LAB by</b>		<b>Date/Time</b>			
[Signature] / PVC, LLC		5/18/24 1300		2-5/24/24 15:15		5/18/24 15:15			