

# **SUB-SLAB DEPRESSURIZATION SYSTEM (SSDS) DISCONTINUATION / DECOMMISSIONING WORK PLAN**

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For the property located at:

**FORMER BAYVILLE VILLAGE CLEANERS**  
290 BAYVILLE AVENUE  
BAYVILLE, NEW YORK 11709  
Voluntary Cleanup Agreement W1-0848-9903  
Site Number V00220

Prepared for:

The Volunteer  
Mr. Thomas C. Ryan  
19 Todd Drive  
Glen Head, NY 11545

Prepared and submitted by:

The Consultant  
Cashin Technical Services, Inc.  
1200 Veterans Memorial Highway  
Hauppauge, New York 11788

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Revised  
NOVEMBER 26, 2025

## **1.0 Background & Purpose**

Cashin Technical Services, Inc. (CTS) has been retained by Mr. Thomas Ryan (Voluntary Cleanup Agreement W1-0848-9903) to serve as environmental consultant on this project and is pleased to submit this Sub-Slab Depressurization System (SSDS) Discontinuation/Decommissioning Work Plan as part of site closure procedures required by NYSDEC for the subject location (Former Bayville Village Cleaners, Site Number V00220).

The approximately 0.11-acre commercial subject property is located on the southeast corner of the intersection of Bayville Avenue and 17<sup>th</sup> Street in the Village of Bayville, Town of Oyster Bay, Nassau County. The site contains a one-story, approximately 1,392-square-foot, single-occupancy commercial building (with parking lot and front grassed area) originally constructed in 1958 and currently occupied by Tri-County Installations Plumbing & Heating, Inc. and used as an office space, plumbing parts/supply warehouse, and plumbing workshop. The site/building formerly contained Bayville Village Cleaners (operations ceased December 2020).

Bayville Village Cleaners (Mr. Thomas Ryan, Volunteer) entered into a Voluntary Cleanup Agreement (VCA) with the New York State Department of Environmental Conservation (NYSDEC) on September 13, 1999 (Voluntary Cleanup Program #V00220-1; Voluntary Cleanup Agreement #W1-0848-9903), to investigate and remediate the property. It was determined that the long-term operation of dry cleaning equipment resulted in the discharge of tetrachloroethylene (PCE)-contaminated machine exhaust condensate to the ground surface on the west side of the building. This uncontrolled release of PCE resulted in the contamination of subsurface soils and groundwater. Initial investigations and response actions were completed between 1995 and 1996, with removal of contaminated soils and the property remediated to commercial use. Additionally, a sub-slab depressurization system (SSDS) was installed in September 2012 and is operating to prevent contaminated sub-slab soil vapors from entering the building and affecting the indoor air quality. During each heating season (November to March), a site/SSDS sampling event is performed with results submitted to NYSDEC via an annual Periodic Review Report (PRR) for review. Per correspondence and instruction from the DEC, the last such PRR submitted by CTS to DEC on behalf of the Volunteer (2024 PRR; revised date September 26, 2025) contained a section regarding the SSDS discontinuation/decommissioning procedures prescribed by NYSDEC and intended to be undertaken at the site, pending DEC approval of this work plan.

## 2.0     **SSDS Discontinuation/Decommissioning Work Plan Scope of Work**

In accordance with the approved SMP 3.3.1.1 Criteria for Completion of Remediation/Termination of Remedial Systems & Section 6.4 of NYSDEC DER-10, and per recent correspondence and instruction from DEC, CTS is submitting this SSDS Discontinuation/Decommissioning Work Plan scope of work for review and approval by the Department.

### **Work Plan Scope of Work**

- **Turn off SSDS to Prepare for Sampling** - The first round of discontinuation/decommissioning sampling will occur during this heating season (November 15th to March 31st). The SSDS is to be shutdown **60 days** prior to the sampling event. The SSDS will be turned back on after the sampling is completed.
- **Notify NYSDEC of the SSDS shutdown** - CTS will notify NYSDEC when the shutdown begins.
- **Install an SSDS Plug** - CTS will install a plug/cap for the roof-mounted vent pipe as close to the slab elevation as possible to prevent the passive venting of sub-slab vapor via the vent pipe while the SSDS is turned off.
- **Create New Interior Sub-Slab Soil Vapor (SSSV) Sampling Point** - CTS is proposing a location within the building for a (new) interior **sub-slab soil vapor (SSSV)** sampling port. The sampling point will be in a centralized location within the building and the creation of the sampling point will require the installation of a permanent sampling port into the floor of the building to access the sub-slab soil vapor and will require coordination with the building owner.
- **Conduct First Round of Sampling** - CTS will conduct the **first round** of sampling at least 60 days after SSDS shutdown and during the heating season (November 15<sup>th</sup> to March 31<sup>st</sup>). The SSDS will be turned back on after the first round of sampling (until preparation for the second round of sampling). Sampling will include the following:

**Interior Sub-Slab Soil Vapor (SSSV) Sampling** - CTS will collect one (1) sub-slab soil vapor (SSSV) sample from the newly-created centralized interior sub-slab soil vapor sampling point. The sample will be collected in a summa canister utilizing an eight-hour regulator and analyzed for VOCs (TO-15 compound list).

**Indoor Air Sampling** - CTS will collect one (1) indoor air sample from inside the subject building co-located next to the newly created interior sub-slab soil vapor (SSSV) sampling point. The sample will be collected in a summa canister utilizing an eight-hour regulator and analyzed for VOCs (TO-15 compound list).

- **Conduct Second Round of Sampling** - CTS will conduct a **second round** of sampling one year after the first round of sampling and will repeat the events of the first round (above). The SSDS will be turned off at least 60 days prior to the second round of sampling; CA will notify NYSDEC of the shutdown date. The second round of sampling will occur during the heating season (November 15<sup>th</sup> to March 31<sup>st</sup>). The SSDS will be turned back on after the second round of sampling is completed.
- **Prepare Reports** - CTS will prepare, and submit to NYSDEC for review, a soil vapor intrusion (SVI) sampling report for each round of discontinuation/decommissioning sampling that summarizes the findings and compares the SVI results to the appropriate NYSDOH decision matrices.
- **Conduct Rebound Sampling** - Based on the results of the two consecutive SVI sampling events described above (performed one year apart), a determination will be made by NYSDEC if the system can be turned off temporarily. Per NYSDEC, if the two consecutive events each find “No Further Action” required by the NYSDOH SVI decision matrices, the SSDS will be turned off for 10 months, and CTS will then conduct a **rebound sampling** event to confirm the system can remain turned off permanently. The rebound sampling event will repeat the events of the first and second rounds of sampling. If the sampling results indicate significant rebound, the SSDS should be restarted. All equipment and sub-slab monitoring points must remain in place until permanent termination/discontinuation of SSDS is approved by the Department. Progress report and PRR will continue during this SSDS discontinuation determination process.

The SSDS Discontinuation/Decommissioning Work Plan **sampling site plan**, including the proposed location of the new SSSV and co-located indoor air sampling location at a centralized location within the building, is enclosed.

Prepared by

**CASHIN TECHNICAL SERVICES, INC.**

Site Investigator: Jason Cecere

Site Engineer: James Gladysz, P.E.

On behalf of Mr. Thomas C. Ryan (Volunteer)

## CERTIFICATION STATEMENT

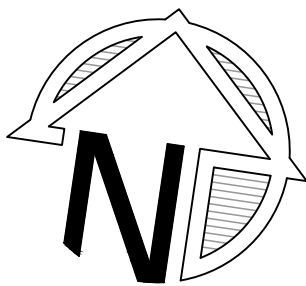
I, James Gladysz, P.E. of Cashin Technical Services, Inc. certify that I am currently a registered Professional Engineer in the State of New York and that this SSDS Discontinuation Work Plan was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the Division of Environmental Remediation (DER) Technical Guidance for Site Investigation and Remediation (DER-10) and that all activities will be performed in full accordance with the DER-approved work plan and any DER-approved modifications.

I certify that all information and statements in this certification form 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 am certifying as Remedial Party's Designated Site Representative that I have been authorized and designated by the Site Remedial Party to sign this certification for the Site.



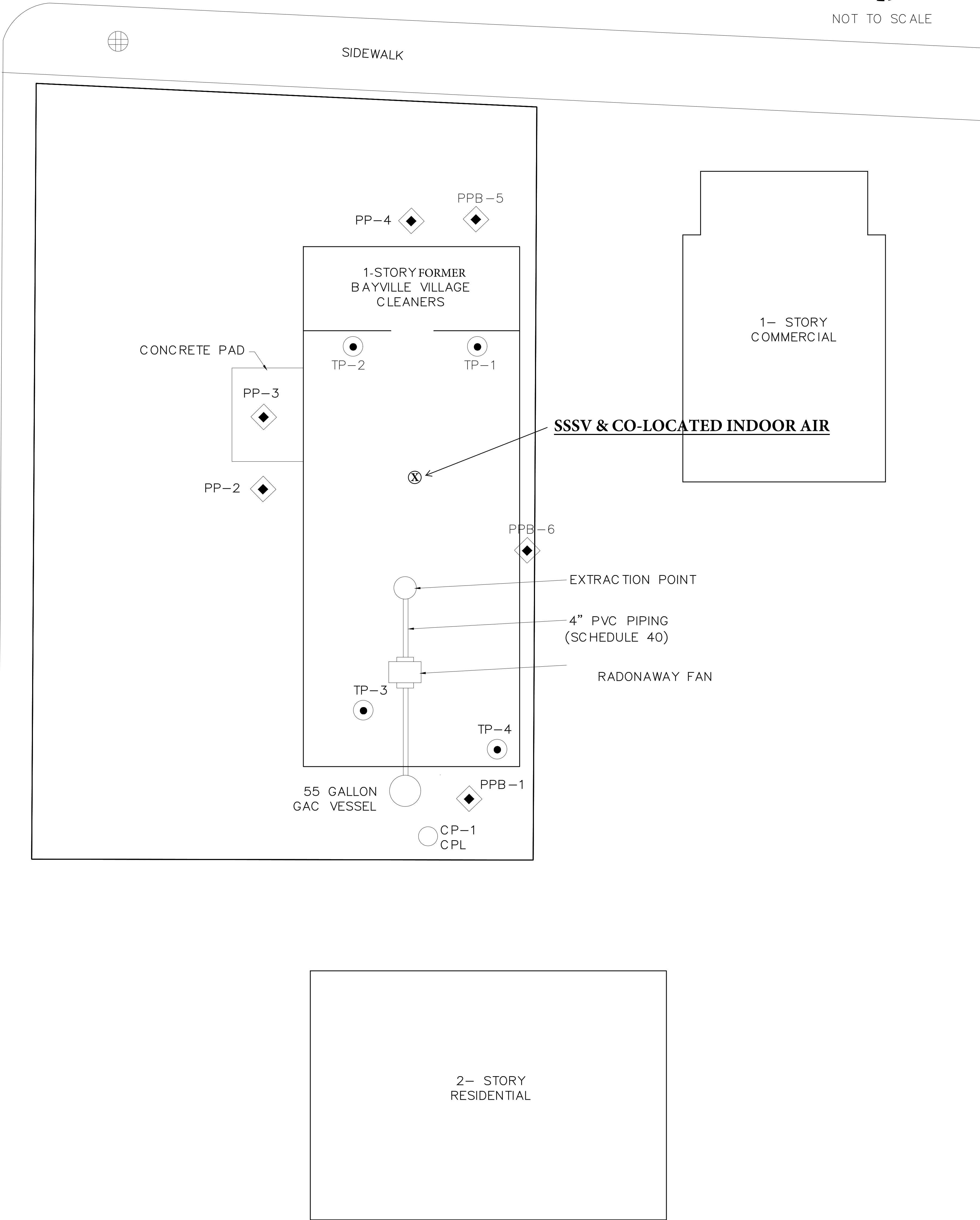
November 26, 2025    DATE

BAYVILLE AVENUE









NOT TO SCALE

17 th STREET



**KEY**

-  VACUUM TEST POINT
-  MONITORING WELL
-  PERMANANT SOIL GAS SAMPLING POINT
-  STORM DRAIN
-  CESSPOOL
-  SSSV & CO-LOCATED INDOOR AIR SAMPLING POINT  
(for Discontinuation/Decommissioning sampling)

**SSDS DISCONTINUATION /  
DECOMMISSIONING WORK PLAN  
SAMPLING SITE PLAN**

***Bayville Village Cleaners  
290 Bayville Avenue  
Bayville, New York***

NOT TO SCALE