
ENVIRONMENTAL MANAGEMENT, LTD.

On the Lake @ 41 Franck Road, Stony Point, New York 10980

Phone (845) 429-1141 • Fax (845) 429-1166

Internet: www.emlweb.com

Email: info@emlweb.com



January 10, 2009

Nicole M. Bonsteel, P.E.
New York State Department of Environmental Conservation
Division of Environmental Remediation
Remedial Bureau E
625 Broadway, 12th Floor
Albany, New York 12233-7017

**Re: Monthly Progress Report, DEC Agreement #W3-0855-99-07
Voluntary Cleanup Program (VCP #V00237-3)
Kings Electronics Co., Inc./Weissman Holdings, LLC (Kings)
40 Marbledale Road
Tuckahoe, New York 10707**

Dear Ms. Bonsteel:

The property was transferred to Marbledale Rd, LLC on January 19, 2006. Renovation and conversion of the property for self-storage use is substantially complete.

ON-SITE ACTIVITIES THIS PAST MONTH:

On December 10 the laboratory analysis reports and spreadsheet summaries by ARCADIS together with a cover letter regarding the Quarterly Monitoring Well VOC sampling in October 2008 and Injection Well data through October 9, were forwarded to you. As noted in the December 11 follow up e-mail from Environmental Management, Ltd. (EML) regarding the reported increase in vinyl chloride and cis-1,2-dichloroethene at GP-103R, our intention is to resample in January in order to see if this increase indicates a trending up or to confirm that it was a transient result (as similarly occurred within this well in April 2006).

On December 18 your e-mailed comments, on ARCADIS's Final Engineering Report (FER) draft Table of Contents, were received by EML. Within the closing of that correspondence you state that "... the report should also include information regarding the Environmental Easement, Site Management Plan, Citizen Participation, and Financial Assurance, as discussed in the FER Checklist and DER-10 Guidance." Please note that Kings is a volunteer under the Voluntary Cleanup Program (VCP). In previous discussions with DEC personnel, regarding the difference between the VCP and the Brownfields Cleanup Program, it was agreed that the FER should follow the draft DER-10 Guidance as much as possible. It was further agreed that information required within ARCADIS's FER should not impose additional requirements on Kings beyond those included within the scope of its Voluntary Cleanup Agreement signed May 9, 2000.

As reported by e-mail on December 22 and 30, the SSD System #5 fan failed on or shortly before December 18. The system installer, Mitigation Tech, expeditiously obtained a replacement fan but installation had to be postponed until after the holidays.

While verifying the status of the SSD fan on December 18, EML noted that carpet squares were being applied to the passageways within the basement of Building 7. Storage Deluxe site personnel informed EML that passageway floors throughout the entire facility are to be carpeted, to prevent the recurring need for maintenance and repainting which the current cement floor finish requires.

Preparation of an indoor air quality sampling and analysis plan for the Storage Deluxe facility (post installation of the SSD systems) continues. Based on the recent renovations (e.g.; painting and carpeting) being conducted by the new owner, sampling implementation date(s) for the DEC approved plan will probably be sometime in March 2009.

During EML's review with ARCADIS of the second draft FER, it became obvious that elevations used for monitoring and injection wells since early 2006 may not have reflected the change in elevations associated with the Storage Deluxe reconstruction. On December 24, EML was on-site with the surveyor to confirm field data for the FER. Additionally, all SSD systems were inspected and verified to be operating as designed, with the exception of System 5.

OFF-SITE ACTIVITIES THIS PAST MONTH:

On December 10 the laboratory analysis reports and spreadsheet summaries by ARCADIS together with a cover letter regarding the Quarterly Monitoring Well VOC sampling in October 2008 were forwarded to you.

JANUARY ACTIVITIES ON-SITE:

On January 7, Mitigation Tech installed the replacement fan for SSD System 5, at Building 7. Proper operation of the fan was verified. The system manometer measured approximately 0.8 wci of vacuum, which is similar to the system manometer reading prior to fan failure.

The Quarterly VOC sampling of all monitoring wells is scheduled for the week of January 19, 2009.

As required by the approved OM&M Plan for the SSD systems installed at Storage Deluxe, EML is preparing a post mitigation indoor air quality sampling plan to be submitted to the State for approval. Air sampling will be completed prior to the end of the 2008/2009 heating season, provided the facility carpeting project is concluded with sufficient time to properly outgas new carpet and adhesive VOC contamination.

JANUARY ACTIVITIES OFF-SITE

The Quarterly VOC sampling of all monitoring wells is scheduled for the week of January 19, 2009.

Upon receipt of the Village of Tuckahoe's permission to conduct another round of SVI sampling, EML will contact the Facility Manager to schedule a mutually convenient time for the SVI sampling at the DPW during the 2008/2009 heating season.

Very truly yours,

Environmental Management, Ltd.

Bruce M. Munson

Bruce M. Munson
Project Manager

pc:

Mr. James Moras
Environmental Engineer II
New York State Department of Environmental Conservation
Division of Environmental Remediation, Remedial Bureau E
625 Broadway, 12th Floor
Albany, New York 12233-7017

William E. Wertz, Ph.D.
Senior Engineering Geologist
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233

Gary A. Litwin
Director of Bureau of Environmental Exposure Investigation
New York State Department of Health
547 River Street
Troy, New York 12180-2216

Carl Obermeyer
Bureau of Environmental Exposure Investigation
Monticello District Office
50 North Street, Suite 2
Monticello, New York 12701-1711

Larry S. Eckhaus, Senior Attorney
New York State Department of Environmental Conservation
Division of Environmental Enforcement
625 Broadway, 14th Floor
Albany, New York 12233-5500

Donald J. Wanamaker, President
Environmental Management, Ltd. (EML)
41 Franck Road
Stony Point, New York 10980

Charles Goldberger, Esq.
McCullough, Goldberger & Staudt
1311 Mamaroneck Avenue
White Plains, New York 10605