



**Department of  
Environmental  
Conservation**

**KATHY HOCHUL**  
Governor

**AMANDA LEFTON**  
Commissioner

June 6, 2025

John Belanich  
Virginia S. Peterson as Trustee and all Successors  
CDI 21st St., LIC, LLC  
525 Northern Blvd., Suite 300  
Great Neck, NY 11021

Re: Corrective Measures Report (CMR) Conditional Approval Letter  
21-16 44th Road, LIC  
Queens County, Site No.: V00366

Dear John Belanich,

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), has completed its review of the Corrective Measures Report (CMR) dated April 10, 2025, which was prepared by Fleming, Lee Shue Environmental Engineering and Geology D.P.C. (FLS) on behalf of CDI 21st St., LIC, LLC (the Certifying Party). The CMR adequately documents the repair/sampling activities requested by the NYSDEC and NYSDOH. The CMR is hereby approved, however, we request the following conditions be met.

- Continued annual indoor air monitoring, preferably early in the heating season to allow time for repeat sampling if/when necessary, as previously stated in the January 17, 2025, Corrective Action Work Plan comments.
- Sampling procedures should include a substantial effort to remove or properly seal stored products that have the potential to interfere with achieving results that provide an accurate representation of site conditions in relation to contaminants of concern.

Enclose is the updated Institutional Control/Engineering Control certification form covering the period from April 03, 2023 through today, along with instructions for preparing the Periodic Review Report (PRR). Please have your consultant fill out the form and return it with the PRR within 30 days.

Sincerely,

Christopher Allan  
Project Manager

ec: J. O'Connell, C. Maycock - NYSDEC  
S. McLaughlin, M. Dolan - NYSDOH  
A. Fleming, M. Hutson – Fleming, Lee Shue