



**Annual Groundwater, Soil Vapor and Indoor Air Monitoring Report for
December 2011**

**Citizen Development Company / Flower Fashion Site
47 Northern Boulevard
Great Neck, New York**

NYSDEC Site # 1-30-070

January 2012

Prepared for:

**Citizen Development Company
111-15 Queens Boulevard
P.O. Box 10
Forest Hills, NY 11375**

Prepared by:

**CA Rich Consultants, Inc.
17 Dupont Street
Plainview, NY 11803**



January 27, 2012

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
At SUNY
50 Circle Road
Stony Brook, New York 11794

Attention: Mr. Jamie Ascher

**Re: Annual Report
December 2011 Groundwater, Soil Vapor & Indoor Air Monitoring Results
The Citizens Development Company / Flower Fashion Site (the Site)
47 Northern Boulevard, Great Neck, New York**

Dear Mr. Ascher:

In accordance with our Site Management Plan (SMP), attached is a copy of the Annual Groundwater, Soil Vapor & Indoor Air Monitoring Report and Certification (the Report) for the above-referenced Site. This document follows the Department's new "Periodic Review Report General Guidance" outline included in the NYSDEC's 45 – Day Reminder Notice. It also includes a signed Institutional and Engineering Controls Certification Form.

The findings presented in this Report indicate that the remedial activities completed remain effective in reducing the concentrations of perchloroethene (PCE) in the groundwater, soil vapor and indoor air at the Site and in the basements of the adjacent buildings. As described in detail within our Report, we recommend the following for this Site:

- We recommend that the program of indoor air monitoring and inspection of the SSD system continue on an annual basis in accordance with the SMP.

If there are any questions regarding this Report, please do not hesitate to call our Office.

Sincerely,

CA RICH CONSULTANTS, INC.

Eric A. Weinstock
Vice President

cc: Rosalie K. Rusinko, Esq., NYSDEC-Tarrytown
Charlotte Biblow, Esq., Farrell Fritz
Sal Panico, Cord Meyer Development, LLC
Jacqueline Nealon, NYSDOH

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**Periodic Review Report (PRR) – December 2011
Citizen Development Company /Flower Fashion Site
47 Northern Boulevard
Great Neck, New York
NYSDEC Site # 1-30-070**

1.0 Introduction

The Citizen Development Corp./Fashion Flower (CDC/FF) site (the Site), located at 47 Northern Boulevard in Great Neck, New York (Figure 1), is currently occupied by an AT&T cellular telephone store. Previous tenants of this Property were: a Cingular cellular telephone store; a florist; and a dry cleaner. For the purposes of this document, the contaminant of concern is tetrachloroethene (a.k.a perchloroethene or "PCE") which is a remnant of the operation of the former dry cleaner. The media that were impacted included soil, soil vapor, groundwater and indoor air.

A. Nature & Extent of Contamination and Remedial History

During the 1980's and 1990's, a series of investigative and remedial activities including soil borings, well installations & sampling, soil vapor surveys, a soil excavation, soil vapor extraction (SVE) system and groundwater pump & treat systems were employed at the CDC/FF Site to address a release of the dry cleaning chemical perchloroethene and its degradation products. During the 2000's, this was followed by a Sub-Slab Depressurization (SSD) system below the building, an additional soil vapor survey, a second soil removal effort, a program of in-situ chemical oxidation, the operation of a second SVE system, the installation of additional monitoring wells and the installation of a second SSD system.

As displayed in the chronologic tabulation included in Section 2 of this report, this Site has a long history of environmental investigative and remedial activities. A list of references for the work performed is included at the end of this Report. For the purposes of this periodic review, this Report will focus on the most recent investigative and remedial effort as outlined in the Site Management Plan (SMP) (Ref 12). These are: in-situ chemical oxidation; operation of an SVE system in the rear of the Property; operation of the SSD system below the building; and post remediation groundwater and indoor air monitoring.

B. Effectiveness of Remedial Program

The effectiveness of the corrective actions implemented at this Site has been evaluated by reviewing data collected regarding the following components of the remedial program. These are discussed in detail in Section 3 of this Report.

In-Situ Chemical Oxidation – The last in-situ chemical oxidation application was applied during the summer of 2006. Based on the results of samples collected from the monitoring wells downgradient of the application Site, this remedial effort is deemed to have been effective. In response to our 2010 Annual Monitoring Report (Ref. 16), the NYSDEC has agreed that groundwater monitoring at this site may be discontinued. A copy of the letter (Ref 17) is attached.

Operation of the SVE System in the Rear of the Property – The SVE system has remained in operation from January 2005 to the July 2011. A final post remediation soil boring was performed in December 2010 and the results included in the Annual Monitoring Report for that year.. Based on those results, the NYSDEC concurred that the SVE system could be turned off and converted to an SSD system by replacing the blower with an energy efficient vapor abatement fan (Ref. 17). This conversion was performed in July 2011. The layout of the SSD systems are illustrated on Figure 2.

Operation of the SSD System Below the Building – The operation of the SSD fan is checked on a regular basis. No operational problems have been reported during 2011. Based on the results of the indoor air samples collected in the AT&T store, the SSD system is deemed to have been effective and protective.

Post Remediation Groundwater and Indoor Air Monitoring – The results of the indoor air monitoring program are discussed in Sections 2 of this Report. The indoor air PCE results collected in December 2011 were below the action level of 100 ug/m³.

Groundwater monitoring is no longer required or performed at this site.

C. Compliance

The Site is currently in compliance with the Site Management Plan (SMP)

D. Recommendations

We recommend that the program of indoor air monitoring and inspection of the SSD systems continue on an annual basis in accordance with the SMP.

2.0 Site Overview

A. Chronology of Investigative and Remedial Activities

During the 1980's and 1990's, a series of investigative and remedial activities including soil borings, well installations & sampling, soil vapor surveys, soil excavation, soil vapor extraction (SVE) system and groundwater pump & treat systems were employed at the CDC/FF Site to address a release of the dry cleaning chemical perchloroethene and its degradation products. During the 2000's, this was followed by a sub-slab depressurization (SSD) system below the building, an additional soil vapor survey, a second soil removal effort, a program of in-situ chemical oxidation, the operation of a second SVE system and the installation of additional monitoring wells.

As displayed in the chronologic tabulation below, this Site has a long history of environmental investigative and remedial activities. A list of references for the work performed is included at the end of this Report.

A chronology of the Site activities is presented in the following tabulation.

Action	Time Period
Initial subsurface investigations	1983 – 1984
Initial soil removal action in northwest corner of Property	1984
Operation of the initial SVE and groundwater pump and treat systems	1986 – 1990
Post remediation groundwater monitoring	1990 – 2010
Installation and operation of a SSD system below the building	2002 – Present
Post remediation indoor air monitoring	2002 – Present
Performance of a second soil vapor survey	2003
Second soil removal action in northeast corner of Property	2004
Application of in-situ chemical oxidation in rear of Property	2004 – 2006
Installation of additional deep monitoring wells	2005
Operation of second SVE system	2005 – 2011
Preparation of a Site Management Plan	2006
Performance of post-remediation borings	2009
Installation of two new shallow SVE wells	2009
Performance of additional post-remediation borings	2010
Conversion of SVE system to SSD system	2011

B. Nature and Extent of Contamination

As the source of contamination was the operation of a former dry cleaning facility, the contaminant of concern is tetrachloroethene (a.k.a perchloroethene, PCE or "Perc") which is the trade name for dry cleaning fluid. The media that were impacted included soil, soil vapor, groundwater and indoor air. The extent of contamination in each of these media is discussed below.

Soil – Two known areas of soil contamination existed below the rear of the Property in the past. One portion of contaminated soil located below the northwest portion of the property was removed in 1984 under the oversight of the Nassau County Department of Health.

A second soil removal action was performed in the northeast portion of the Property in 2004 under the oversight of the NYSDEC (Ref. 8). This was followed by in-situ treatments with permanganate, a chemical oxidant, followed by the operation of a SVE system (Ref. 9).

Soil Vapor – In the past, elevated PCE levels were measured in the rear of the Property. During 2004, concentrations as high as 2,400,000 ug/m³ of PCE were recorded in the rear yard of the Property. Since that time, a soil removal effort followed by chemical oxidation treatment and the operation of an SVE system have been employed. The concentration of PCE in the exhaust of

the SVE system during our December 2010 sampling event was 4,342 ug/m³, a significant improvement since the 2004 sample collection. The historical results of the VOCs detected in the exhaust of the SVE system are included in the 2010 Annual Monitoring Report (Ref. 16). Based on decreasing concentrations of the SVE exhaust and the results of the post remediation borings, the SVE system was converted to an SSD system in July 2011.

Indoor Air Quality – Indoor air sampling was initiated in 2002. Samples were collected from the basement and ground floor level of 47 Northern Blvd.; the basement of 55 Northern Blvd.; the ground floor level of 45 Northern Blvd. (an adjoining strip-type shopping center which has no basement); and from a designated outdoor sampling point. PCE was detected above the NYSDOH background level of 10 ug/m³ and action level of 100 ug/m³ in both 47 and 55 Northern Blvd. locations during the initial 2002 sampling event. Results decreased after the SSD and SVE systems were placed into operation. During the December 2011 sampling event, the PCE levels at all locations were below the NYSDOH action level. The historical results of PCE detected in the indoor air are included on Table 1.

Groundwater – A series of groundwater wells had been installed at the Site. Wells MW-1A, 1B, 1C, and 1D are all upgradient water table monitoring wells. These have historically shown low, but measurable, levels of PCE entering the Property. The locations of the wells are illustrated on Figure 4.

Wells MW-2, 3, 4 are downgradient water table monitoring wells located along the northern boundary of the Site. In the past, these have contained PCE levels in the range of 100 to 1,000 ug/l with well MW-4 displaying the highest concentrations. Since the completion of the chemical oxidation program, the PCE levels decreased significantly. In fact, during the December 2009 sampling round, the PCE concentrations in wells MW-2 and 3 were 2.0 ug/l and 0.85 ug/l. Well MW-4, the well that has historically had the highest PCE levels at the site, contained 7.1 ug/l in December 2010, just slightly above the groundwater standard of 5.0 ug/l.

A series of multi-depth monitoring wells were installed in the area of MW-4. These are identified as MW-4(75) which is 75 feet deep, MW-4(90) which is 90 feet deep, and MW-4D which is 146 feet deep. During the December 2009 monitoring event, PCE was not detected in the water samples from any of these wells.

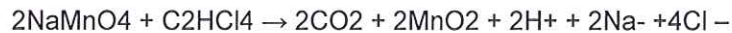
There were also a series of off-site wells installed for this Site. These are identified as wells MW-5, 6, 7, 8 and 10. The off-site wells were last sampled in 2005. At that time, the PCE detections were all relatively low, between 1 and 13 ug/l.

Based on the low levels of PCE detected in the 2010 sampling round, the NYSDEC agreed that groundwater monitoring could be discontinued at this Site. As such, groundwater monitoring is no longer performed.

3.0 Evaluation of Remedy Performance, Effectiveness and Protectiveness

For the purposes of our periodic review, this report will evaluate the most recent investigative and remedial efforts as outlined in the SMP. These are: in-situ chemical oxidation; operation of an SVE system in the rear of the Property; operation of the SSD system below the building; and post remediation groundwater and indoor air monitoring.

In-Situ Chemical Oxidation – Permanganate is a strong oxidizer that has a long history of application for the control of odors at wastewater treatment plants. The application of permanganate directly to subsurface soils and groundwater has been proven successful for the remediation of PCE. Once in contact with PCE, the permanganate converts the contaminant to harmless by-products as shown below:



(Permanganate + Perchloroethene → Carbon Dioxide Gas + Manganese Dioxide + Hydrogen ions + Sodium ions + Chlorine ions)

During the Fall of 2004, liquid permanganate was applied to a series of 27 shallow injection points and two water table injection points located in the rear of the Property. Additional applications of permanganate were applied to the water table injection points during the Summers of 2005 and 2006 (Ref 9).

The monitoring wells downgradient of the permanganate application site, wells MW-2, 3 and 4, were monitored periodically after the application program. The PCE levels in these wells have declined as a result of this treatment. During the December 2010 sampling round, the PCE concentrations in wells MW-2 and 3 were 2.0 ug/l and 0.85 ug/l. Well MW-4, the well that has historically had the highest PCE levels at the Site, contained 7.1 ug/l, just slightly above the groundwater standard of 5.0 ug/l.

Based on these results, the chemical oxidation program is deemed to have been effective and protective.

Operation of the SVE System in the Rear of the Property – After the permanganate application program was completed, an SVE system was placed in the northeast portion of the rear yard to remove the remnant PCE vapors that were not addressed by the soil removal and in-situ chemical oxidation programs. The SVE system for this Site included three shallow horizontal SVE wells installed in the backfilled excavation area. Five of the shallow permanganate injection points were also converted in SVE wells. A description of the SVE system is included in Reference 9.

The SVE system remained in operation from January 2005 to July 2011 except for periodic repairs. Over that period of time, it has been effective in reducing the concentration of remnant PCE soil vapors below the rear portion of the Property. The initial PCE concentration in the untreated or “raw” soil vapor in January 2005 was 540,000 ug/m³. During the December 2010 sampling round, this was reduced to 4,342 ug/m³.

With respect to termination of the SVE system, the SMP states that once the levels of total VOCs in the SVE wells decreases to a near constant or asymptotic concentration, operation of the system will be suspended. In addition it states that three soil borings will then be placed in the rear yard. Soil samples will be collected at a level of 3 to 4 feet below grade in the native soil below the imported fill and analyzed for halogenated volatile organics. If the concentration of PCE and its degradation products in these samples do not exceed the NYSDEC TAGM (Ref.11) Cleanup Objectives, the SVE blower will be replaced with a smaller SSD blower.

Three post-remediation soil borings were installed in the rear of the Property (Ref. 13). In 2009, the soil samples in two of these borings were below the TAGM. Two new shallow SVE wells were installed later that year in the area of the third boring, the boring that exceeded the TAGM (Ref. 14). The boring in the third location was re-installed and tested for VOCs in March 2010 (Ref. 15) and December 2010 (Ref. 16). Based on those result, the termination criteria had been achieved and the SVE blower was replaced with a more energy efficient SSD fan as outlined in the SMP.

Operation of the SSD System Below the Building – The operation of the SSD fans is checked on a regular basis. No operational problems have been reported during 2011.

Based on the results of the indoor air samples collected in the AT&T store, the SSD systems are deemed to have been effective and protective.

Post Remediation Groundwater and Indoor Air Monitoring – The results of the indoor air monitoring program are discussed in Section 2 of this Report. The PCE indoor air sample results are all below the action level of 100 ug/m³. The groundwater monitoring portion of this project has been completed and monitoring of the groundwater is no longer performed.

Based on these results, we believe the remedy and the post remediation monitoring program have been effective and protective.

4.0 Institutional Controls/Engineering Controls (IC/EC) Plan Compliance

A. Requirements and Compliance

Institutional Controls – Two institutional controls have been implemented for the site: 1) development of a deed restriction is currently in progress; and 2) groundwater beneath the Site cannot be used for potable or industrial purposes without treatment unless first obtaining permission to do so from NYSDEC. The deed notification will be filed, and the groundwater beneath the Site is not being used for potable or industrial purposes.

Engineering Controls – There are two SSD systems operating at the site. The SSD systems are performing properly as described in Section 3 of this Report.

B. Certification

An annual inspection of the Site is performed, and an Annual Certification is provided to the NYSDEC as required in the SMP.

5.0 Monitoring Plan Compliance

The following monitoring programs are described in the SMP and include: groundwater monitoring, soil vapor monitoring, and indoor air quality monitoring.

5.1 Groundwater Monitoring

Groundwater monitoring is no longer required at this site.

5.2 Soil Vapor

Soil vapor monitoring is no longer required at this site.

5.3 Sub-Slab Depressurization System

Monitoring of the SSD systems will consist of checking to confirm that the SSD blowers are operating. A field technician visited the Site in June and December and confirmed that there was a flow of air out of the SSD systems and that the blower was functioning.

Termination Criteria -The SSD systems will be terminated when monitoring of the indoor air confirms that there are no impacts to the indoor quality of the Cingular store (now an AT&T store) and the 3 adjoining stores after the SSD blowers have been turned off for a period of 30 days during winter conditions.

5.4 Indoor Air Quality

Indoor air samples were collected at the following locations on an annual basis during the winter heating season.

BUILDING	SAMPLE LOCATION & IDENTIFICATION
CDC/FF Site (Cingular Store) 47 Northern Blvd.	Ground Floor and Basement (Sample ID: PDM-1 and PDM-2)
Health Nut Store 45 Northern Blvd.	No longer sampled
Cambridge Educational Center 55 Northern Blvd.	Basement (waiting room and NW Test Center) (Sample ID: PDM-4 and PDM-5)
Outdoor Ambient Air	Behind Site Building (Sample ID: PDM-6)

New 3M sampling badges were brought out to the Site and exposed for a period of approximately 24-hours. The samples were analyzed by ELAP-approved Galson Laboratories for the analysis of PCE. Monitoring of the indoor air quality at locations PDM-1 through 2 and 4 through 6 will continue as long as the soil vapor extraction and sub-slab depressurization systems are in operation or the NYSDEC indicates monitoring is no longer required.

During the December 2011 sampling event, the PCE levels at all locations were below the NYSDOH action level. The December 2011 monitoring round results are included on Table 1.

Termination Criteria - Once the air quality in the Cingular store (now an AT&T store) and the three adjoining stores remains at or below the established NYS background level for PCE (which is currently 10 ug/m³) during one round of sampling during the winter heating season with the SSD system turned off for a period of 30 days, the indoor air monitoring program will be terminated and the Site will be eligible for delisting from the Registry.

6.0 Operations & Maintenance Plan Compliance

Currently there are two a sub-slab depressurization systems operating at the site.

6.1 Sub-Slab Depressurization System

Currently, there is a Sub-Slab Depressurization (SSD) system operating in the basement of the existing building. The system consists of a perforated pipe buried beneath the basement floor that is connected to a Fantech® low pressure SSD blower that exhausts extracted soil vapor at a rate of approximately 150 cfm. A second SSD system is connected to the horizontal and shallow vertical vents that were installed for the SVE system. Indoor air quality tests currently indicate that this system is effectively controlling sub-slab PCE vapors.

Operations & Maintenance procedures that apply to the Fantech® low pressure blower includes a physical inspection of the blower to confirm that air is being discharged and that the fan is operating. These inspections were performed during 2011.

7.0 Overall Periodic Review Report Conclusions and Recommendations

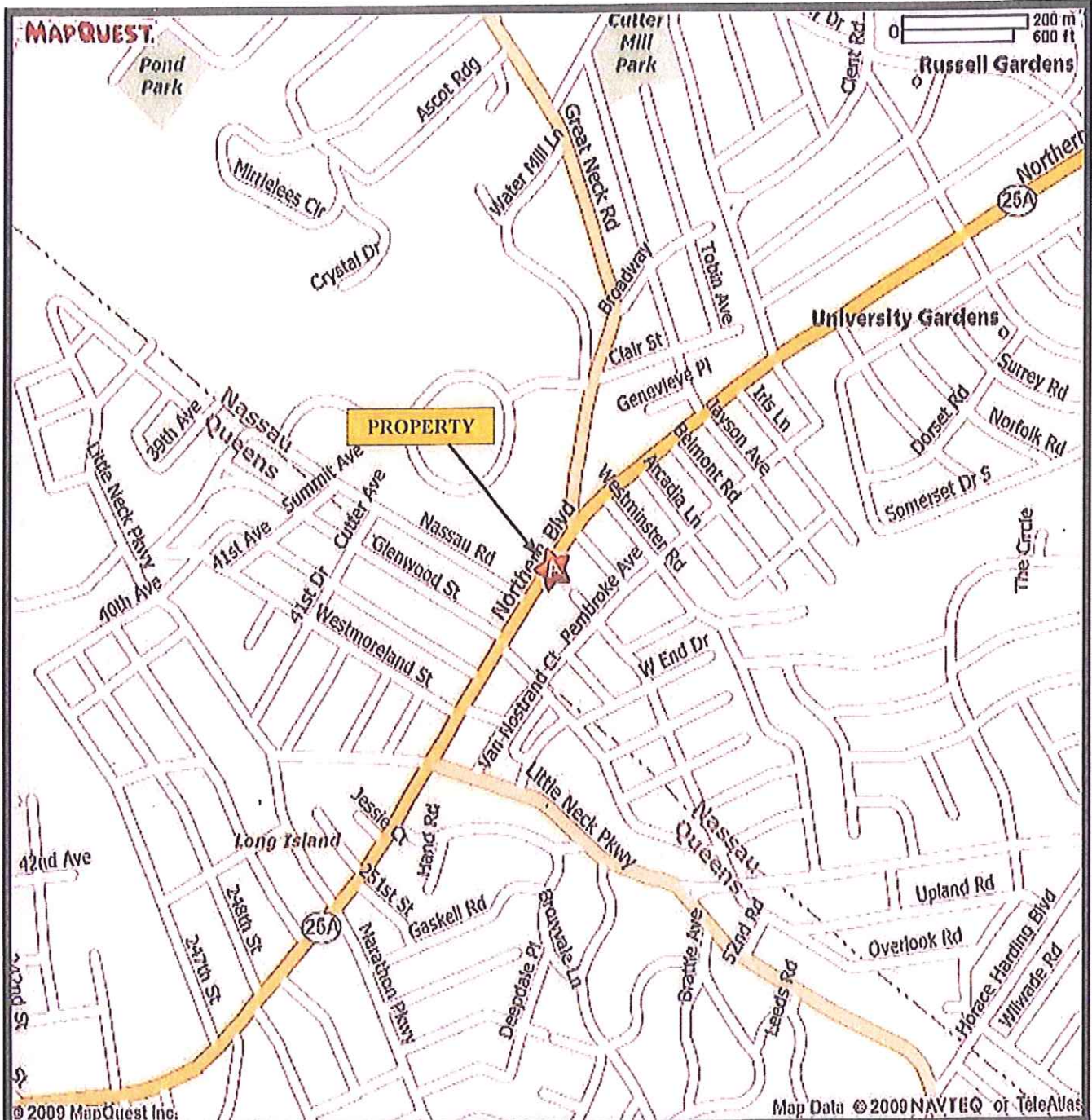
The corrective actions implemented at this Site have been evaluated by reviewing data collected at the Site, and they are deemed to be effective and protective.

- The operation of the existing SSD fans are checked on a regular basis. No operational problems have been reported during 2011. Based on the results of the indoor air samples collected in the AT&T store and at 55 Northern Blvd., the SSD system is deemed to have been effective and protective. No modifications to the SSD systems are recommended at this time.
- We recommend that the program of indoor air monitoring and inspection of the SSD system continue on an annual basis in accordance with the SMP.

REFERENCES

1. Cabot Kilburn, (1979), Hydrogeology of the Town of North Hempstead, Nassau County, Long Island, New York, USGS Long Island Water Resources Bulletin 12.
2. JR Kolmer + Associates, (February 1998), Citizen Development Company Final RI/FS Report.
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6. CEC, Inc., (October 2002), Groundwater Quality Data for the Flower Fashion Site.
7. CA RICH, (2003 thru 2008), Annual Groundwater Monitoring Reports, Citizen Development Company, Flower Fashion Site, 47 Northern Blvd., Great Neck, New York.
8. CA RICH, (January 2005), Interim Remedial Measures Report – Part A, The Citizens Development Company / Flower Fashion Site, 47 Northern Blvd., Great Neck, New York.
9. CA RICH, (April 2005), Interim Remedial Measures Report – Part B, Final Engineering Report and Operations, Maintenance & Monitoring Plan, The Citizens Development Company / Flower Fashion Site, 47 Northern Blvd., Great Neck, New York.
10. CA RICH, (January 2006), Annual Groundwater and Indoor Air Monitoring Report – December 2005, The Citizens Development Company / Flower Fashion Site, 47 Northern Blvd., Great Neck, New York.
11. NYSDEC, (January 24, 1994), Technical and Administrative Guidance Memorandum: Determination of Soil Cleanup Objectives and Cleanup Levels.
12. CA RICH, (June 2006), Site Management Plan, The Citizens Development Company / Flower Fashion Site, 47 Northern Blvd., Great Neck, New York.
13. CA RICH, (July 2009), Post-Remediation Borings Report, The Citizens Development Company / Flower Fashion Site, 47 Northern Blvd., Great Neck, New York.
14. CA RICH, (August 2009), Additional SVE Well Installation Report, The Citizens Development Company / Flower Fashion Site, 47 Northern Blvd., Great Neck, New York.
15. CA RICH (April 2010) Additional Post-Remediation Borings Report, The Citizens Development Company / Flower Fashion Site, 47 Northern Boulevard, Great Neck, New York
16. CA RICH (April 2011) Annual Groundwater, Soil Vapor and Indoor Air Monitoring Report, The Citizens Development Company / Flower Fashion Site, 47 Northern Boulevard, Great Neck, New York
17. NYSDEC (May 16, 2011) Citizens Development Company Site #1-30-070 Site Management/Periodic Review Report Response Letter

Figures



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Map Data © 2009 NAVTEQ or TeleAtlas

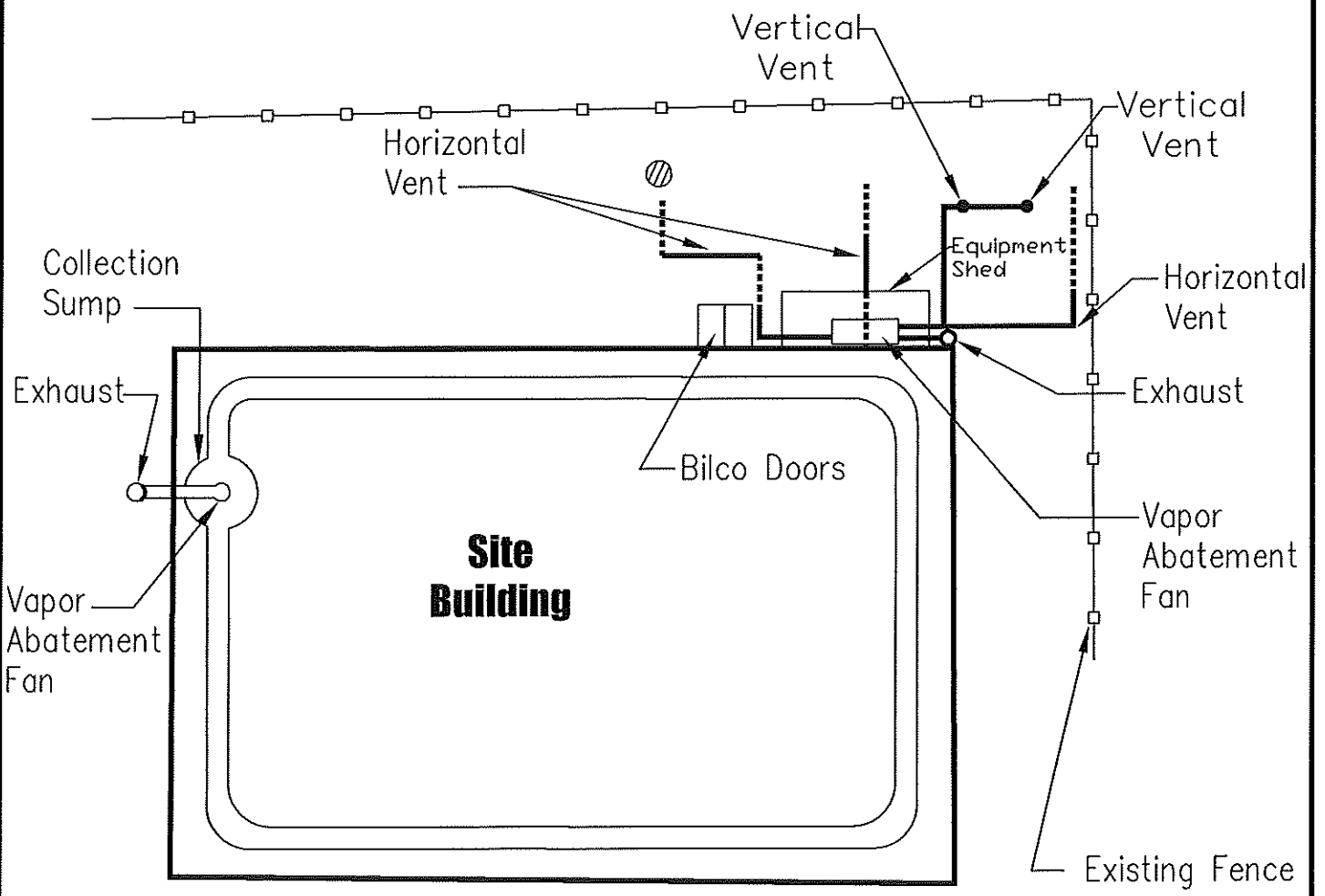
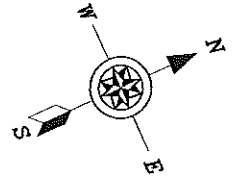


Map Adapted from Mapquest








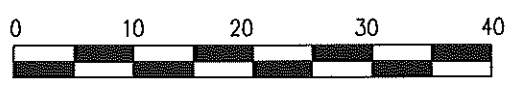
CA RICH CONSULTANTS, INC.
17 Dupont Street,
Plainview, NY 11803

TITLE: PROPERTY LOCATION MAP		DATE: 3/19/09
FIGURE: 1		SCALE: AS SHOWN
DRAWING:	47 Northern Boulevard Great Neck, New York	DRAWN BY: JYC
		APPR. BY: EAW



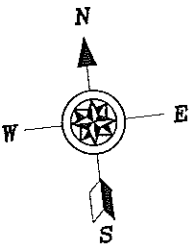
LEGEND

-  FORMER STORM WATER DRYWELL
-  2-INCH DIAMETER 20 SLOT PVC PIPE
-  2-INCH DIAMETER PVC PIPE
-  PERFORATED DUCT
-  VERTICAL VENT

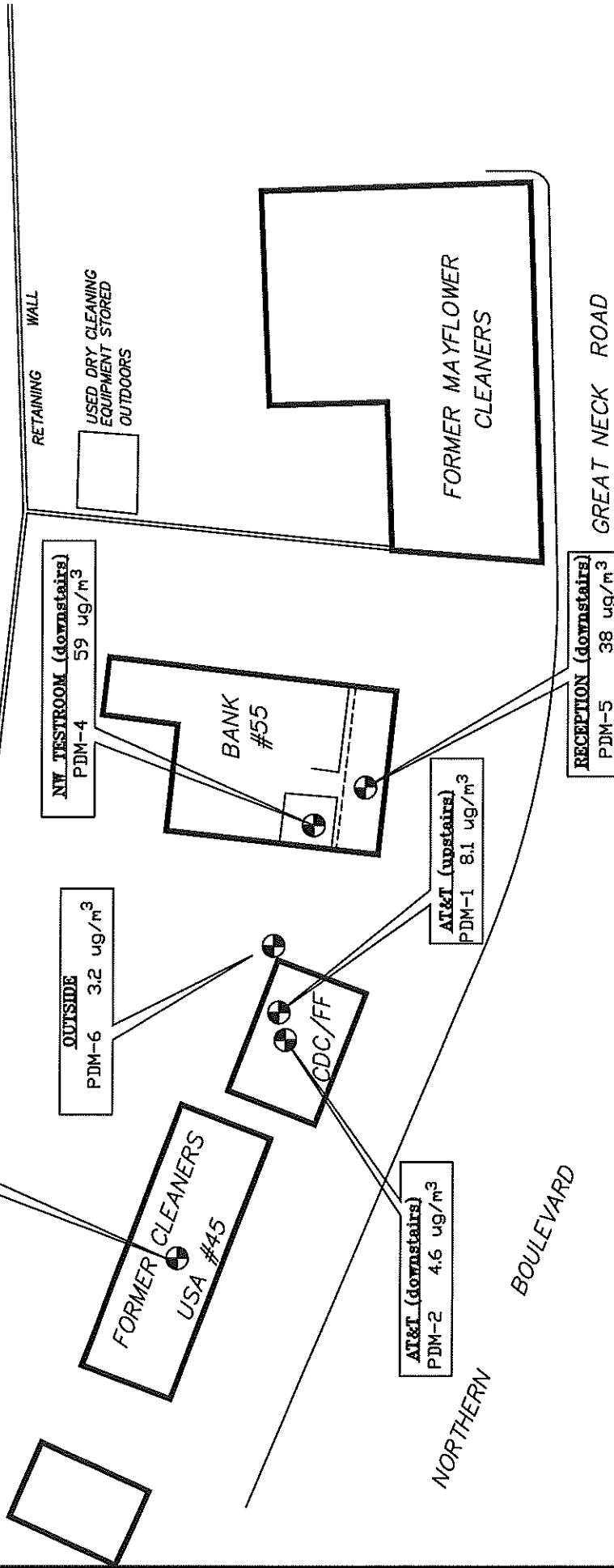


GRAPHIC SCALE IN FEET

CA RICH CONSULTANTS, INC.	
Environmental Specialists Since 1982 17 Dupont Street, Plainview, New York 11803	
Stephen J. Osmundsen, P.E.	
Consulting Engineer 514 Pantigo Road # 16, East Hampton New York 11937	
TITLE: LOCATION OF SUBSURFACE PIPING LAYOUT FOR SSD SYSTEMS	DATE: 1/30/2012
FIGURE: 2	SCALE: 1" = 16'
DRAWING NO: 2009-2	DRAWN BY: J.T.C.
	APPR. BY: S.J.O.
CDC/FLOWER FASHION 47 NORTHERN BLVD. GREAT NECK, NY 11020	



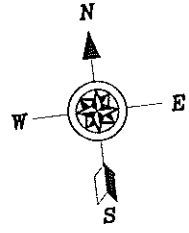
HEALTH NUT (Upstairs)
No longer sampled



Legend
 AIR SAMPLE LOCATIONS

CA RICH CONSULTANTS, INC. Environmental Specialists Since 1982 17 Dupont Street, Plainview, New York 11803		DATE 1/30/2012
TITLE PERCHLOROETHENE IN AIR SAMPLES DECEMBER 2012		SCALE As Shown
FIGURE 3	DRAWN BY S.T.M.	DATE 1/30/2012
DRAWING NO. 1192-1bc.7	PROJECT CDC/FLOWER FASHION 47 NORTHERN BLVD. GREAT NECK, N Y 11020	APPROVED BY E.A.W.

Note:
Map adapted from Civil and Environmental Engineers, Inc.
Site Area Map dated May 16, 2002.



EAST MILL ROAD

TERRACE CIRCLE

GREAT NECK ROAD

FORMER GASOLINE STATION

NORTHERN BOULEVARD

SHELL GAS

SHOPS

BANK

SITE

RETAINING WALL

NASSAU ROAD

MW-10

MW-8

MW-7

MW-6

MW-4D

MW-4

MW-3

MW-1A

MW-1B

MW-1C

MW-47A

CA RICH CONSULTANTS, INC. Environmental Specialists Since 1982 17 Dupont Street, Plainview, New York 11803	
TITLE	Locations of Monitoring Wells
DATE	1/30/2012
SCALE	As Shown
DRAWN BY	S.T.M.
APPR. BY	E.A.W.
FIGURE	4
DRAWING NO.	2009-3a



GRAPHIC SCALE IN FEET

Legend

⊕ GROUNDWATER MONITORING WELL

Note:
Map adapted from Civil and Environmental Engineers, Inc.
Site Area Map dated May 16, 2002.

Tables

Table 1
Citizens Development Co./Flower Fashion Site
Summary of Perchloroethene Indoor Air Readings
Units - ug/m3

Sample #:	PDM-1	PDM-2	PDM-3	PDM-4	PDM-5	PDM-6*
Location:	Cingular/AT&T	Cingular/AT&T	Health Nut	55 No. Blvd. NW test rm.	55 No. Blvd. Reception	Outdoors
Level:	(Ground Fl.)	(Downstairs)	(Ground Fl.)	(Downstairs)	(Downstairs)	NA

<u>Date</u>						
11/20/02	120	280	NA	170	150	7
12/02/03	27	18	4	47	47	6.4
06/15/04	22	27	6.6	39	39	10
12/17/04	47	52	5.5	70	91	2.6
06/23/05	4.5	8.3	1.4	8.8	10	5.7
12/13/05	2.5	1.6	<0.5	6.2	6.2	<0.5
12/04/06	2.3	1.4	<1.4	9.7	8.9	<1.4
12/27/07	8.5	3.4	2.0	59	48	15
02/06/08	5.2	3.9	2.6	22	48	6.1
03/27/08	NA	NA	NA	21	17	3
04/29/08	NA	NA	NA	29	34	7.1
05/29/08	NA	NA	NA	14	17	11
12/05/08	3.1	2.0	<1	19	11	2.9
12/17/09	<1	<1	NA	30	32	<1
12/02/10	2	3.1	NA	40	37	<1
12/21/11	8.1	4.6	NA	59	38	3.2

Notes:

- 1-AT&T store also known as Cingular
- 2-Subslab venting system in basement of AT&T installed during the Spring of 2002
- 3-November 20, 2002 samples collected and analyzed by NYSDOH
- 4-SVE system in rear yard installed January 2005
- 5-December 27, 2007 - SVE system shut down for unknown time period (<1 month)
- 6-January 25, 2008 - SVE repairs completed and system restarted
- 7-Additional SVE wells added during August 2009
- 8-SVE System turned off and converted to a SSD System on 7/21/11
- * - Outdoor air sample
- NA - Not Analyzed

See attached Figure 4 for sample locations

Enclosures



Enclosure 1
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.	130070	
Site Name	Citizens Development Co.	
Site Address:	47 Northern Boulevard	Zip Code: 11020
City/Town:	Great Neck	
County:	Nassau	
Allowable Use(s) (if applicable, does not address local zoning):	Industrial	
Site Acreage:	1.0	

	Box 2	
Verification of Site Details	YES	NO
1. Are the Site Details above, correct?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If NO, are changes handwritten above or included on a separate sheet?	<input type="checkbox"/>	<input type="checkbox"/>
2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment since the initial/last certification?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If YES, is documentation or evidence that documentation has been previously submitted included with this certification?	<input type="checkbox"/>	<input type="checkbox"/>
3. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property since the initial/last certification?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If YES, is documentation (or evidence that documentation has been previously submitted) included with this certification?	<input type="checkbox"/>	<input type="checkbox"/>
4. If use of the site is restricted, is the current use of the site consistent with those restrictions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If NO, is an explanation included with this certification?	<input type="checkbox"/>	<input type="checkbox"/>
5. For non-significant-threat Brownfield Cleanup Program Sites subject to ECL 27-1415.7(c), has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid?	<input type="checkbox"/>	<input type="checkbox"/>
If YES, is the new information or evidence that new information has been previously submitted included with this certification?	<input type="checkbox"/>	<input type="checkbox"/>
6. For non-significant-threat Brownfield Cleanup Program Sites subject to ECL 27-1415.7(c), are the assumptions in the Qualitative Exposure Assessment still valid (must be certified every five years)?	<input type="checkbox"/>	<input type="checkbox"/>

SITE NO. 130070	Box 3
Description of Institutional Controls.	
<u>Parcel</u>	<u>Institutional Control</u>
S_B_L Image: 0020051202	Decision Document Ground Water Use Restriction
Description of Engineering Controls	
<u>Parcel</u>	<u>Engineering Control</u>
S_B_L Image: 0020051202	Vapor Mitigation
Attach documentation if IC/ECs cannot be certified or why IC/ECs are no longer applicable. (See instructions)	
Control Description for Site No. 130070	
Parcel: 0020051202 The OU-2 ROD calls for Institutional controls in the form of an environmental easement to restrict groundwater use and continued OM&M of the soil vapor extraction system and the active sub-slab depressurization system.	

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 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

YES NO

2. If this site has an IC/EC Plan (or equivalent as required in the Decision Document), for each Institutional or Engineering control listed in Boxes 3 and/or 4, I certify by checking "YES" below that all of the following statements are true:

(a) the Institutional Control and/or 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

3. If this site has an Operation and Maintenance (O&M) Plan (or equivalent as required in the Decision Document);

I certify by checking "YES" below that the O&M Plan Requirements (or equivalent as required in the Decision Document) are being met.

4. If this site has a Monitoring Plan (or equivalent as required in the remedy selection document);

I certify by checking "YES" below that the requirements of the Monitoring Plan (or equivalent as required in the Decision Document) is being met.

YES NO

IC CERTIFICATIONS
SITE NO. 130070

Box 6

SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 2 and/or 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.

PETER GALLETAN at CDC, 111-15 QUEEN'S BLVD., FOREST HILLS, N.Y. 11375
print name print business address

am certifying as OWNER (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.

Peter Galletan 2/10/12
Signature of Owner or Remedial Party Rendering Certification Date

IC/EG CERTIFICATIONS

Box 7

QUALIFIED ENVIRONMENTAL PROFESSIONAL (QEP) 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.

Eric Weinstock at CARich, 17 DuPont St., Plainville, NY 11803
print name print business address

am certifying as a Qualified Environmental Professional for the Owner

(Owner or Remedial Party) for the Site named in the Site Details Section of this form.

Eric Weinstock 1/27/2012
Signature of Qualified Environmental Professional, for the Owner or Remedial Party, Rendering Certification Stamp (if Required) Date

[Signature]
Signature of NYS Professional Engineer



Appendix A
Indoor Air Laboratory Data



RECEIVED
JAN - 2012

Mr. Eric Weinstock
CA Rich Consultants, Inc.
17 Dupont Street
Plainview, NY 11803

January 05, 2012

DOH ELAP# 11626

Account# 14715

Login# L256447

Dear Mr. Weinstock:

Enclosed are the analytical results for the samples received by our laboratory on December 23, 2011. All test results meet the quality control requirements of AIHA and NELAC unless otherwise stated in this report. All samples on the chain of custody were received in good condition unless otherwise noted.

Results in this report are based on the sampling data provided by the client and refer only to the samples as they were received at the laboratory. Unless otherwise requested, all samples will be discarded 14 days from the date of this report.

Please contact Charlene Moser at (888) 432-5227, if you would like any additional information regarding this report.

Thank you for using Galson Laboratories.

Sincerely,

Galson Laboratories

A handwritten signature in cursive script that reads "Mary G. Unangst".

Mary G. Unangst
Laboratory Director

Enclosure(s)



LABORATORY ANALYSIS REPORT

6601 Kirkville Road
East Syracuse, NY 13057
(315) 432-5227
FAX: (315) 437-0571
www.galsonlabs.com

Client : CA Rich Consultants, Inc
Site : 47 Northern Blvd.
Project No. : FF-CDC
Date Sampled : 21-DEC-11
Date Received : 23-DEC-11
Date Analyzed : 03-JAN-12
Report ID : 721273

Account No.: 14715
Login No. : L256447

Perchloroethylene

Table with 7 columns: Sample ID, Lab ID, Time minutes, Raw ug, Total ug, Conc ug/m3. Rows include PDM-1 through PDM-6 with corresponding lab IDs and values.

COMMENTS: Please see attached lab footnote report for any applicable footnotes.

Level of quantitation: 0.06 ug
Analytical Method : mod. NYS DOH 311-9
OSHA PEL (TWA) : 100 ppm
Collection Media : M3M-3500

Submitted by: CMJ
Approved by : nkp
Date : 05-JAN-12 NYS DOH # : 11626
QC by: Karen Becker

< -Less Than mg -Milligrams m3 -Cubic Meters kg -Kilograms
> -Greater Than ug -Micrograms l -Liters NS -Not Specified
NA -Not Applicable ND -Not Detected ppm -Parts per Million



LABORATORY FOOTNOTE REPORT

6601 Kirkville Road
East Syracuse, NY 13057
(315) 432-5227
FAX: (315) 437-0571
www.galsonlabs.com

Client Name : CA Rich Consultants, Inc
Site : 47 Northern Blvd.
Project No. : FF-CDC

Date Sampled : 21-DEC-11
Date Received: 23-DEC-11
Date Analyzed: 03-JAN-12

Account No.: 14715
Login No. : L256447

Unless otherwise noted below, all quality control results associated with the samples were within established control limits.

Unrounded results are carried through the calculations that yield the final result and the final result is rounded to the number of significant figures appropriate to the accuracy of the analytical method. Please note that results appearing in the columns preceeding the final result column may have been rounded in order to fit the report format and therefore, if carried through the calculations, may not yield an identical final result to the one reported.

The stated LOQs for each analyte represent the demonstrated LOQ concentrations prior to correction for desorption efficiency (if applicable).

L256447 (Report ID: 721273):
Total ug corrected for a desorption efficiency of 103%.
SOPs: GC-SOP-12(4), GC-SOP-16(7), GC-SOP-9(5)

< -Less Than	mg -Milligrams	m3 -Cubic Meters	kg -Kilograms
> -Greater Than	ug -Micrograms	l -Liters	NS -Not Specified
NA -Not Applicable	ND -Not Detected	ppm -Parts per Million	



6601 Kirkville Rd
 East Syracuse, NY 13057-9672
 Tel: 315-432-5227
 888-432-5227
 Fax: 315-437-0571
 www.galsonlabs.com

New Client? Report To*: Eric Weinstock Invoice To*: ← SAME

Client Account No.*: 14715 CA: Rich Consultants, Inc
17 Dupont Street
Plainville, NY 11803

Phone No.*: 516-576-8844 Phone No.:
 Cell No.: 516-576-8844 Email:

Email Results To: eWeinstock@carichinc.com Purchase Order No.:
 Email Address: 516-576-8844 Credit Card: Credit Card on File Call for Credit Card Info

Samples submitted using the FreePumpLoan™ Program. Samples submitted using the FreeSamplingBadges™ Program.

Site Name: 47 Northern Blvd. Project: FF-DC Sampled By: M. Yager

Comments:
Required Detection Limit of 5 ug/m3

Need Results By* (Maximum of 20 characters, ID's longer than 20 characters will be abbreviated)	(surcharge)	List description of industry or process/interferences present in sampling area:	State samples were collected in (ex. NY):	Please indicate which OEL this data will be used for:	Hexavalent Chromium Process (ex. welding, plating, painting, etc.):
Sample Identification*					
Example					
PDM-1	0%	2pc UW PVC	NY	<input type="checkbox"/> OSHA PEL <input type="checkbox"/> ACGIH TLV <input type="checkbox"/> Other (specify):	Method Reference: * mod. OSHA ID-215
PDM-2	35%	3M 3500 OVM		<input type="checkbox"/> MSHA	NYS DOH 311.9
PDM-4	50%	3M 3500 OVM			NYS DOH 311.9
PDM-5	75%	3M 3500 OVM			NYS DOH 311.9
PDM-6	100%	3M 3500 OVM			NYS DOH 311.9
	150%				
	200%				

^Galson Laboratories will substitute our routine/preferred method if it does not match the method listed on the COC unless this box is checked: Use method(s) listed on COC

For metals analysis: if requesting an analyte with the option of a lower LOQ please indicate if the lower LOQ is required (only available for certain analytes see SAG):

For crystalline silica: form(s) of silica needed must be indicated (Quartz, Cristobalite, and/or Tridymite):

Chain of Custody

Print Name: Michael Yager Signature: Michael Yager Date/Time: 12/22/11 10AM

Relinquished by: Michael Yager

Received by LAB: Cheryl Date/Time: 12/23/11 (12:5

*Required fields. Failure to complete these fields may result in a delay in your samples being processed.

Page 1 of 1