



SOVEREIGN CONSULTING INC.

July 22, 2015

Mr. Henry Wilkie
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7015

Re: Remedial Investigation - June 2015 Progress Report
South Shore Outdoor
1760 Fifth Avenue
Bay Shore, NY
NYSDEC Site No. C152228

Dear Mr. Wilkie:

Sovereign Consulting Inc (Sovereign), on behalf of First Hartford Realty Corporation (FHRC), has prepared this progress report to summarize remedial investigation (RI) activities conducted during June 2015.

Prior to initiating the RI field activities on June 22, 2015, a geophysical survey was conducted on May 8 and 11, 2015. All of the former industrial leach pools were identified, with the exception of LP-10 and LP-19. LP-10 and LP-19, located within the garage area of the building, were inaccessible due to numerous wooden pallets and other equipment. The locations of some of the leach pools and stormwater drywells were adjusted on the site plan to more accurately depict their locations. See the attached site plan. One overflow stormwater drywell (SW-10), that previously was not identified, was located on the western side of the building. See the attached site plan.

The RI commenced on June 22, 2015 with the collection of soil samples from the former industrial leach pools. During June 2015, soil samples were collected and submitted for analysis as dictated in the RI Work Plan. The following locations were sampled: LP-1, LP-1A, LP-2, LP-3, LP-4, LP-5, LP-6, LP-7, LP-8, LP-9, LP-11, LP-13, LP-15, LP-16, LP-19 (at bottom of leach pool only) and LP-22, LP-25, LP-26, SB-2 (location of former heating oil UST), and stormwater drywells SW-4, SW-6, and SW-7. Based upon soil screening with a photo-ionization detector (PID), no significant impacts were observed. Sovereign is currently waiting for the final laboratory reports.

Upon opening LP-1, it was discovered that it was not backfilled. Two interconnection pipes were observed, one heading west in the direction of LP-7 and another heading towards the east. An additional geophysical survey was performed to see if there was an additional leach pool present. Another abandoned leach pool was observed approximately 20 feet east of LP-1. This leach pool was designated as LP-1A. Upon opening LP-1A, it was observed to be backfilled, but connecting pipes to LP-1 and LP-2 and a pipe heading towards the building were observed.



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The owner subsequently cleared out the garage area allowing access to perform a geophysical survey at LP-10 and LP-19. LP-10 and LP-19 locations were confirmed. A screw cap attached to a riser pipe was observed at the location of LP-19. The cap was removed and it was determined that LP-19 was not backfilled and the bottom was approximately 10 feet below grade. A soil sample was collected with a hand auger and submitted for analysis. Debris (broken glass, plastic, and vinyl siding pieces) were noted in the bottom sample. It is unknown why this leach pool had a riser pipe attached to it.

During the geophysical survey, an anomaly with a possible signature of an underground storage tank (UST) was observed near the southeast corner of the building, adjacent to the location of the former heating oil tank. Subsequently, a hand auger was utilized to explore the anomaly. At approximately three feet below grade, a vent line and a product/return line was observed. The borehole was expanded to by-pass the piping and the borehole extended to a depth of five feet. No UST was encountered at this depth. A small UST would normally be at depths between three and four feet below grade. The soil was field-screened with a PID and no impacts were observed.

The RI will continue during July with the collection of the remaining soil samples, groundwater profile sampling, and the installation of sub-slab vapor and soil vapor points.

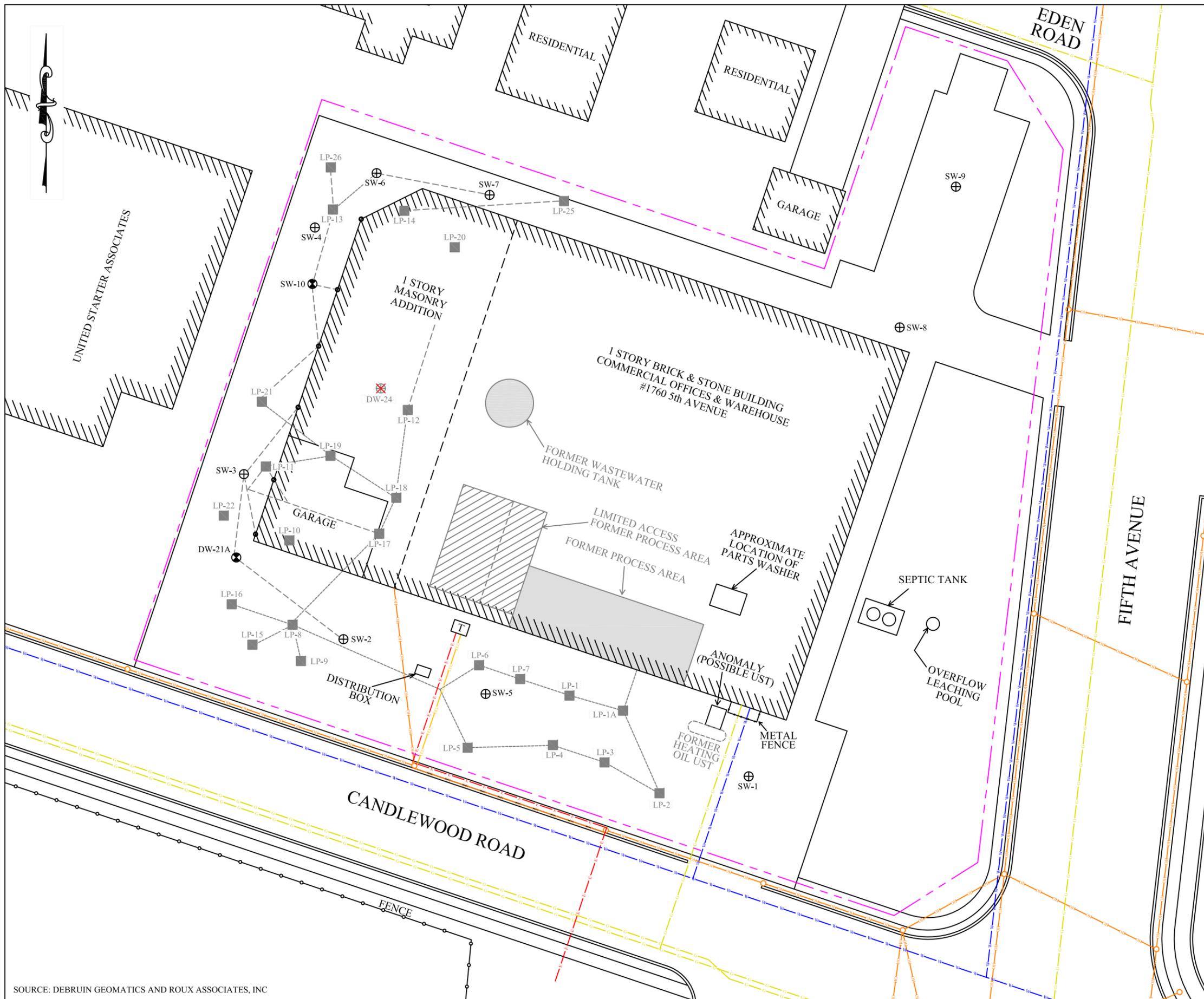
If you have any questions or require additional information, you may contact me at (631)753-8380.

Sincerely,
Sovereign Consulting Inc.

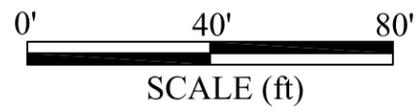
Albert M. Tonn
Senior Project Manager

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Rachel Leary; PE (Sovereign)
Allan Sobel (Fifth & Candlewood LLC)
John-Patrick Curran (Sieve Paget & Riesel PC)

Attachment:
Figure 1 – Site Plan



- LEGEND:**
- PROPERTY LINE
 - WATER LINE
 - GAS LINE
 - ELECTRIC LINE
 - TELEPHONE LINE
 - OVERHEAD UTILITY LINE
 - FORMER PIPING ADJOINING POOLS
 - FORMER UNVERIFIED PIPING
 - ROOF DRAIN
 - [T] TRANSFORMER
 - ⊕ EXISTING STORM WATER DRY WELL
 - ⊕ EXISTING STORM WATER DRY WELL WITH SOILD COVER
 - ⊗ FORMER STORM WATER DRY WELL
 - FORMER INDUSTRIAL LEACHING POOL



SOUTH SHORE OUTDOOR 1760 5th AVE BAY SHORE, NY 11706	
<h3>SITE PLAN</h3>	
SOVEREIGN CONSULTING INC. 359 Northgate Drive, Suite 400 Warrendale, PA 15086 Phone: (724)719-2971 Fax: (724)719-2974 www.sovcon.com	Figure: <h1 style="font-size: 2em;">1</h1>
CREATED BY : NRK DATE: 05/14/2015	REVISED BY : NRK DATE: 07/14/2015