

Pressly & Associates, Inc.
721 County Road 54
Cherry Valley, NY 13320

P: 607-264-9521
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Via Priority Mail

November 24, 2009

Michael McCabe
New York State Department of Environmental Conservation
625 Broadway
Albany, NY 12233-7016

Subject: Periodic Review Report
Site #V00582
1101 Linwood St, S&S X Ray - Brooklyn, NY



Dear Mr. McCabe,

Pursuant to the requirements of the Site Management Plan for the Subject site, dated January 2006, Pressly and Associates, Inc. (Pressly) has completed this Periodic Review Report (PRR) for the Subject site.

I. INTRODUCTION

Previous remedial activities at the site during the period between 2002 and 2005 included mineral spirits tank removal, soil removal, groundwater removal, and installation of a sub-slab depressurization system. Based on data obtained from previous investigations and the remediation done at the site, a Final Remedial Report for the site dated February 28, 2006 was developed by Shapiro Engineering, P.C. Soil sample results showed elevated levels of BTEX compounds in gthree soil sampling locations at approximately 12-foot depth below grade. The groundwater sample analysis at down gradient monitoring well indicated no presence of BTEX compounds. The constituents of concern (COPC) for soil and groundwater were primarily ethylbenzene and xylenes.

The current area of non-compliance (groundwater standards exceeded) is proximate to the former tank area and current location of MW-3 (Figure 1). A remedial plan was submitted to Michael MacCabe of NYS DEC on June 4, 2009 to address this area using in-situ oxidation. Following implementation of this plan, the groundwater monitoring frequency for the site will be increased from annual to quarterly to further evaluate groundwater quality at the site.

II. SITE OVERVIEW

The site is located at 1101 Linwood Avenue in Brooklyn, NY (Figure 1). It is currently operating as a multi-compartment personal storage rental business. The surrounding area is non-residential industrial composed mainly of warehouses.

The area of contamination originated from the current location of MW-3 and extended to the southwest beneath the current building footprint.
Previous remedial activities included:

- 2002 – Two tanks were removed. Approximately 40 cy of contaminated soil around them was also removed. A total of 2,150 gallons of contaminated groundwater was collected for disposal.
- 2004-2005 – Approximately 250 cy was excavated for disposal to a depth of 12 feet below grade.
- 2005 – A sub-slab depressurization system was installed beneath the building downgradient of MW-3.
- 2006 – Downgradient monitoring well MW-1 was installed. 252 gallons of Regenox chemical oxidizer was injected into borings within the contaminant plume.

The fine sand/silt and clay content of the soil indicated that contaminant migration in groundwater would be relatively slow. In addition, contaminant adsorption potential would be relatively high. Based on this information, the risk to off-site receptors was considered to be very low. Note that the downgradient monitoring well (MW-2) is clean.

The current remedy for the site is natural attenuation and monitoring of groundwater and soil vapor control via a sub-slab ventilation system located beneath the building slab. Site closure criteria includes compliance with groundwater standards and non-detectable levels of soil vapor within the sub-slab ventilation system off-gas. Levels of VOCs (see Table 1) remain in groundwater at MW-3.

III. EVALUATION OF REMEDY

The most recent and last years groundwater sampling results were summarized below in Table 1. Note that all results including laboratory reports were submitted to NYS DEC under separate cover.

Table 1

<u>Location</u>	<u>Compound Detected</u>	<u>January, 2009 Concentration (ug/l)</u>	<u>February 2008 Concentration (ug/l)</u>
MW-1	ND	ND	ND
MW-2	ND	ND	ND
MW-3	1,2,4Trimethylbenzene	2,700	3,500
	1,3,5Trimethylbenzene	640	400
	Ethylbenzene	4,200	5100
	Naphthalene	4,200	5,600
	n-Butylbenzene	330	400
	Total Xylenes	18,000	22,200

Based on the results of the groundwater sampling at the site, natural attenuation of contamination is not detectable and compliance with groundwater standards is not feasible in the foreseeable future. Therefore, a remedial action plan was prepared to address remaining contamination.

IV. MONITORING/ O&M PLAN COMPLIANCE REPORT

The site monitoring requirements were detailed in the Site Management Plan For Use After Voluntary Cleanup report dated May, 2006. The plan includes the following:

- Annual Groundwater Monitoring Well Inspection and Sampling
- Annual Sub-Slab Depressurization System Inspection

Two monitoring/inspection events were conducted during this PRR period in February, 2008 and January 2009. The results of both events were summarized in annual reports submitted to NYS DEC. The reports indicated that the Sub-slab Ventilation system was operating as required. In addition, the monitoring wells were in good condition and groundwater sampling was performed. The results of the groundwater sampling were summarized above in Table 1.

V CONCLUSIONS AND RECOMMENDATIONS

Based on the results of site monitoring and maintenance at the subject site, conclusions and recommendations include the following:

- All requirements of the Site Monitoring Plan were met during the reporting period.
- The level of VOCs detected at MW-3 indicate that further action will be required in order for the site to comply with groundwater standards within the foreseeable future.
- A remedial action plan was recommended to address remaining contamination at MW-3.

The next site inspection/monitoring event is scheduled for January 2010. Future remedial activities will be coordinated with your office. In the meantime, please do not hesitate to contact me with any questions or comments at 607-264-9521.

Sincerely,



Nicholas Pressly
Environmental Projects Manager

Copy:

Attn: Neil Simon
Woodmont Development Corp
80 Fahy Avenue
Staten Island, NY 10314



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. V00582	
Site Name S. & S. X-Ray Products, Inc.	
Site Address: 1101 Linwood Street Zip Code: 11208	
City/Town: Brooklyn	
County: Kings	
Allowable Use(s) (if applicable, does not address local zoning):	
Site Acreage: 2.2	
Owner: Neil Simon	
80 Fahy Avenue, Staten Island, NY 10314	
Reporting Period: November 25, 2008 to November 25, 2009	

Verification of Site Details	Box 2	
	YES	NO
1. Is the information in Box 1 correct?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If NO, are changes handwritten above or included on a separate sheet?	<input type="checkbox"/>	
2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?	<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"/>	
3. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	<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"/>	
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"/>	
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 checked="" type="checkbox"/>
If YES, is the new information or evidence that new information has been previously submitted included with this Certification?	<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"/>
If NO, are changes in the assessment included with this certification?	<input type="checkbox"/>	

SITE NO. V00582

Box 3

Description of Institutional Controls

Parcel

Institutional Control

S_B_L Image: 4428-1

Ground Water Use Restriction
Landuse Restriction
Soil Management Plan

Box 4

Description of Engineering Controls

Parcel

Engineering Control

S_B_L Image: 4428-1

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. V00582

Parcel: 4428-1

Deed restriction with the Office of the City Register effective August 23, 2006.

Due to the remaining contamination, engineering controls (ECs) and institutional controls (ICs) have been placed on the site. The ECs consist of operation and maintenance of the SSDS, periodic groundwater monitoring, a demarcation barrier at the depth limit of the source excavation. ICs prohibit excavation of soil without DEC approval and the use of on-site groundwater for potable purposes.

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 engineering practices; and the information presented is accurate and complete.

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.

YES NO

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. V00582

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.

I Nicholas Pressly at Pressly & Assoc. Inc. 721 Co Hwy 54
print name print business address Cherry Valley NY 13320
am certifying as Remedial Party (Owner or Remedial Party)

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


Signature of Owner or Remedial Party Rendering Certification 11/24/09
Date

IC/EC 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.

I Nicholas Pressly at Pressly & Assoc. Inc. 721 Co Hwy 54
print name print business address Cherry Valley NY 13320
am certifying as a Qualified Environmental Professional for the Remedial Party

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


Signature of Qualified Environmental Professional, for
the Owner or Remedial Party, Rendering Certification 11/24/09
Stamp (if Required) Date