



## HAZARDOUS MATERIAL SPILLS INFORMATION REQUEST

**MOBIL S/S #17-HEX**

87-10 NORTHERN BOULEVARD

JACKSON HEIGHTS, NY NO ZIP PROVIDED

**Spill Number: 9211716**

**Close Date:**

**ADDRESS CHANGE INFORMATION**

Revised street: 8710 NORTHERN BOULEVARD

Revised zip code: NO CHANGE

Source of Spill: GASOLINE STATION OR PBS FACILITY

Notifier Type: Responsible Party

Caller Name: MICHAEL LAMARRE

DEC Investigator: VXBREVDO

Spiller: MELISSA TACCHINO – EXXONMOBIL CORPORATION

Notifier Name:

Caller Agency: MOBIL OIL CORP

Contact for more spill info:

Spiller Phone: (908) 730-3610

Notifier Phone:

Caller Phone: (718) 317-1484

Contact Person Phone:

Category: Known release which created a fire/explosion hazards (inside or outdoors), drinking water supply contamination, or significant releases to surface waters.

Class: Unknown RP – DEC Field Response – DEC Corrective Action Required

Spill Date	Date Cleanup Ceased	Cause of Spill	PBS # Involved		Meets Cleanup Standards		Penalty Recommended
06/01/1992		UNKNOWN	2-156671		NO		NO
Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected	
GASOLINE	PETROLEUM	0.00	GALLONS	0.00	GALLONS	SOIL, GROUNDWATER	
MTBE (METHYL-TERT-BUTYL ETHER)	HAZARDOUS MATERIAL	0.00	UNKNOWN	0.00	UNKNOWN		

Caller Remarks:

**SOIL AND GROUNDWATER CONTAMINATION DISCOVERED DURING ENVIRONMENTAL**

**EVALUATION** OBSERVATION WELLS BEING DRILLED

DEC Investigator Remarks:

6/20/2003: Mike Casazza from GES called to update – 0.7 ft. of product in offsite well # mw-11d. He will e-mail Mr. Sigona with update. (Tipple)

8/4/2003: Project management transferred from Sigona to Roberts (central office). (Rommel)

12/12/2003: Reassigned from Roberts to Harrington for management. (Rommel)

3/4/2004: Sent letter to Exxon Mobil directing them to conduct EFR events at monitoring wells which are found to contain free

product. (Harrington)

6/15/2004: Sent letter to Exxon Mobil approving the subsurface investigation work plan. This work will consist of monitoring well installation at six (6) off-site locations. At least two (2) locations will be screened below the water table in order to track MTBE at depth. (Harrington)

12/9/2004: CAP is approved. CAP calls for IRMs (monthly EFR events), feasibility testing of high-vacuum dual-phase extraction, submission of a RAP, and quarterly groundwater sampling. (Harrington)

1/19/2005: Site-specific consent order is executed by Regional Director Kunkel. (Harrington)

6/15/2005: Sent letter to Exxon Mobil approving SI and FS reports. Also sent letter requesting further evaluation of the EFR – HEAT unit for use as an IRM at various long-term remediation sites in NYC. (Harrington)

7/8/2005: Sent letter to Exxon Mobil approving RAP. RAP calls for installation and operation of HVDPE system. Construction expected to begin in the fall. (Harrington)

3/27/2006: Approved Exxon Mobil's request to reduce the number of wells included in quarterly groundwater sampling events from 39 to 12. (Harrington)

6/15/2006: PM conducted a site visit with GSC-Kleinfelder personnel. The HVDPE system has been installed, and is awaiting final electrical inspections from Con Ed prior to start-up. (Harrington)

2/14/2007: Transferred from Harrington to Milack. (Milack)

4/9/2007: The HVDPE system began operating the week of 3/19. (Milack)

5/24/2007: All monitoring wells will be surveyed to get a more accurate depiction of groundwater flow direction. Consultant will also be addressing comments on the large quantity of product (14+') in 1 well. (Milack)

8/31/07: Wells were surveyed and showed that the original groundwater flow patterns were accurate. **Most recent round of sampling showed 8' of product in the same well.** Monitoring will continue

9/14/2007– Received system startup report. (Milack)

7/2/08 – Haggerty: assumed project management from Chris Milack

1/6/09 – Haggerty: System functioning well. Approved reduction in reporting to Bi-annual

4/3/09 – 4/10/09: System shutdown for repairs

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May 2010 – HVDPE system in-place and operating since March 2007. To date, approximately 167gallons of product and 1,412lbs of vapor have been removed. System has been in operation since 3/07 although site still has up to 2.5ft of product

February 2011 – HVDPE system restarted after week-long optimization efforts

June 2011 – system down again while Arcadis determines the problem

July 2011 – system functioning normally

August 2011 – spoke with GES, Mike DeGloria. While the overall system is still recovery mass. The SVE legs in the area of greatest contamination (northwest corner where high dissolved conc in gw and LPH remain) are not recovering mass even when all other SVE wells are shut down. Also, the property is being redeveloped in the near future although they are allowing for the system footprint to be untouched. Based on the building design, the remedial piping will have to be re-directed.

November 2011 – approved Feasibility Study work plan. ExxonMobil and Arcadis are coming to Albany to discuss site on December 2

December 2011 – met with Jackie Fawcett from EM and Michael DeGloria from GES regarding site. Currently, the site is vacant except for the remedial system. Owner wants to develop the property, but needs EM sign off because the owner would have to pay \$400,000 to remove and replace the infrastructure. EM conducting expedited pilot tests on SVE/AS and injections in preparations for development. All remedial infrastructure would have to be installed below the building and connect to a vault. Our decision is to over-design the remedial system with various options in place since they will only get one chance at it.

February 2012 – Feasibility Testing Report due in March. Property still on track for development

April 2012 – received inquiry from State Senator Jose Peralta through OER due to the upcoming property development. PM sent email to Paul John, R2, explaining the remedial system infrastructure (Dual-phase Extraction) will be replaced beneath the foundation and continue to operate. Also, a CAMP will be submitted to the DEC and implemented during construction.

May 2012 – received email from Jim Wade (R1 Div. of Materials Mgmt). He is concerned that contaminated soil will be transported to a quarry currently being filled as the developer filed paperwork to transport all soils there. Jim Moras, the developer's consultant Jason Zingales, EM consultant, GES, a representative from Clean Earth (disposal company) and PM had a conference call to determine the best course of action. EM's CAMP/Excavation Plan stated all soil will be handled by Clean Earth which has facilities capable of disposing contaminated soil. The Dept. asked for their waste characterization sampling data and will design an additional sampling plan to comply with DER-10

June 2012 – 12 additional locations were selected by the PM to provide an adequate sampling program in consideration of its history as a gas station. Former tanks areas, former dispensers, vent lines were targeted as sampling locations. The formal report has not yet been submitted but the preliminary results look good

August 2012 – Soil was approved for disposal in July. They are currently excavating and providing vapor monitoring data

December 2012 – GES has been on-site during all excavation and has provided the DEC with the results. No elevated VOCs have been detected but the excavation is not complete. The developer's consultant, HydroTech, is installing the remedial and monitoring wells. On 12/26/12, 4 full drums of contaminated water/cuttings were spilled and a new Spill # generated for the developer, 12-13887. Spoke with Rachel at HydroTech and required a CAMP of their own (EM has the CAMP for the properties excavate to 15ft) and a workplan to excavate the material spilled on 12/26/12 including end-point sampling

January 2013 – Project CAMP was only collecting VOC data, not particulate data. Particulate data added to the CAMP and all data will be submitted weekly

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May 2013 – due to large schedule delays, EM is performing bi-weekly dual-phase extraction events on the MWs in the sidewalk. Depending on the event results, new extraction wells may need to be installed in the sidewalk to maximize vapor collection

October 2013 – ExxonMobil has until 11/19/13 to have the Dual-Phase Extraction system operational under the second CAP. It is highly unlikely that the system will even be in place at that time. OGC may need to be involved

December 2013 – The system components were delivered to the site in late November but additional time is needed to connect and operate the system. ExxonMobil and GES requested until January 31, 2014 to have at least the SVE portion of the system operating

April – SVE component has been operational since 2/4/14. The groundwater extraction component of the remedial system should be operational in May. GES is waiting for confirmation from NYCDEP to discharge treated groundwater to the combined sanitary/storm sewer

June 2014 – spoke with Mike DeGloria from GES. All that is required for the NYCDEP discharge permit is to have GES deliver a check for the permit fee

July 22, 2014 – V. Brevdo. Spill Case reassigned to Remedial Section B Region 2 as per discussion between R. Cozzy and V. Brevdo (discussion was both verbally and via e-mails). VB

08/01/2014 – V. Brevdo e-mail to GES:

From: Brevdo, Vadim (DEC) Sent: Friday, August 01, 2014 3:00 PM To: Haggerty, Michael J (DEC); Michael C. DeGloria Cc: I-ExxonMobil: Laurie McCarthy; Laura A. Siclari (lsiclari@marc-law.com); meir@abcapstone.com; Michael Ghiourelotis; Richard J. Brown; AB Capstone (ron@abcapstone.com) Subject: RE: Update- Status of System Startup 87-10 Northern Blvd.

Michael, Thank you.

Dear Mr. DeGloria:

I am a new project manager for this spill case and for a number of other Exxon Mobil spill cases in NYC which have been re-assigned to be managed out of DEC Region 2 office. I am in receipt of your Friday, August 01, 2014 1:03 PM e-mail addressed to Mr. Michael Haggerty, previous project manager. Thank you for the information and updated project status. I made a note of it and will bring myself up to speed on the project in the following few days. Contact me if you need to discuss the project or project-related issues. Otherwise, please submit all future correspondence to my attention.

Thank you,

Vadim Brevdo

09/15/2014 – V. Brevdo The electrical connection for the system is nearing completion. Connection is scheduled to be made this week. Additional actions items scheduled for completion within two weeks are door way vents and explosion proof lightning. GES expects to have the system fully operational within the next few weeks. VB

10/14/2014 – V. Brevdo

From: Michael C. DeGloria Sent: Tuesday, October 14, 2014 10:00 AM To: Brevdo, Vadim (DEC) Cc: I-ExxonMobil: Laurie McCarthy;

Laura A. Siclari (lsiclari@marc-law.com); AB Capstone (ron@abcapstone.com) Subject: Update– NYSDEC SP#92–11716 Fr.Mobil SS#17–HEX Status of System Startup 87–10 Northern Blvd. Vadim– The status of system start up at the 87–10 Northern Blvd project (SP#92– 11716) is as follows: 1) Electrical power has been secured to the building from ConEd and the system e–panel is now live. 2) In order for start up to be completed; the following items need attention: a. Installation of kilowatt readers on the two feeds from the building’s e–main to the remediation system (since this is a shared account) b. Wire in the roof top room ventilation fan (to be completed by the property owner’s contractor) c. Installation of door vents so that the roof top fan can draw air into the two remediation rooms and exhaust to the outside. I have just sent over contract paperwork to the property owner. Once contracted, I will schedule item ^a~ above and the property owner will see to ^b~ and ^c~. Startup will be completed upon these last important items being completed. Thank you, Michael DeGloria Project Manager GES Lower Hudson Valley Office 16 Mount Ebo Road South – Suite 21 Brewster – New York – 10509 O – 866–839–5195 ext. 3839 C – 845–661–4180 F – 866–902–2187

12/12/2014 – V. Brevdo Site Status Summary: Former Mobil Station, 87–10 Northern Blvd., Queens (Spill No. 9211716) Spill case was opened when soil and groundwater contamination with gasoline products and MTBE was discovered during environmental site assessment. Site remediation commenced in early 2005 under the Order on Consent between the Department and Exxon Mobil. Remedial included application of High Vacuum Dual Phase Extraction (HVDPE) system. In December 2011 site was slated for redevelopment. In April 2012 NYCOER was contacted by the State Senator’s Peralta’s office about the development. The developer had applied to NYCOER to be admitted to the City’s Brownfields Program. The developer was not admitted because the site already had a remedial consent order with ExxonMobil. After the application was denied by NYCOER, the senator’s office had no further involvement. In addition to HVDPE and in preparation to site redevelopment, the USTs and contaminated soil were excavated and disposed of in Summer and Fall 2012. HVDPE operated through October 2013. In Summer 2012, following pilot test, GES, consultant for Exxon Mobil, proposed RAWP involving Vacuum Enhanced Groundwater Extraction (VEGE) which the Department approved. Community Air Monitoring Plan is part of the RAWP. Site is being redeveloped into a 3–story multi use building (commercial). There will be a child care/community center on the upper floors. As of December 12, 2014, GES have been working with the property developer concerning restart of the remediation system which has been removed to facilitate re–development of the property. The system was installed earlier this year and did run intermittently (SVE only) on generator power for several months. The generator was removed upon hookup of the electrical power to the building over the summer. However, restart was delayed pending completion of additional action items by the developer: hookup of rooftop fan which draws vacuum from the remediation system room, installation of electric power reader/meter; installation of door louvers. The developer has indicated to GES that these action items have been completed. GES scheduled onsite visit week of December 15, 2014 to verify the work is complete and to make final system modifications. GES indicated they plan to restart the system (both SVE and ground water extraction) in early January 2015. VB

01/21/2015 – V. Brevdo Current Site Status Update: Former Mobil Station, 87–10 Northern Blvd., Queens (Spill No. 9211716) Spill case was opened when soil and groundwater contamination with gasoline products and MTBE was discovered during environmental site assessment. Site remediation commenced in early 2005 under the Order on Consent between the Department and Exxon Mobil. Remedial included application of High Vacuum Dual Phase Extraction (HVDPE) system. In December 2011 site was slated for redevelopment. In April 2012 NYCOER was contacted by the State Senator’s Peralta’s office about the development. The developer had applied to NYCOER to be admitted to the City’s Brownfields Program. The developer was not admitted because the site already had a remedial consent order with ExxonMobil. After the application was denied by NYCOER, the senator’s office had no further involvement. In addition to HVDPE and in preparation to site redevelopment, the USTs and contaminated soil were excavated and disposed of in summer and fall 2012. HVDPE operated through October 2013. In Summer 2012, following pilot test, GES, consultant for Exxon Mobil, proposed RAWP involving Vacuum Enhanced Groundwater Extraction (VEGE) which the Department approved. Community Air Monitoring Plan is part of the RAWP. Site is being redeveloped into a 3–story multi use building (commercial). There will be a child care/community center on the upper floors. In December 2014 and January 2015, GES have been working with the property developer concerning restart of the remediation system which has been removed to facilitate re–development of the property. The system was installed earlier in 2014 and did run intermittently (SVE only) on generator power for several months.

The generator was removed upon hookup of the electrical power to the building over the summer of 2014. However, restart was delayed pending completion of additional action items by the developer: hookup of rooftop fan which draws vacuum from the remediation system room, installation of electric power reader/meter; installation of door louvers. The developer has indicated to GES that these action items have been completed. On January 20, 2015 GES advised the Department that they intend to start remediation system (VEGE) during the first quarter of 2015 upon confirmation of a few remaining items related to meeting electrical classification requirements. The Department expressed a concern in writing to GES regarding what appears to be a continuous delay of the VEGE system startup, and requested a meaningful explanation of the reasons that cause delay. GES provided explanation that several changes need to be done to the system's electrical system to meet electrical classification requirements related to potential explosive environments. GES also stated they will provide targeted date for startup of the system after discussing the issue with the developer. Site Status Update Report summarizing groundwater sampling and gauging activities was submitted to the Department on January 20, 2015. VB

05-05-2015 – V. Brevdo On May 5, 2015, GES informed the Department that following modifications made to enhance ventilation of the oil water separator room, GES restarted the liquid portion of the remediation system. GES also discussed corrective measures which the developer will complete to help remove excess heat from the air sparging equipment room. Corrective measures to remove the heat will be to construct a hood over the liquid ring pump which will catch and direct the heat it generates to the SVE exhaust stack. GES has an inquiry into the developer to clarify when this will be done. The vapor recovery portion of the system will be started upon completion of this activity. VB

06-01-2015 – V. Brevdo On June 1, 2015 GES informed the Department that they continue to work with the developer regarding the startup of the remediation system. GES met with the developer in May to develop the action item list (some of which have been completed): 1) Department of Building permit modification is required. GES has provided updated drawings to the developer for inclusion with the overall building construction permit application; 2) Extend the discharge stacks for the system (roof level) ~ work scheduled to begin this week; 3) Isolation of the two remediation rooms from other portions of the building – work scheduled to begin this week; 4) Air Stripper Room ventilation (heat reduction) – work scheduled to begin this week; 5) Fire Alarm– addition of fire alarms in the air stripper and Oil-Water separator rooms – being coordinated. VB

07-09-2015 – V. Brevdo Former Mobil Station, 87-10 Northern Blvd., Queens (Spill No. 9211716) Spill case was opened when soil and groundwater contamination with gasoline products and MTBE was discovered during environmental site assessment. Site remediation commenced in early 2005 under the Order on Consent between the Department and Exxon Mobil. Remediation included application of High Vacuum Dual Phase Extraction (HVDPE) system. In December 2011 site was slated for redevelopment. In April 2012 NYCOER was contacted by the State Senator's Peralta's office about the development. The developer had applied to NYCOER to be admitted to the City's Brownfields Program. The developer was not admitted because the site already had a remedial consent order with ExxonMobil. After the application was denied by NYCOER, the senator's office had no further involvement. In addition to HVDPE and in preparation to site redevelopment, the USTs and contaminated soil were excavated and disposed of in summer and fall 2012. HVDPE operated through October 2013. In Summer 2012, following pilot test, GES, consultant for Exxon Mobil, proposed RAWP involving Vacuum Enhanced Groundwater Extraction (VEGE) which the Department approved. Community Air Monitoring Plan is part of the RAWP. Site is being redeveloped into a 3-story multi use building (commercial). There will be a child care/community center on the upper floors. In December 2014 and January 2015, GES worked with the property developer concerning restart of the remediation system which has been removed to facilitate re-development of the property. The system was installed earlier in 2014 and did run intermittently (SVE only) on generator power for several months. The generator was removed upon hookup of the electrical power to the building over the summer of 2014. However, restart was delayed pending completion of additional action items by the developer: hookup of rooftop fan which draws vacuum from the remediation system room, installation of electric power reader/meter; installation of door louvers. The VEGE remedial system has commenced operation on April 1, 2015. On April 8, 2015, GES advised the Department that they temporarily shut down the remediation system on the morning of April 8, 2015 as a precautionary measure. Ventilation of the remediation rooms needed to be evaluated and improved as the temperature inside was almost 100 degrees Fahrenheit. The shutdown was precautionary to avoid equipment damage. On June 1, 2015 GES informed

the Department that they continue to work with the developer regarding the startup of the remediation system. As of July 8, 2015, GES and site developer continued preparations of the VEGE remedial system startup. A groundwater gauging and sampling event was completed on June 11, 2015. Free gasoline product was measured in four (4) on-site wells varying in thickness from 0.01 ft to 0.40 feet. On July 8, 2015, GES requested Department's approval to abandon monitoring well MW-15. This request is made based on consistent concentrations of BTEX compounds detected below regulatory limits since December 2011. The Department approved abandoning well MW-15 on July 9, 2015. VB

10-20-2015 – V. Brevdo The VEGE system was re-activated on September 14, 2015. System O&M activities are currently conducted weekly but are anticipated to reduce to twice monthly visits after the first two (2) months of system operation. Since system start-up, 0.33 pounds of vapor phase hydrocarbons have been recovered from the SVE portion of the system and 1,191.6 gallons of contaminated groundwater have been treated by the P&T (Pump-and-Treat) portion of the system. Approximately 40 gallons of LPH have also been recovered by the P&T system. The 3rd Quarter groundwater monitoring event was conducted on September 8, 2015. Twenty (20) recovery wells were gauged, and eighteen (18) wells were sampled for BTEX and MTBE. Free product was measured in five (5) wells measuring from sheen to 1.23 feet in four wells and 10.34 feet in one well. The readings in the latter well during the previous two years of monitoring varied from 0.03 of a foot to 0.4 of a foot. The cause of the unexpected increase in LPH thickness at RW-26 to 10.34 feet is unknown. However, based on subsurface conditions of low permeability soils GES thinks that the sudden thickness increase to 10.34 feet in one well may be attributable to the fact that impacts are pocketed to localized areas, which could be the result of the formation characteristics which are "tight" in nature. GES plans on focusing remedial efforts to these localized areas. The next groundwater sampling event will be conducted in December 2015. GES will continue to operate and maintain the on-site VEGE system. VB

01-22-2016 V. Brevdo The VEGE system was re-activated on September 14, 2015 and were conducted on a weekly basis October through December 2015. During the 4th quarter of 2015, approximately 15.23 pounds of vapor phase hydrocarbons have been recovered from the SVE portion of the system, and 41,942.40 gallons of groundwater mixed with product have been recovered from the Pump-and-Treat (P&T) portion of the system. The 4th Quarter groundwater monitoring event was conducted on December 1, 2015. Nineteen (19) recovery wells were gauged, and sixteen (16) wells were sampled for BTEX and MTBE. Free product was measured in five (5) wells measuring from 0.02 feet to 0.92 feet. GES plan on focusing remedial efforts to these localized areas. The next groundwater sampling event will be conducted in March 2016. GES will continue to operate and maintain the on-site VEGE system. GES has requested the Department to approve the abandonment of the damaged monitoring well. Given four additional wells exist in the vicinity of the damaged well, the Department approved well abandonment request on January 22, 2016. VB

April 29, 2016 – V. Brevdo On April 29, 2016. GES continued operations and maintenance activities on the Groundwater Pump and Treat portion of the remedial VEGE system. GES identified and repaired a valve issue on the SVE portion of the system, however, overheating of the liquid ring pump blower continues to be an issue. During the first quarter of 2016, approximately 24.72 pounds of vapor phase hydrocarbons were recovered from the SVE portion of the system, and 53,730 gallons of contaminated groundwater were recovered by the pump and treat portion of the system. The first quarter groundwater monitoring was conducted on March 1, 2016. Nineteen (19) recovery wells were gauged, and seventeen (17) wells were sampled for BTEX and MTBE. Free product was measured in five (5) wells measuring from 0.21 feet to 0.45 feet. GES plan on focusing remedial efforts to these localized areas. The next groundwater sampling event will be conducted in June 2016. GES will continue to operate and maintain the on-site VEGE system. The second quarter 2016 site status update report will be submitted in July 2016. VB

December 27, 2016 – V. Brevdo On December 27, 2016 the Department received Site Status Update Report for this spill case. Kleinfelder Consultants took over environmental management of this project from GES.

On December 1, 2016 eighteen monitoring wells and eighteen recovery wells were gauged and sampled. Free product was detected in one recovery well at 0.10 feet. During the period from October to December 2016, total BTEX concentrations ranged from ND to 84,220 ppb. MTBE concentrations ranged from non-detect to 10,100 ppb. As groundwater analytical results for BTEX and MTBE in

seven monitoring wells have been below standards and/or not detected for multiple rounds, Kleinfelder on behalf of Exxon Mobil proposed elimination of these wells from the groundwater monitoring program. The wells will remain in place and maintained quarterly for future use if warranted. Bi-weekly operation and maintenance of the groundwater pump and treat portion of the vacuum enhanced groundwater extraction system was performed on October 14 and 24, 2016. The system was temporarily shut down on October 24, due to a leaking floor sump. The floor sump has been repaired, however, the system remained off line until December 21, 2016 due to transfer of the sanitary sewer discharge permit. During this monitoring period, approximately 32,432 gallons of groundwater was recovered by the system. The SVE portion of the system remains temporary shutdown pending troubleshooting activities related to the overheating of the liquid ring pump blower. The Department reviewed the December 27, 2016 Site Status Update Report and reiterated its November 23, 2016 concurrence with the elimination of the seven wells from the monitoring program to Kleinfelder and Exxon Mobil. VB