

Inland Professional Corporation
51 Mill Street, Unit 7
Hanover, MA 02339



Joseph V. Polsinello, Principal IPC,

MA DEP LSP, MA Construction Supervisor / Builder / Developer
Real Estate Bar Association (REBA) Environmental / LSP's / Site
Assessment / PFAS

12:00 Noon Thursday April 13, 2023 – Webinar

Note: Posted www.inlandprofcorp.com

E1527 – 21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment

1.1.1 ***Recognized Environmental Conditions***—The goal of the processes established by this practice is to identify *recognized environmental conditions*. The term *recognized environmental condition* means (1) the presence of *hazardous substances* or *petroleum products* in, on, or at the *subject property* due to a *release* to the *environment*; (2) the likely presence of *hazardous substances* or *petroleum products* in, on, or at the *subject property* due to a *release* or *likely release* to the *environment*; or (3) the presence of *hazardous substances* or *petroleum products* in, on, or at the *subject property* under conditions that pose a *material threat* of a future *release* to the *environment*. **A *de minimis* condition is not a recognized environmental condition.**

1.1.4 *Users* are cautioned that federal, state, and local laws may impose environmental assessment obligations that are beyond the scope of this practice.

1.4 ***Considerations beyond Scope***- comprehensive evaluation of ***business environmental risk***

4.3 ***Who May Conduct***—A ***Phase I Environmental Site Assessment*** must be performed by an ***environmental professional*** as specified in 7.5.1. No practical standard can be designed to eliminate the role of judgment and the value and need for experience in the party performing the inquiry. **The professional judgment of an environmental professional is, consequently, vital to the performance of all appropriate inquiries.**

4.6.3 ***Compliance with All Appropriate Inquiries***—To qualify for one of the threshold criteria for satisfying the *LLPs* to CERCLA liability, the ***all appropriate inquiries - innocent landowner defense***



E1527 – 21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment - *continued*

7.5 Who May Conduct a Phase I Environmental Site Assessment:

7.5.1 Environmental Professional's Duties—The *environmental site assessment* must be conducted by the *environmental professional* or conducted under the supervision or responsible charge of the *environmental professional*. The *environmental professional* shall be involved in planning the *interviews* and the *site reconnaissance* if not conducted by the *environmental professional*. The person performing the *interviews* and *site reconnaissance* shall possess sufficient education, training, and experience to assess the nature, history, and setting of the *subject property*, and have the ability to identify issues relevant to *recognized environmental conditions* in connection with the *subject property*. The *environmental professional* shall review and interpret the information used to form the basis of the findings, opinions, and conclusions in the *report*.

X2.1.1 Environmental Professional means: X2.1.1.1 A person who possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of *releases* or threatened *re-leases* (see § 312.1(c)) on, at, in, or to a *property*, sufficient to meet the objectives and performance factors in §§ 312.20(e) and (f).

X2.2.1 *Relevant experience*, as used in the definition of *environmental professional* in this section, means: participation in the performance of *all appropriate inquiries* investigations, *environmental site assessments*, or other site investigations that may include environmental analyses, investigations, and remediation which involve the understanding of surface and sub- surface environmental conditions and the processes used to evaluate these conditions and for which professional judgment was used to develop opinions regarding conditions indicative of *releases* or threatened *releases* (see § 312.1(c)) to the *subject property*.



E1527 – 21 Standard Practice for Environmental Site Assessments: Phase I
Environmental Site Assessment - *continued*

***3.2.2.1 Discussion 3.2.17.1 Discussion 3.2.39.1 Discussion 3.2.73.2
Discussion 3.2.94.1 Discussion***

310 CMR: DEPARTMENT OF ENVIRONMENTAL PROTECTION

40.0330: Notification Requirements and Procedures

40.0331: Who Shall Notify (2) If a release to the environment has occurred or a threat of release to the environment exists at any site or vessel **and there is a substantial likelihood that such release or threat of release includes or would include oil and/or hazardous material which appears at 310 CMR 40.1600 or exhibits any of the characteristics described in 310 CMR 40.0347, **then any owner, operator, or fiduciary or secured lender who holds title to or possession of such site or vessel, shall determine whether such is the case, and whether any such release or threat of release requires notification to the Department under 310 CMR 40.0300.****



Joe Polsinello's Note Comments

ASTM E1527-21 (2021 Version) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process implies a priority importance of the *Environmental Professionals* application of relevant professional experience qualifications which we may consider the request in Massachusetts the use of a Licensed Site Professional (LSP) being selected as the *Environmental Professional* to conduct the Phase I.

The LSP to be *considered for a license* must demonstrate a historic of at least five (5) years *relevant experience* being the sole *decision maker* on remediation oil and/or hazardous materials projects with an environmental / engineering / science degree *or* fifteen (15) years relevant experience, *and* pass a four (4) hour test.

4.3 *Who May Conduct—A Phase I Environmental Site Assessment.* **No practical standard can be designed to eliminate the role of judgment and the value and need for experience in the party performing the inquiry. The professional judgment of an *environmental professional* is, consequently, vital to the performance of *all appropriate inquiries*.**



Joe Polsinello's Note Comments

7.5.1 Environmental Professional's Duties - The environmental site assessment must be conducted by the environmental professional – Note: The void in the ASTM process Allows: or conducted under the supervision or responsible charge of the environmental professional if not conducted by the environmental professional performing the interviews and site reconnaissance – Allows An alternate that - shall possess sufficient education, training, and experience to assess the nature, history, and setting of the *subject property*, and have the ability to identify issues relevant to *recognized environmental conditions* in connection with the *subject property*.

Your Due Diligence *must mandate* the *real Environmental Professional* personally and directly conducts the property and area site inspection and interviews. Note: My reviews go immediately to the signature page, *Project Manager, Environmental Scientists, Level III Scientist, Project Scientist, Due Diligence Manager* every time brings suspect and concern.

Beyond a *Qualified Environmental Professional* brings in my opinion the mandate for Civil Engineering and Construction Acumen and Experience, particularly considering *Recognized Environmental Conditions (REC's)* versus a *De Minimis Condition* versus *Environmental Business Risk* versus *The USE / Change of Use* versus *Ability to Defend Against Abutters* versus *Who Shall or Not Notify to DEP* as a *Listed RTN (Release Tracking Number) Contaminated Property = Disaster / Deal Killer / Liability Result of an Opinion Rendered by.....*



Joe Polsinello's Note Comments

My program P & S language to audit and control the process, confidentiality with no written reports or drafts until there is a meeting of the minds. 1. No cost or obligation a data base and at times my experience factor files “*don't waste your time*”; 2. Site inspection interview, ability to complete favorable conclusion *considering* the lender, their *Peer Review & Acceptance Criteria*; 3. Discussion / Negotiation to correct, alternatives / options. *Default to a Phase II without Discussion, an Intricate Part of the ASTM Process, Application of Strategy, Debate and Business Acumen is Essential.* I'm asked why I never write a negative Phase I, Why? A one page opinion will protect the P & S deposit return.

I look at properties as if I was buying the property; lending against; preparing for a foreclosure to recoup the full asset value. Reason Phase I Questionnaire “Is the price significantly below fair market value? Like the movie *Money Ball* you shouldn't buy *home runs* you need to buy *wins!*”



Suggested P&S Language

Suggested Language for Use by Seller's P & S Agreement Environmental Due Diligence, **Subject to the Attorney Review:** NOTE: Amend for a buyer who remains protective as there is no restriction to a buyer doing due diligence. Writing a report even a DRAFT is in no ones interest until acceptable as a buyer also has to live with the basis.

The Seller is providing a recently completed ASTM International E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process / U.S. AAI (All Appropriate Inquiry) as performed by a Qualified Environmental Professional (QEP) / Massachusetts Licensed Site Professional (LSP) individual / qualified company. The Phase I Environmental Site Assessment (ESA) is conducted and based on the foreseeable use of the Subject Property as commercial business, non-residential, non-institutional, non-agricultural, non-sensitive population use.

Upon a determination to purchase and close on the Subject Property, the EQP / LSP will provide certification, a reliance letter authorizing use of the report with the same limitations; with an insurance certificate to the Buyer at closing. The Seller as the Buyer may request, will schedule the Sellers QEP / LSP to cooperate and meet with the prospective Buyer at the Subject Property.



Suggested P&S Language - *continued*

Subject to the Attorney Review

Prior to Closing, the Buyer under a strict confidentiality agreement with non disclosure to third parties, may review the report, and communicate directly with the QEP / LSP who will cooperate with the Prospective Buyer as to the content of the report.

In the event the Buyer engages or uses a third party consultant / QEP / LSP as they may during their due diligence process, that individual / entity shall be bound by the same strict confidentiality agreement as the Buyer. Additionally, that individual and entity shall be identified to the Seller prior to disseminating the Sellers report and allowing access to the Subject Property. The Prospective Buyer shall not draft or create any documents relative to environmental assessment reports without the express written authorization of the Seller. The Buyer and/or his third party due diligence consultants / LSP's shall not provide notifications to any local, state or federal agency to include the Massachusetts Department of Environmental Protection (MA DEP).

In the event a Buyer does not require a lending institution financing for an outright purchase IPC / Polsinello as may be representing a seller / owner will prepare a report conditional / covenant items of interest to document and eliminate recourse through special qualified legal representation as coordinated with the seller / owner general lead counsel.





A property is being;
Bought, Sold, Leased, or Financed...

What does the ASTM Standard determine of a
Recognized Environmental Condition (REC)?

What is *Substantial Likelihood* and what
difference can it make as regulated under
MGL Chapter 21E?

Who is responsible for reporting or not
reporting the property to the DEP?















310 CMR: DEPARTMENT OF ENVIRONMENTAL PROTECTION

40.0017: Environmental Sample Collection and Analyses

- (1) Any person undertaking response actions under the provisions of this Contingency Plan shall ensure that analytical and environmental monitoring data used in support of recommendations, conclusions, or LSP Opinions with respect to assessment, removal, or containment actions **is scientifically valid and defensible, and of a level of precision and accuracy commensurate with its stated or intended use.**

- (2) Procedures and methodologies employed for the collection and analysis of soil, sediment, water, vapor, air, and/or waste samples shall consist of:
 - (a) methods published by the Department, EPA, the American Society for Testing and Materials (ASTM), the American Public Health Association (APHA), the National Institute for Occupational Safety and Health (NIOSH), the American Water Works Association (AWWA), and other organizations with expertise in the development of standardized analytical testing methods;
 - (b) modification of published methods, provided that all modifications are completely documented; or
 - (c) unpublished methods, including analytical screening methods, provided that such methods are scientifically valid, are of a known and demonstrated level of precision and accuracy, and are completely described and documented in response action submittals.



310 CMR: DEPARTMENT OF ENVIRONMENTAL PROTECTION - *continued*

(3) All response action submittals to the Department under these regulations that contain the results of sample collection and analyses shall include the following information:

- (a) the date, location, and time of sampling, and the name of the individual who collected the sample;
- (b) specifications on any sample filtration or preservation procedures;
- (c) the date of receipt of the sample at the laboratory, and the date(s) the sample was extracted and/or analyzed;
- (d) the name and address of the laboratory, and the certification identification number and status of the laboratory, if certified;
- (e) the sample matrix description and identification number(s);
- (f) the sample preparation and/or analytical method(s) employed;
- (g) the results of the analysis, in clearly expressed concentration units;
- (h) the detection limit of each reported analyte based upon actual analytical conditions;
- (i) details on any known conditions or findings which may effect the validity of analytical data, including unsatisfactory results obtained on quality assurance/ quality control blank, duplicate, surrogate or spiked samples; and
- (j) any other information or data which may be required to explain or document provided data, including chain of custody forms, where appropriate, or other information requested by the Department based upon its review and evaluation of submitted documents.



310 CMR: DEPARTMENT OF ENVIRONMENTAL PROTECTION - *continued*

(4) Laboratory and other reports of sampling analyses of aqueous samples shall be reported as mass per unit volume and solid samples shall be reported as mass per unit mass, on a dry weight basis, unless other reporting units are more appropriate.

(5) Any person undertaking response actions shall ensure that sample collection and analyses is performed by persons who are qualified by education, training and experience.

(6) Any time environmental samples are taken at a property by a person(s) conducting response action(s), other than on behalf of the owner of the property, the person(s) conducting response actions shall comply with the notification provisions of 310 CMR 40.1403(10).





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"Protecting The Environment"



INLAND CAN PROVIDE THE CAPABILITIES TO ASSIST, MANAGE, HANDLE, TRANSPORT, AND RECYCLE OR DISPOSE OF PETROLEUM, CHEMICAL, AND OTHER HAZARDOUS SUBSTANCES, ALONG WITH A WIDE RANGE OF OTHER RELATED SERVICES.





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 (617) 843-7111

PORT OF ALBANY:
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 RENSSELAER, N.Y. 12144
 (518) 449-1587
 (518) 436-1187

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**PCB TRANSFORMER REMOVAL - EMERGENCY SPILL AND
 DECONTAMINATION PROCEDURES**



Removal of PCB Equipment from a High-rise Building.



Chemical Emergency Spill Response Cleanup from Transportation Accident on an Interstate Highway.

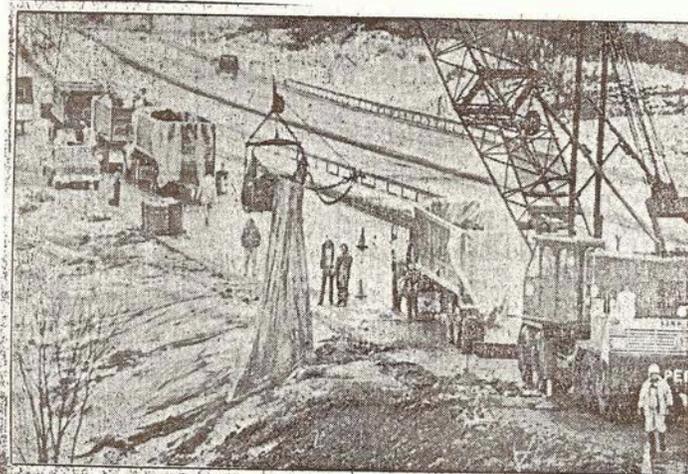




Associated Press

Tainted Soil Is Removed From Massachusetts Site

Pollution control workers, commissioned by Federal Environmental Protection Agency, preparing to remove 100 cubic yards of soil from 25-acre field in Norwood, Mass. Soil was found to be heavily contaminated with polychlorinated biphenyls, or PCB's, hazardous chemicals once used for electrical conduits. An electrical supply manufacturer was nearby 40 years ago. The soil will be taken to a dump in Model City, N.Y.



AP photo

CHEMICAL CLEANUP — Pollution control crews Friday clear away soil contaminated in a chemical spill Dec. 23 alongside eastbound lanes of Thruway near Fort Plain. Cleanup is continuing.

Thruway cleanup near end; cost estimated at \$500,000

The Associated Press

FORT PLAIN — Crews that worked through New Year's Day rains to remove toxic chemicals spilled alongside the New York State Thruway west of Albany return today to finish the job, a Thruway Authority spokesman says.

David Alexander said crews from Inland Pollution Control of Braintree, Mass., and Rensselaer removed Friday "the majority" of the chemical from along the Thruway roadbed and reopened the superhighway.

Alexander said the westbound lanes of the 38-mile stretch from Fultonville to Herkimer reopened at 2 p.m. Traffic was allowed to use one eastbound lane after 6:30 p.m. The highway had been closed at 7 a.m. New Year's Day.

The chemicals spilled when a tanker truck owned by GSF Corp. of Andover, Mass., ran off the Thruway in icy weather two days before Christmas, flipped on its side and slid down the embankment in this Montgomery County town.

None of the 12,000 pounds of toluene di-isocyanate used to make urethane foam — spilled on the

roadway, but it did leak onto the embankment.

Part of the 38-mile section of Thruway was closed until Christmas Eve, snarling holiday traffic. A number of families had to be evacuated when the chemicals combined with the atmosphere to form irritating fumes.

One eastbound lane will stay closed until cleanup work is completed and a torn out guardrail is replaced "probably Monday or Tuesday," Alexander said. Work was finished Friday on the embankment, but not at a nearby creek.

Contaminated soil was scooped up and placed Friday in plastic-lined and sand-topped trucks for transport to SCA Chemical Waste Services in Model City, a secure chemical landfill near Buffalo, Alexander said.

Alexander put the cost of the cleanup at "about \$500,000," with \$400,000 of that sum going to the cleanup firms and the rest for state police overtime, lost tolls and repair work.

Alexander said the state "certainly expects" GSF to pay the cost of the cleanup effort.

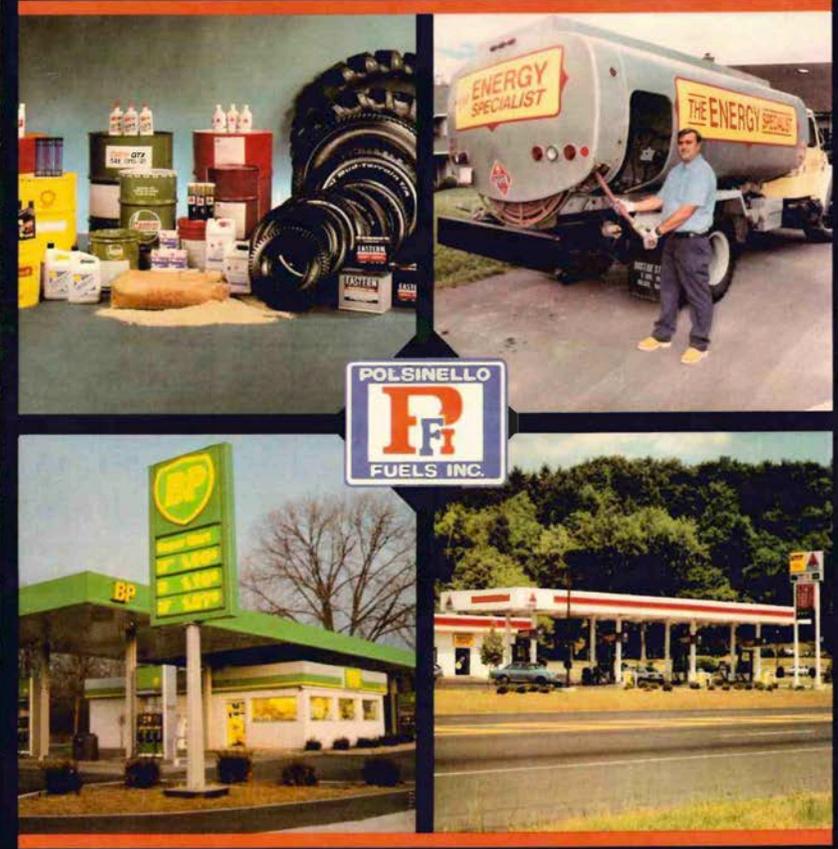


UNDERGROUND STORAGE TANK REMOVAL/ REPLACEMENT



Polsinello Fuels, Inc.

41 Riverside Avenue, Rensselaer, NY 12144



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Polisinello Lubricants, Inc. is a family owned and operated wholesale distributor of lubricants and motor oils throughout New York, Pennsylvania, Massachusetts, Vermont, New Jersey, and Connecticut. Polisinello Lubricants is one of the largest distributors in the Northeast Region for Shell, Pennzoil, Quaker State, Phillips66, Kendall and Gulf Lubricants.

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Diesel Exhaust Fluid - DEF



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Rensselaer, NY 12144
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Polsinello Lubricants
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Plattsburgh, NY 12903
518-563-5760

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Polsinello Lubricants
557 North Peterboro St.,
Canastota, NY 13032
315-736-8559

WESTBURY

Polsinello Lubricants
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Westbury, NY 11590
516-876-0318

SAYRE

Polsinello Lubricants
63 King Rd.
Sayre, PA 18840
570-890-9300



HISTORY

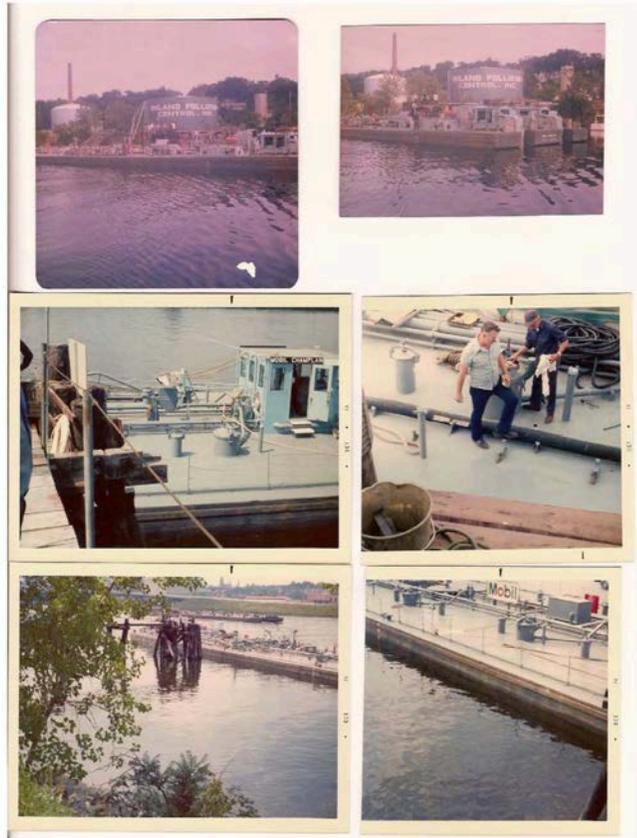
Polsinello Fuels, Inc. was founded in 1952 by Lou Polsinello Sr. and Sue Polsinello in Rensselaer, NY. Originally, the company delivered heating oil and performed oil burner services. Over time Polsinello Fuels, Inc. grew into a regional supplier of heating oil, propane, gasoline, diesel, motor oils and lubricants. In addition, the Polsinello Family expanded the business to include convenience stores and truck stops beginning in the 1980s under the leadership of Lou and Sue's son Louis Polsinello Jr. who was President from 1981 until 2019.

Between 2018 and 2020 Polsinello Fuels transitioned into Polsinello Lubricants with the successful divestment from fuel delivery and its other business segments. Today, Polsinello Lubricants is singularly focused on servicing its motor oil, lubricant and diesel exhaust fluid (DEF) customers under the leadership of the 3rd generation of the Polsinello Family.

Polsinello Lubricants operates 4 distribution facilities and its own fleet of bulk and package delivery trucks. Polsinello delivers only the highest quality brand name products with reliable service built on 70+ years and 3 generations of dedication to putting the customer first.

Today, Polsinello Lubricants is the premier motor oil and lubricant provider in the Northeast. Polsinello's unique offering of multiple brands from several facilities, all while being family owned and operated makes it stand out amongst the competition. Our customers are confident knowing they have a company big enough to meet all their needs but local enough to sincerely care about each customer.





Joseph Polsinello Recurrent Flight Training



Inland Owned and Operated Aircraft
Beechcraft King Air F-90 Turbo Prop
All Weather Full Instrument 8 Passenger



Beechcraft 58 TC Turbocharged



Beechcraft King Air F-90 Turbo Prop



COMMERCIAL DRIVER LICENSES
EFFECTIVE APRIL 1, 1991

CLASSES	VEHICLE DESCRIPTION	TRUCKS	BUSES	KNOWLEDGE TEST REQUIRED	SKILL TEST REQUIRED
A	Any combination of vehicles with GVWR (gross vehicle weight rating) of the vehicle(s) being towed in excess of 10,000 pounds.			General Knowledge of all vehicles	• Pre-trip Inspection • Basic Control Skills • Road Test
B	Any single vehicle with a GVWR of 26,000 pounds, or any combination of vehicles with a GVWR of 26,000 pounds or less, if GVWR of any such vehicle towing a vehicle with a GVWR of 10,000 pounds or less.			General Knowledge of all vehicles	• Pre-trip Inspection • Basic Control Skills • Road Test
C	Any vehicle with a GVWR of 26,000 pounds or less, or any combination of vehicles with a GVWR of 26,000 pounds or less, if GVWR of any such vehicle towing a vehicle with a GVWR of 10,000 pounds or less.			General Knowledge of all vehicles	• Road Test
ENDORSEMENTS		TRUCKS		KNOWLEDGE TEST REQUIRED	
VEHICLE DESCRIPTION		BUSES		SKILL TEST REQUIRED	
T)	Competition vehicles with double or triple trailers.			• Driver's Types Test	• City • Open Road • Back of vehicle brought in for testing
N)	A. Any vehicle designed to transport any liquid or gaseous substance with a designed capacity of 1,000 gallons or more. B. Any vehicle designed to transport 11 or more passengers. C. Any vehicle used to transport hazardous materials in placardable amounts.			• Basic Vehicle Test	
H)	Any vehicle used to transport placardable amounts of hazardous materials.			• Passenger Transport Test	
X)	Any vehicle used to transport placardable amounts of hazardous materials.			• Hazardous Materials Test	

* An operator of a single or combination vehicle of less than 26,000 pounds GVWR will be restricted to the operation of a single or combination vehicle of less than 26,000 pounds.

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TOP REASONS FOR CRASHES

- BRAKE PROBLEMS
- TRAFFIC FLOW INTERRUPTION (CONGESTION, PREVIOUS CRASH)
- PRESCRIPTION DRUG USE
- TRAVELING TOO FAST FOR CONDITIONS
- UNFAMILIARITY WITH ROADWAY
- ROADWAY PROBLEMS
- REQUIRED TO STOP BEFORE CRASH (TRAFFIC CONTROL DEVICE, CROSSWALK)
- INADEQUATE SURVEILLANCE
- FATIGUE

SOURCE: THE LARGE TRUCK CRASH CAUSATION STUDY, FEDERAL MOTOR CARRIER SAFETY ADMINISTRATION, OFFICE OF RESEARCH AND ANALYSIS, PUBLICATION NO. FMCSA-BRA-07-017, JULY 2007

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Introduction

If you're looking to improve your driver's skills, comply with state or federal regulations, or seeking efficiency in your transportation business, The CDL School can be your solution. By choosing The CDL School, you are accessing over 47 years of driving training experience, and the professionalism of our training staff.

Educational Philosophy

The CDL School's professional training staff uses a trademarked approach called: C.D.O.R, pronounced (see-door). This is a systematic approach which means: Comprehension, Demonstration, Observation, and Repetition. By employing these concepts, in a systematic approach, during our training courses, we maximize the learning efficiency for our commercial customers. This means a lower cost, higher value return on your training dollar. By using a systematic measured approach, your employees will receive the necessary knowledge in a time affordable fashion. Our corporate solutions educational Philosophy is designed to assist you on 2 levels.



DEMONSTRATION



COMPREHENSION

Regulatory Compliance

Regulatory compliance at its most fundamental means ensuring that your drivers, fleet managers, and employees possess those minimum qualifications required to comply with state and federal regulations. At the most basic level is the Commercial Driver's License, written and skills test exams. The CDL School offers many programs to individuals that are highly suitable for corporations seeking to ensure that their drivers meet minimum licensing standards. In some cases, it is appropriate to design a custom training based solution, when your operation presents unusual or



OBSERVATION AND REPETITION

unique circumstances. Our expert Commercial Services Representatives can assist you with this. This solution building is free of charge and part of our initial fact-finding consultation.

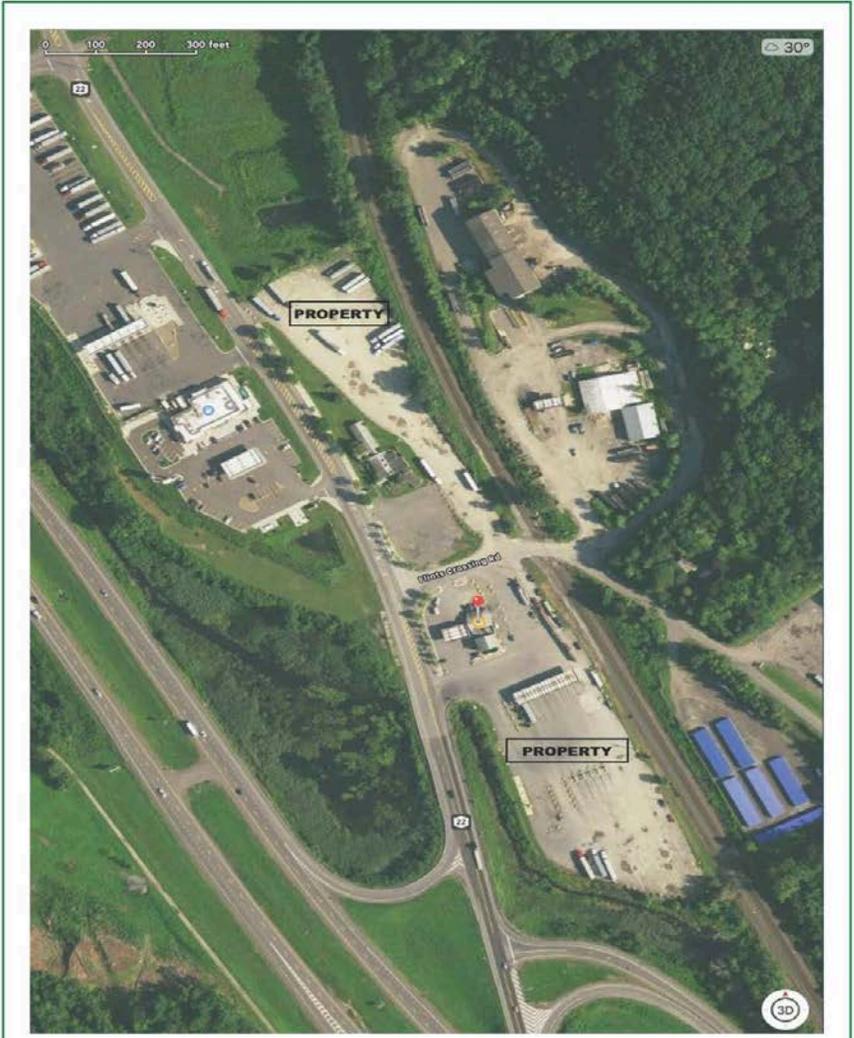
Driver Improvement

Once you are compliant with regulations, at certain times it's more efficient to improve your workforce. The CDL School's driver improvements solutions can be of use. We have many commercially available courses designed to address the major factors that serve as the cause to Large-Truck Crashes: Defensive Driving, Hazard Identification and Prevention, Emergency Maneuvers, Health and Wellness, Speed and Space Management, and Public Relations. These products can be delivered both on our campuses, in your offices, or via our e-learning platform at www.ECDL2.COM and www.cdlschoolonline.com

Custom Solutions

Sometimes, what has worked for others won't be enough. In that case we are more than capable of designing a custom training solution. A commercial service representative can help craft that strategy.





NYDEC SPILL ID #: 20-05645
 PBS #: 4-135151
 VESTA PROPERTIES, INC.
 12816 RTE. 22, CANAAN, NY 12029
 IPC PROJECT # 1932 H

FIGURE 1:
 IPC SITE PLAN
 AERIAL PHOTOGRAPH
 DATE OF PLAN: NOVEMBER 2, 2020

 INLAND PROFESSIONAL CORPORATION (IPC)
 51 MILL ST., UNIT 7
 HANOVER, MA
www.inlandprofcorp.com



NYDEC SPILL ID #: 20-05645
 PBS #: 4-135151
 VESTA PROPERTIES, INC.
 12816 RTE. 22, CANAAN, NY 12029
 IPC PROJECT # 1932 H

FIGURE 2:
 IPC SITE PLAN
 BORING LOCATIONS
 DATE OF PLAN: NOVEMBER 2, 2020

 INLAND PROFESSIONAL CORPORATION (IPC)
 51 MILL ST., UNIT 7
 HANOVER, MA
www.inlandprofcorp.com





PBS Number
4-135151

New York State Department of Environmental Conservation
PETROLEUM BULK STORAGE CERTIFICATE
625 Broadway, 11th Floor, Albany, NY 12233-7020 Phone: 518-402-9553

Region 4 NYSDEC - PBS Unit
1130 North Westcott Road
Schenectady, NY 12306
(518) 357-2045

TANK NUMBER	TANK LOCATION	DATE INSTALLED	TANK TYPE	PRODUCT STORED	CAPACITY (GALLONS)
1	Underground including vaulted with no access for inspection	06/01/1998	Equivalent Technology	gasoline/ethanol	9,000
2	Underground including vaulted with no access for inspection	06/01/1998	Equivalent Technology	gasoline/ethanol	6,000
4	Underground including vaulted with no access for inspection	12/01/1965	Steel/Carbon Steel/Iron	diesel	10,000
5	Underground including vaulted with no access for inspection	12/01/1965	Steel/Carbon Steel/Iron	diesel	10,000
6	Underground including vaulted with no access for inspection	12/01/1965	Steel/Carbon Steel/Iron	diesel	10,000
7	Underground including vaulted with no access for inspection	10/01/1987	Steel/Carbon Steel/Iron	diesel	10,000
8	Aboveground on saddles, legs, stilts, rack or cradle	05/01/2001	Steel/Carbon Steel/Iron	gasoline	500 *

FACILITY NAME AND ADDRESS :
CANAAN TRUCK STOP
12816 ROUTE 22
CANAAN, NY 12029

FACILITY (PROPERTY) OWNER:
VESTA PROPERTIES INC.
241 RIVERSIDE AVE
RENSSELAER, NY 12144

As the owner of this facility and/or the tanks at this facility, the receipt, posting, and use of this certificate is an acknowledgement that I am responsible to the extent required by law for ensuring that this facility is in compliance with all regulations for the bulk storage of petroleum including those regarding equipment requirements, inspections, handling procedures, recordkeeping, registration requirements, providing advanced notice to the Department of major changes to a tank system, spill reporting, and all other applicable requirements. Violations may be punishable as a criminal offense and/or a civil violation in accordance with applicable state and federal law.

Class B (Daily On-Site) Op: LOUIS POLSINELLO
Class A (Primary) Operator: LOUIS POLSINELLO
Emergency Contact Name: LOUIS POLSINELLO
Emergency Contact Phone Number: (518) 465-3535

Tank Owner Name:
Same as Property Owner

Facility Phone Number
(518) 781-4144

This registration certificate must be kept current and conspicuously posted at this facility at all times. Posting must be at the tank, at the entrance of the facility, or the main office where the storage tanks are located.

ISSUED BY: Commissioner Basil Seggos
PBS NUMBER: 4-135151
DATE ISSUED: 03/21/2017
EXPIRATION DATE: 03/19/2022
FEE PAID: \$500.00

MAILING CORRESPONDENCE:
LOUIS POLSINELLO III
VESTA PROPERTIES INC.
241 RIVERSIDE AVE
PO BOX 211
RENSSELAER, NY 12144

Spills must be reported to the DEC within two hours (1-800-457-7362).
Louis Polsinello III, VP 03/24/2017
Signature of Facility Owner/Authorized Representative Date
Louis Polsinello III, VP
Printed Name and Title of Facility Owner/Authorized Representative



Photographic Information

9.) View Northeast – *GeoProbe* Soil Coring Sampling to Approximately 20 Feet Below Asphalt Grade – Jennilee Cannucci, Geoscientist, IPC – Screen, PID and Visual Characterize and Document Soils.



10.) View Northeast – Soil Coring to Approximately 20 Feet – Photo Depicts Soil Sample Boring and Groundwater Sampling Southwest and Downgradient of the Diesel Tank Area.



IPC # 1932H DEC Closure Report
12816 Route 22
Canaan, NY 12029

INLAND PROFESSIONAL CORPORATION
51 Mill St., Unit 7, Hanover, MA 02339
www.inlandprofcorp.com



Photographic Information

15.) View East - Jennilee Cannucci, Geoscientist, IPC - Screen, PID and Visual Characterize and Document Soils.



16.) View North - Groundwater Purge and Sampling of One (1") Inch *GeoProbe* Soil Boring Obtained for STARS 8260 / 8270 Laboratory Analysis.



IPC # 1932H DEC Closure Report
12816 Route 22
Canaan, NY 12029

INLAND PROFESSIONAL CORPORATION
51 Mill St., Unit 7, Hanover, MA 02339
www.inlandprofcorp.com



Corrosion protection test



580 Lancaster Avenue
Malvern, PA 19355
Ph: (610) 344-7002 Fax: (610) 344-7092

CATHODIC PROTECTION RESURVEY REPORT

May 17, 2019

Mr. Clifford Parks
CK Tank & Line Testing LLC
27 Willis Ave.
Ravena, NY 12143

ceparksiii@gmail.com

Reference: Cathodic Protection Re-survey
Underground Storage Tanks & Dispenser Piping
Canaan Truck Stop, Canaan, NY
Corpro Job No. 340403216

Dear Mr. Parks:

Corpro Companies, Inc. personnel recently performed a resurvey of the cathodic protection system at the above referenced site. The following report discusses the results of our testing.

I. INTRODUCTION

On May 13, 2019 Corpro Companies, Inc. personnel completed a resurvey of the cathodic protection system at the above referenced location.

The purpose of the testing is to determine if the underground storage tanks and dispenser piping meet a criterion considered indicative of cathodic protection as established by the National Association of Corrosion Engineers (NACE International).

Specific tasks performed during the survey include the following:

- Visual inspection of the rectifier unit to include reading and recording the DC voltage and current measurements.
- Observe and record On and Instant Off structure-to-soil potentials over the tanks and dispenser piping.
- Note any cathodic protection deficiencies.
- Prepare a written report to include all field data, an analysis of the data, and recommendations for corrective measures, if required.

Cathodic Protection System Status Summary	
• Site:	<u>Canaan Truck Stop</u> <u>Canaan, NY</u>
• Date of Resurvey:	<u>5/13/2019</u>
• Cathodic Protection System:	<u>Pass</u>
• Certification Completed:	<u>Yes</u>
• Repairs Recommended:	<u>None</u>

TABLE I-CATHODIC PROTECTION SYSTEM RESURVEY FIELD DATA							
Canaan Truck Stop		Address: 12816 NY Rt 22, Canaan, NY 12029					
Structures: Four Underground Storage Tanks & Dispensers		By: DJJ		Date: May 13, 2019			
No.	LOCATION/DESCRIPTION	Structure-To-Soil Potential (millivolts)					
		Local Reference Electrode				Negative Lead to Structure Potential Difference (millivolts)	
		Native (1)	ON (2)	I-OFF (3)	ΔE (4)		Off
1.0	10,000 Gallon Diesel Tank (A)						
	Tank Bottom to Ref. Cell near Fill	-	-1457	-1171	-	-	-
	Tank Bottom to Ref. Cell near Center	-	-1464	-1155	-	-	-
	Tank Bottom to Ref. Cell near End	-	-1579	-1186	-	-	-
	Tank Fill	-	-	-	-	-	0.2
	Tank Bottom	-	-	-	-	-	0.2
2.0	10,000 Gallon Diesel Tank (B)						
	Tank Bottom to Ref. Cell near Fill	-	-1549	-1220	-	-	-
	Tank Bottom to Ref. Cell near Center	-	-1101	-895	-	-	-
	Tank Bottom to Ref. Cell near End	-	-1365	-1092	-	-	-
	Tank Fill	-	-	-	-	-	0.2
	Tank Bottom	-	-	-	-	-	0.2
3.0	10,000 Gallon Diesel Tank (C)						
	Tank Bottom to Ref. Cell near Fill	-	-1944	-1347	-	-	-
	Tank Bottom to Ref. Cell near Center	-	-1628	-971	-	-	-
	Tank Bottom to Ref. Cell near End	-	-1939	-1356	-	-	-
	Tank Fill	-	-	-	-	-	0.0
	Tank Bottom	-	-	-	-	-	0.0
4.0	10,000 Gallon Diesel Tank (D)						
	Tank Bottom to Ref. Cell near Fill	-	-1933	-1113	-	-	-
	Tank Bottom to Ref. Cell near Center	-	-1562	-914	-	-	-
	Tank Bottom to Ref. Cell near End	-	-2931	-1641	-	-	-
	Tank Fill	-	-	-	-	-	0.1
	Tank Bottom	-	-	-	-	-	0.1

(1) Native – Baseline potential prior to application of cathodic protection
 (2) On – Potential with cathodic protection current applied
 (3) I-Off – Instant off potential with cathodic protection temporarily interrupted
 (4) ΔE – Cathodic polarization [(I-Off) – (Native)]

Note: ΔE is not required if I-Off potential is -850 millivolts or greater (more negative)



TABLE II
RECTIFIER MAINTENANCE DATA SHEET

Client: Canaan Truck Stop Canaan, NY
 Location of Rectifier Unit: Inside Store Wall
 Type of Rectifier Unit: Air Cooled
 Type of Anodes: Unknown Type of Groundbed: Distributed
 Number of Anodes: 9 Size: x Long in Canisters
 Groundbed Location: Around Tanks & Dispensers
 Rectifier Mfg. By: Good All Electric Model JSAYL - 80-8 S/N 98UT1084
 Rectifier Rated AC Input: 120 Volts 1 Phase 60 Cycles
 Rectifier Rated DC Output: 80 Volts 8 Amperes

Rectifier Setting	DC Output		Date	By	Remarks
	Volts	Amps			
B-3	22.0	6.5	10-28-17	DJJ	Rectifier Meter - Survey
B-3	21.42	6.6	10-28-17	DJJ	External Meter - Survey
B-3	22.0	5.7	5-13-19	DJJ	Rectifier Meter - Survey
B-3	21.60	5.78	5-13-19	DJJ	External Meter - Survey
Anode Shunts	mV	Amps	Date	By	Remarks
Anode 1	0.0	0.0	5-13-19	DJJ	As Left
Anode 2	11.3	1.13	5-13-19	DJJ	As Left
Anode 3	0.0	0.0	5-13-19	DJJ	As Left
Anode 4	8.7	0.87	5-13-19	DJJ	As Left
Anode 5	0.0	0.0	5-13-19	DJJ	As Left
Anode 6	5.5	0.55	5-13-19	DJJ	As Left
Anode 7	9.3	0.93	5-13-19	DJJ	As Left
Anode 8	10.8	1.08	5-13-19	DJJ	As Left
Anode 9	12.6	1.26	5-13-19	DJJ	As Left
Total	58.2	5.82	5-13-19		

EZY 2 LOCATOR PLUS		PRESSURE CALCULATION & WATER SENSOR CALIBRATION	
DATE	SEPT. 23-2020	PBS#(NEW YORK)	4-135151
TOTAL TANK VOL	10,000	TANK#	2
PRODUCT VOL	1420	LOCATION	CANAAN TRUCK STOP
TULLAGE VOL	8580		12816 ROUTE 22
PRODUCT TYPE	DIESEL FUEL		CANAAN, NY 12029
PRESSURE SENSOR CALCULATION			
INCHES OF PRODUCT	19.175	X	WEIGHT OF PRODUCT 0.031
			= .594 PSI(1)
INCHES OF WATER IN TANK	0	X	0.036
			= 0 PSI(2)
Line 1 + Line 2 = Total Positive Head Pressure in Tank			
			= .594 PSI(3)
INCHES OF WATER OUTSIDE TANK	0	X	0.036
			= 0 PSI(4)
Total Head Pressure Minus Outside Water Pressure			
			= .595 +/- PSI(5)
Always add .5 PSI			
			+ 0.5 PSI(6)
NOTE: If Line 6 is Less than .5 PSI, Line 7 shall be .5 PSI			
TEST PRESSURE			
			= 1.09 +/- PSI(7)
Blower Started:	Time 1612	Pressure 0	
Test Pressure Reached:	1627	1.09	Groundwater Determination
Blower Turned Off:	1653	1.15	By: MONITORING
Test Began:	1653	1.15	Where: WELL
Test Ended:	1658	1.15	
WATER SENSOR CALIBRATION			
Added:	N/A		
Average:	Cell#1	Cell#2	Cell#3
Water Intrusion Test Period:	Began:	Ended:	
Calculation for Test Period:	Product in tank: 19.18		
Avg Cal. = "A" factor	Water in Tank: 0		
	Nin = Time of Test		



EZY 3 LOCATOR PLUS
 Manufactured By: Estabrooks Inc. (877) 368-7215

**TANK TEST
 FINAL REPORT**

DATE SEPT. 23-2020 PBS # (New York) 4-135151
 TOTAL TANK VOL 10,000 TANK # 1
 PRODUCT VOLUME 4515 LOCATION CANAAN TRUCK STOP
 ULLAGE VOLUME 5485 12816 ROUTE 22
 PRODUCT TYPE DIESEL FUEL CANAAN, NY 12029

THE ACOUSTIC CHATACTERISTIC OF A LEAK REVEALS:

- TIGHT TANK TANK PASSED TEST AT THIS TIME**
 This underground storage tank PASSES the criteria set forth by the U.S. E.P.A.
- ULLAGE (DRY) PORTION 0.036**
 This underground storage tank FAILS the criteria set forth by the U.S. E.P.A.
- BELOW PRODUCT LEVEL (WET) PORTION LEAK**
 This underground storage tank FAILS the criteria set forth by the U.S. E.P.A.

SYSTEM: DOES DOES NOT comply with 6NYCRR Part 613

WATER SENSOR INDICATES:
 (CHECK ONE ONLY)

NO WATER INTRUSION: _____ WATER INTRUSION: _____ NOT APPLICABLE:

OPERATOR INFORMATION

PRINT NAME: Chris Parks CERT #: 729299

SIGN NAME: *Chris Parks* EXPIRATION DATE: 2021/02/19

TESTING FIRM:

CK TANK AND LINE TESTING, LLC
 3836 STATE ROUTE 85
 WESTERLO, NY 12193
 518-756-3439
 cktanktesting@gmail.com

CK Tank & Line Testing, LLC

3836 State Route 85
 Westerlo, NY 12193
 Mobile: 518-756-3439
 cktanktesting@gmail.com

EZY CHEK SYSTEMS

**Product Line Tester
 Data Sheet**

Test Location Information

Facility: CANAAN TRUCK STOP
 Address: 12816 ROUTE 22
 City: CANAAN, NY 12029
 Contact: _____
 PBS#: 4-135151

Test Date SEPT. 23/2020

Testing Company Technician
 Name Chris Parks
 Cert # 729299

Applied Pressure: 55 lbs PSI

Product Type <u>DIESEL-LINES 1-2-3</u>						
TIME	DATA	+ / -	GPL	RES	GPH	
1515	330	0	0.0037	0	0	
1530	330	0	0.0037	0	0	
1545	330	0	0.0037	0	0	
1600	330	0	0.0037	0	0	
			0.0037			
			0.0037			
Final Results <u>PASS</u>						

Product Type <u>DIESEL-LINES 4-5-6</u>						
TIME	DATA	+ / -	GPL	RES	GPH	
1645	335	0	0.0037	0	0	
1700	335	0	0.0037	0	0	
1715	335	0	0.0037	0	0	
1730	335	0	0.0037	0	0	
			0.0037			
			0.0037			
Final Results <u>PASS</u>						

Product Type <u>DIESEL-LINES 7-8-9</u>						
TIME	DATA	+ / -	GPL	RES	GPH	
0955	327	0	0.0037	0	0	
1010	327	0	0.0037	0	0	
1025	327	0	0.0037	0	0	
1040	327	0	0.0037	0	0	
			0.0037			
			0.0037			
Final Results <u>PASS</u>						

Product Type						
TIME	DATA	+ / -	GPL	RES	GPH	
			0.0037			
			0.0037			
			0.0037			
			0.0037			
			0.0037			
			0.0037			
Final Results						

Product Type						
TIME	DATA	+ / -	GPL	RES	GPH	
			0.0037			
			0.0037			
			0.0037			
			0.0037			
			0.0037			
			0.0037			
Final Results						

Product Type						
TIME	DATA	+ / -	GPL	RES	GPH	
			0.0037			
			0.0037			
			0.0037			
			0.0037			
			0.0037			
			0.0037			
Final Results						



**EZY CHEK SYSTEMS
LEAK DETECTOR TESTER
DATA SHEET**

DATE: June 10, 2020 Test Site: Canaan Truck stop
 Testing Co.: CK Tank & Line Testing, LLC
 Address: 3836 State Route 85 Address: 12816 Route 22
Westerlo, NY 12193 Canaan, N.Y.
 Email: cktanktesting@gmail.com 12029
 Mobile: 518-756-3439 P.B.S.#: 4-135151
 Technician Name & Cert No.: Chris Parks #729299 Clifford Parks
#44143

TEST REPORT INDICATES

PUMP #	MAKE	TYPE OF LEAK DETECTOR TESTED	MODEL	SERIAL #
123	2	Veeder Root	FX1DV 116-058	40306 6526
123	4	Veeder Root	FX1DV 116-058	10912 9045
456	3	Veeder Root	FX1DV 116-058	31216 8956
456	1	Veeder Root	FX1DV 116-058	10811 8970
789	1	Veeder Root	FX2DV 116-057	10810 8325
789	3	Red Jacket	FX2DV 116-057	10200 8921
Reg.	7	Veeder Root	FX1V 116-056	0306 6123
Super	8	FF Petro	STR-MLD	08120479

PUMP #	PRODUCT TYPE	METERING PRESSURE	FUNCTIONAL ELEMENT HOLDING PSI	RESILIENCY	TEST LEAK RATE ML / MIN	OPENING TIME	PASS/ FAIL
123	2 Diesel	30	30	70	189 ml	3 sec	Pass
123	4 Diesel	30	30	70	189 ml	3 sec	Pass
456	3 Diesel	33	33	90	189 ml	2.5 sec	Pass
456	1 Diesel	30	30	80	189 ml	2 sec	Pass
789	1 Diesel	30	30	75	189 ml	3 sec	Pass
789	3 Diesel	31	30	80	189 ml	3 sec	Pass
7	Regular	27	16	170	189 ml	3 sec	Pass
8	Super	26	14	170	189 ml	4 sec	Pass

*mechanical
leak detector
test* *annual*

**EZY CHEK SYSTEMS
PRODUCT LINE TESTER
DATA SHEET**

DATE: OCT. 16-2019 Test Site: CANAAN TRUCK STOP
 Testing Co.: CK Tank & Line Testing, LLC
 Address: 3836 State Route 85 Address: 12816 ROUTE 22
Westerlo, NY 12193 CANAAN, NY 12029
 Email: cktanktesting@gmail.com
 Mobile: 518-756-3439 P.B.S.#: 4-135151
 Technician Name & Cert No.: Chris Parks #729299

TEST REPORT INDICATES

DISP#	PUMP #	MAKE	TYPE OF LEAK DETECTOR TESTED	MODEL	SERIAL #
123	2	VEEDER ROOT	FX1DV	FX1DV	40306 6526
123	4	VEEDER ROOT	FX1DV	FX1DV	10912 9045
456	3	VEEDER ROOT	FX1DV	FX1DV	31216 8956
456	1	VEEDER ROOT	FX1DV	FX1DV	10811 8970
789	1	VEEDER ROOT	FX1DV	FX1DV	10810 8325
789	3	RED JACKET	FX2DV	FX2DV	10200 8921
REG.	7	VEEDER ROOT	FX1V	FX1V	0306 6123
SUP.	8	FF PETRO	STR-MLD	STR-MLD	08120479

PUMP #	PRODUCT TYPE	METERING PRESSURE	FUNCTIONAL ELEMENT HOLDING PSI	RESILIENCY	TEST LEAK RATE ML / MIN	OPENING TIME	PASS/ FAIL
123	2 DIESEL	30	29	120	189 ml	4 sec	PASS
123	4 DIESEL	30	30	80	189 ml	2 sec	PASS
456	3 DIESEL	33	31	90	189 ml	3 sec	PASS
456	1 DIESEL	29	29	90	189 ml	2 SEC	PASS
789	1 DIESEL	31	30	80	189 ml	4 sec	PASS
789	3 DIESEL	30	29	75	189 ml	3 sec	PASS
7	REGULAR	26	15	150	189 ml	4 sec	PASS
8	SUPER	27	14	100	189 ml	4 sec	PASS



EMERGENCY
115 Fartell Road
Syracuse NY 13209

315-451-0601
FAX 315-451-0758

EMERGENCY RESPONSE NO.
315-451-0000

SCAC Code TPNG
USDOT 220317
PA PUC A-0011869

Uniform Manifest
(FT-960) Number
496109

Subject to rules and regulations set forth by Carrier's Tariff governing this shipment. This Bill of Lading has been approved by the New York State Department of Taxation and Finance, as a Uniform Manifest (Form FT-960) suitable for all movements of motor fuels. FT-960 item numbers are keyed in red.

II DISTRIBUTOR/IMPORTER NAME Polsinella Ficks		NY DISTRIBUTOR NUMBER 141495096		DATE 8-21-2020		
FIRM ORDERING TRANSPORTATION (NAME, ADDRESS) Polsinella Rensselaer NY		FIRM PAYING FREIGHT (NAME, ADDRESS) Polsinella Rensselaer NY		TRACTOR # 266		
LOADING TERMINAL (NAME, ADDRESS) Citgo Glenmont NY		LOADING TERMINAL (NAME, ADDRESS) Citgo Houston TX		TRAILER # 45558		
DATE/TIME IN 7:35 AM		DATE/TIME OUT 8:30 AM		OWNER OF PRODUCT AFTER LOADING (NAME, ADDRESS) Polsinella Rensselaer NY		
SUPPLIER (NAME, ADDRESS) Citgo Houston TX		SUPPLIER (NAME, ADDRESS)		OWNER OF PRODUCT AFTER LOADING (NAME, ADDRESS)		
POUR RELEASE #		POUR RELEASE #		POUR RELEASE #		
1 CARGO TANK						
LOADED GALLONS	HAZ	PRODUCT DESCRIPTION	COMPT #S	LOAD TICKET #S	LOAD TICKET #S	
X		UN1203, GASOLINE, 3, PG II REGULAR ERG#128			X	
X		UN1203, GASOLINE, 3, PG II MIDDLE GRADE ERG#128			X	
X		UN1203, GASOLINE, 3, PG II PREMIUM ERG#128			X	
X		UN1987, ALCOHOLS, NOS, 3, PG II DENATURIZED ETHANOL ERG#127			X	
X		UN0475, ETHANOL-GASOLINE MIX, +10% ETHANOL, 3, PGM (E85) ERG#127			X	
X		UN1223, KEROSENE, 3, PGM II ERG#128			X	
X		NA1993, FUEL OIL, 3, PGM II ERG#128			X	
X		UN1963, FUEL AVIATION TURBINE ENGINE, 3, PGM II ERG#128			X	
X		NA1993, DIESEL FUEL, 3, PGM II ERG#128			X	
10501			1335	131972		
IV FIRST UNLOADING POINT DELIVERY LOCATION (NAME, STA #, ADDRESS) 12816 Rt 22 Canaan NY		SECOND UNLOADING POINT DELIVERY LOCATION (NAME, STA #, ADDRESS)		DATE/TIME IN 9:03 AM		
DELIVERY ACCOUNT (NAME, ADDRESS) Polsinella Rensselaer NY		DELIVERY ACCOUNT (NAME, ADDRESS)		TIME OUT 9:50 AM		
DELIVERED PRODUCTS: 15L-1 15L-2 5001 5300		DELIVERED PRODUCTS:		DELIVERED GALLONS:		
CUSTOMER SIGNATURE - RECEIVED BY: N.R.		CUSTOMER SIGNATURE - RECEIVED BY:		DELIVERED GALLONS:		
PRODUCT	TANK CAP.	DIAM.	BEFORE STICK	AFTER STICK	EXPECTED READING	WATER
1	15L-1	10K	96	33 1/2	71 1/4	0
2	15L-2	10K	96	29	74 1/2	0
REMARKS/SPECIAL CHARGES:						
DRIVER	PUMP	MILES	RATE	GALLONS	# EXTRA PU	# EXTRA DROP
Anthony Sawary						

FIGURE 4:
NYDEC SPILL ID #: 20-05645
VESTA PROPERTIES, INC. FACILITY / 12816 ROUTE 22, CANAAN, NY
INLAND PROFESSIONAL CORPORATION PROJECT # 1932 H

TABLE 1: SEPTEMBER GROUNDWATER ANALYTICAL RESULTS

	NYDEC Groundwater Standard or Guidance Value	PC SAMPLE ID #	COLLECTION DATE	SS03 9/21/20		SS04 9/21/20		SS05 9/21/20		SS06 9/21/20		SS07 9/21/20	
				ug/L	NOTES	ug/L	NOTES	ug/L	NOTES	ug/L	NOTES	ug/L	NOTES
CP-51 VOCs	ug/L												
Benzene	1			ND		ND		21.1		ND			-
n-Butylbenzene	5			ND		ND		34.9		ND			-
sec-Butylbenzene	5			ND		ND		48		ND			-
tert-Butylbenzene	5			ND		ND		ND		ND			-
Ethylbenzene	5			ND		ND		ND		ND			-
Isopropylbenzene (Cumene)	5			ND		ND		52.1		ND			-
p-Isopropyltoluene	5			ND		ND		ND		ND			-
MBTE	10			ND		ND		ND		ND			-
Naphthalene	10			ND		ND		ND		ND			-
n-Propylbenzene	5			ND		ND		99.8		ND			-
Toluene	5			ND		ND		ND		ND			-
1,2,4-trimethylbenzene	5			ND		ND		ND		ND			-
1,3,5-trimethylbenzene	5			ND		ND		ND		ND			-
Xylenes (mixed)	5			ND		ND		ND		ND			-
Methyl Cyclohexane	-			ND	NO STANDARD PROVIDED	ND	NO STANDARD PROVIDED	12	NO STANDARD PROVIDED	ND	NO STANDARD PROVIDED		-
CP-51 SVOCs	ug/L												
2-Methylnaphthalene (91-57-6)	-			-		-		-		-			-
Acenaphthene (83-32-9)	20			ND		0.41		216		0.35			-
Acenaphthylene (208-96-8)	50			ND		0.16		66.6		ND			-
Anthracene (120-12-7)	50			ND		0.42		49.5		ND			-
Benz(a)anthracene (56-55-3)	0.002			ND		ND		11.9		ND			-
Benzo(a)pyrene (50-32-8)	0.002			ND		ND		6.4		ND			-
Benzo(b)fluoranthene (205-99-2)	0.002			ND		ND		6.7		ND			-
Benzo(g,h,i)perylene (191-24-2)	5			ND		ND		2.6		ND			-
Benzo(k)fluoranthene (207-08-9)	0.002			ND		ND		3		ND			-
Chrysene (218-01-9)	0.002			ND		ND		14.1		ND			-
Dibenz(a,h)anthracene (55-70-3)	50			ND		ND		ND		ND			-
Fluoranthene (206-44-0)	50			ND		0.82		44.5		0.24			-
Fluorene (86-73-7)	50			ND		1.6		573		0.39			-
Indeno(1,2,3-cd)pyrene (193-39-5)	0.002			ND		ND		2.6		ND			-
Naphthalene (91-20-3)	10			ND		0.69		79.5		0.91			-
Phenanthrene (85-01-8)	50			ND		3.2		1210		0.67			-
Pyrene (129-00-0)	50			ND		0.53		90.1		0.19			-

NOTES: (ug/L) micrograms per Liter = parts per billion (ppm)
NYDEC Groundwater Standard or Guidance Value - per Division of Water Technical and Operational Guidance Series (TOGS) No. 1.1.1, dated June 1998 & 2000 Addendum.
ND - Non Detected
BOLD - Exceedance





November 3, 2020 **Via Email To NYS DEC Upload Link**

Daniel Wehn
Environmental Program Specialist,
Division of Environmental Remediation, Region 4
New York State Department of Environmental Conservation
1130 N Westcott Road, Schenectady, New York 12306

RE: NYSDEC Spill #: 20-05645 - DEC Closure Report
Canaan Truck Stop, 12816 Route 22, Canaan, NY 12029
PBS Number: 4-135151- Louis Polsinello III, V.P. Vesta Properties Inc.
241 Riverside Avenue, P.O. Box 211, Rensselaer, NY 12144
Telephone 518 463 0084 Inland Professional Corporation Project Number: 1932H

Dear Mr. Wehn:

Please find the following closure report Inland Professional Corporation (IPC), prepared for your review as submitted to New York State, Department of Environmental Conservation (DEC).

Introduction

Inland Professional Corporation (IPC) has prepared this NYSDEC Closure Report for the Canaan Truck Stop Facility, PBS Number: 4-135151, located at 12816 Route 22, Canaan, NY 12029, NYS DEC Spill ID #: 20-05645 due to an identification of petroleum impact for one (1) sample to the subsurface soil during assessment activities performed on Monday September 21, 2020. IPC / Joseph V. Polsinello was present, supervised, audited and recorded the data during the assessment activities (Figures & Appendix B) and follow-up confirmation assessment Tuesday October 6, 2020 as indicated on the Health & Safety Scope of Work Briefing (Appendix D).

The assessment was conducted in the interest of environmental due diligence for business interests. The notification to NYS DEC on Monday September 21, 2020 at 4:55PM was not based on a release of petroleum, spill, or tank or line failure and/or inventory discrepancy, alarms etc. as will be described in this closure report. Notification by Joseph Polsinello on behalf of the owner of the facility was based on one (1) discrete *GeoProbe* 1 inch soil coring assessment resulting in elevated PID (photo ionization detector) readings of soils above 5 ppm (212 ppm) in an exterior area of the diesel tank pad which contains the four (4) 10,000 gallon capacity steel underground storage tanks (UST's). A portion of the soil sample from the one (1") inch sleeve resulted in an elevated PID (photo ionization detector) reading of 212 ppm. All other samples to include others in and around the tanks resulted in ND (non-detectable). The process of assessment was to penetrate with a one (1") inch *GeoProbe* drill up to twenty (20) feet of soil coring, assess the entire core, and identify any soils over 5 ppm. Subsequently groundwater samples were obtained from the core hole. The discrete sample was analyzed for STARS 8260 and 8270 with trace constituents as subsequently reported Figures 4-5 & Appendix E.

