

# NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Region 2

47-40 21st Street, Long Island City, NY 11101

P: (718) 482-4995

[www.dec.ny.gov](http://www.dec.ny.gov)

September 14, 2023

Sol Moskovits  
Oholei Shloma  
c/o SYM Realty Management Corp  
517 Flushing Avenue  
Brooklyn, NY 11205  
[symrealty@aol.com](mailto:symrealty@aol.com)

Sol Moskovits  
YGS, Inc.  
174 Rodney Street  
Brooklyn, NY 11211

Eric Gaulin  
Pfizer, Inc.  
100 Route 206 North, M/S 401  
Peapack-Gladstone, NJ 07934  
[eric.gaulin@pfizer.com](mailto:eric.gaulin@pfizer.com)

**Re: Site Name: Pfizer Sites B & D – Operable Unit 3  
VCP Site No.: V00350  
Construction Completion Report & Site Management Plan Amendment**

Dear Mr. Moskovits and Mr. Gaulin:

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), Environmental Business Consultants Inc. (EBC), and Roux Associates Inc. (Roux), has reviewed the April 2023 Construction Completion Report (CCR) and June 2023 revised Site Management Plan (SMP) for Operable Unit 3 (OU-3) of Voluntary Cleanup Program site V00350 (the Site). The CCR and revised SMP were prepared by AMC Engineering, PLLC on behalf of Oholei Shloma, YGS Inc., and Pfizer Inc. (collectively and individually, the Volunteer).

The CCR documents remedial activities performed at the Site from 2018 – 2022, in conformance with the February 2015 approved Remedial Action Work Plan (RAWP) and Decision Document. The revised SMP documents changes made to the original June 2018 approved SMP, which includes an institutional and engineering control plan, a provision for periodic certifications of the institutional and engineering controls, and plans for monitoring, operation, and maintenance. The revisions to the SMP are outlined as follows:

- **Section 2.2.1:** updating the land use of the Site to mention a new 6-story residential building on Lot 45;
- **Section 2.3:** including details of the excavation, SSDS, and cover system remedy performed at Lot 45;




- **Section 2.5:** noting the continued presence of semi-volatile organic compounds (SVOCs) exceeding the Restricted Residential Use Soil Cleanup Objectives (RRSCOs) in soil under the building slab at Lot 45;
- **Section 3.3.1:** updating the extent of the Site cover system to include the 24-in concrete mat slab in the cellar of the new building and the 4-in concrete slab in the front and rear courtyards;
- **Section 3.3.2:** updating the SSDS and vapor barrier descriptions to include the 4-in case iron riser pipe and 20-mil vapor barrier installed at Lot 45;
- **Section 4.3.1:** including the composite cover system at Lot 45 under the Site monitoring plan and updating the monitoring frequency for Lot 45 to be performed annually instead of quarterly;
- **Figure 5:** updating the remaining on-site soil exceedances diagram to show the four end-point sample results taken at Lot 45 in 2020 and 2022;
- **Figure 6:** updating the composite cover diagram to show the extents of the concrete mat slab on Lot 45;
- **Figure 7:** updating the SSDS layout to show the extents of the vapor barrier and SSDS piping at Lot 45; and
- **Appendix E:** including an SSDS site inspection checklist for Lot 45.

The CCR and revised SMP are hereby approved. The approved CCR and revised SMP must be placed in all document repositories for the Site within five business days. A certification that these documents have been placed, and that the repositories are complete with all project documents, must be submitted within ten days.

The Department's Office of General Counsel will issue an Assignable Release and Covenant Not to Sue letter to you once all operable units have satisfied their respective legal requirements in accordance with Voluntary Cleanup Agreement and subsequent amendments.

Please contact the Department's Project Manager, Madeleine Babick, at (718) 482-4992 or [madeleine.babick@dec.ny.gov](mailto:madeleine.babick@dec.ny.gov) if you have any questions.

Sincerely,



Cris-Sandra Maycock, PE  
Chief, Superfund and Brownfield Cleanup Section A  
Region 2

Attachment

ec: J. O'Connell, M. Babick, G. Nam – NYSDEC  
S. McLaughlin, S. Selmer – NYSDOH  
A. Czemerinksi, E. Waechter – AMC Engineering  
K. Brussee – EBC  
C. McGuckin, J. Michaels – Roux  
A. Herman – Allen A. Herman, P.C.  
M. Crough – Sidley Austin LLP  
S. Kerschner – White & Case LLP  
J. Periconi – Periconi LLC