

Memorandum

To: Justin Ferrazzano
From: David Keil
Date: October 5, 2023
Subject: Results of Baseline Air Quality Testing at Neelytown Road
Project No.: 21000327A

On August 22-23, 2023, Colliers Engineering & Design (CED) conducted baseline air monitoring at a property located near the intersection of Neelytown Road and Beaver Dam Road in Montgomery, New York.

Five (5) Air monitoring stations were established. Instruments monitored for volatile organic vapors and particulates for a period of 24 hours.

The results are considered reliable and show that volatile organic compounds were not present in ambient air—except for minor sporadic and short-lived trace detections that may be the result of passing vehicles or other anthropogenic factors. The same was true for the particulate matter data, which generally showed over a 24-hour period inhalable particulate matter (PM_{2.5} and PM₁₀) readings were below the EPA established primary (health-based) 24-hour criteria of 35 µg/m³ for PM_{2.5} and 150 µg/m³ for PM₁₀.

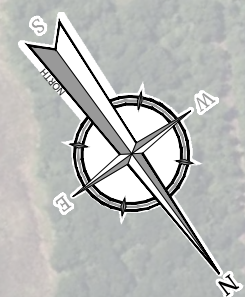
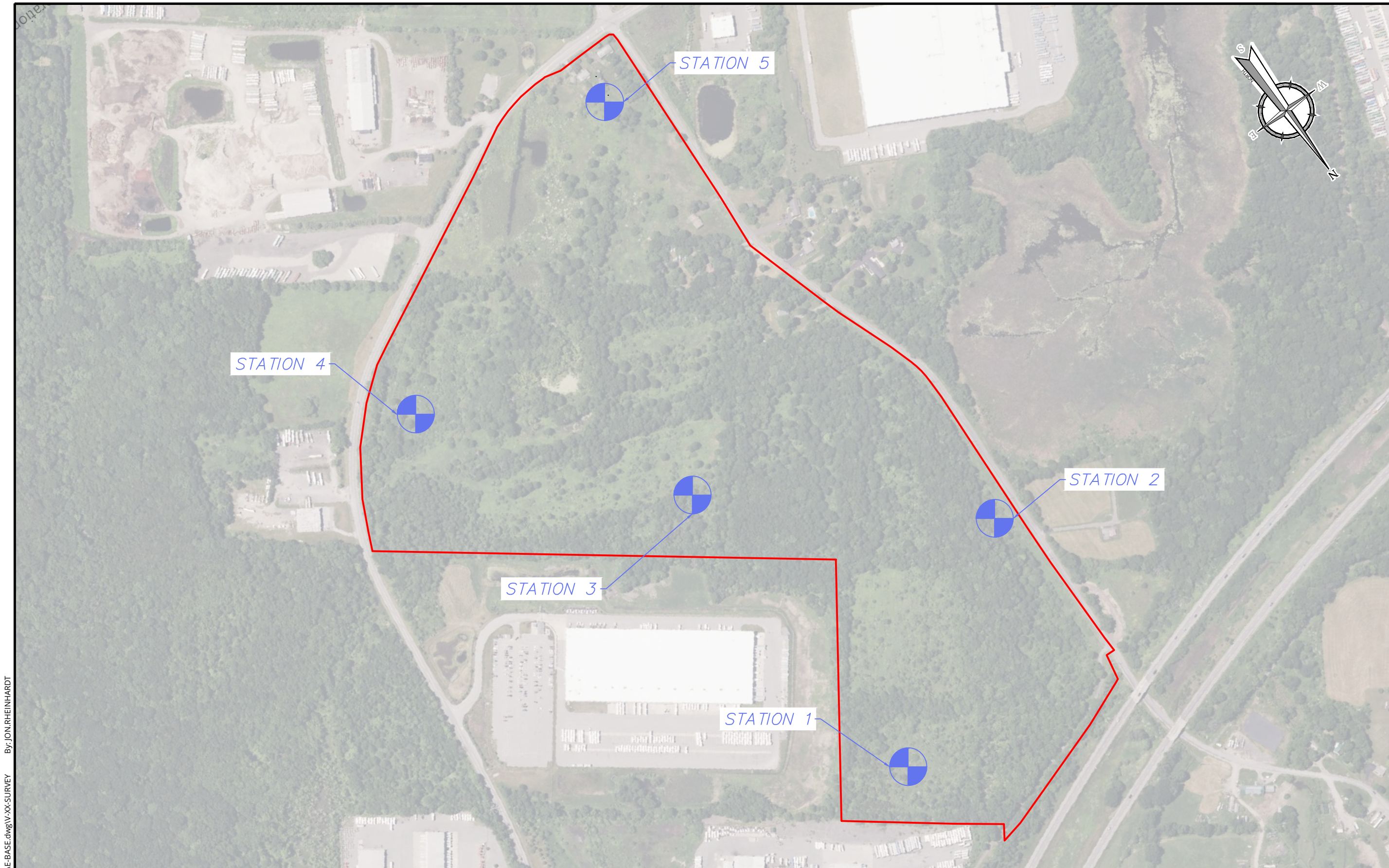
Based on these data, it is CED's opinion that a solid baseline has been established for the site and that any subsequent monitoring conducted during more active construction and development stages of the project, will be a basis for comparison for potential impacts to the surrounding community.

DJK/ca

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Attachment:

Attachment A – Monitoring Station Location Map
Attachment B – Station Monitoring Data



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REV	DATE	BY	DESCRIPTION

BASELINE AIR QUALITY TESTING FOR NEELYTOWN ROAD
36-1-33, 36-1-11.221, 36-1-11.23, 36-1-11.212, 36-1-11.211, 36-1-11.1, 36-1-10.1, 33-1-91
TOWN OF MONTGOMERY, ORANGE COUNTY, NEW YORK

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SCALE: AS SHOWN	DATE: 10/16/2023	DRAWN BY: JSR	CHECKED BY: DJK
PROJECT NUMBER: 21000327A	DRAWING NAME: E-BASE		

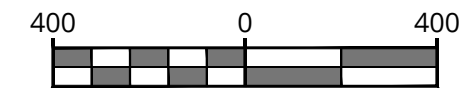
SHEET TITLE: FIELD BOOK: XX PAGE: XX
MONITORING STATION LOCATION MAP

SHEET NUMBER: **FIGURE I**

LEGEND

— AREA EXTENT (APPROX.)

BASE MAP SOURCE: (C) 2023 MICROSOFT CORPORATION (C) 2023 MAXAR (C) CNES (2023) DISTRIBUTION AIRBUS DS



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