

J.C. Broderick & Associates, Inc.

Environmental / Construction Consulting & Testing



December 29, 2025

Mr. Severino Fasulo
Syosset Central School District
99 Pell Lane
Syosset, New York 11791

Re: Perform Professional Consulting and Environmental Sampling and Testing for Radon in Air at:

**Site: South Grove Annex
60 Colony Lane
Syosset, New York 11791
Site Visits: December 15 & 18, 2025**

JCB#: 25-62202

Dear Mr. Fasulo:

J.C. Broderick and Associates, Inc. (JCB) was retained by the Syosset Central School District (SCSD) to perform environmental sampling for indoor radon gas within the above referenced school building. The radon sampling was performed by experienced JCB representatives on the above referenced dates following the American National Standards Institute (ANSI)/American Association of Radon Scientists and Technologists (AARST) *Protocol for Conducting Measurements of Radon and Radon Decay Products in Multifamily, School, Commercial and Mixed-Use Buildings* MA-MFLB-2023, effective date December 1, 2023, guidance document. The site visits consisted of the following:

- Collection of radon in air samples from 15 locations within occupied rooms in contact with the ground at the above referenced school building.
- Submission of designated samples to an independent New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program (ELAP) certified laboratory for radon in air analysis.
- Review and compare the laboratory results to the ANSI/AARST *Protocol for Conducting Measurements of Radon and Radon Decay Products in Multifamily, School, Commercial and Mixed-Use Buildings* MA-MFLB-2023, effective date December 1, 2023.

Summary of Sample Collection, Field Screening and Sample Submission

The following section summarizes the environmental sampling performed. Please refer to attachments located at the end of this report for additional details.

- On December 15, 2025, a total of 19 short-term radon test kits were deployed in 15 strategic occupied spaces located throughout the above referenced school building. The test kits remained within the given space for a period of three (3) days. A select number of samples served as a duplicate or remained closed as a field blank for QA/QC compliance.

December 29, 2025

Mr. Severino Fasulo of Syosset CSD

Perform Professional Consulting and Environmental Sampling and Testing for Radon in Air at:

South Grove Annex

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Site Visits: December 15 & 18, 2025

JCB#: 25-62202

- The area around each test kit location was field screened for the presence of total volatile organic compounds utilizing a MiniRAE 3000 Portable photo-ionization detector (PID). Technical data pertaining to the MiniRAE 3000 Portable PID is available upon request.
- On December 18, 2025, a total of 19 short-term radon test kits were retrieved, sealed and assigned individual identification numbers. Chain of custody documents were prepared, and the samples were then delivered to an independent New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program (ELAP) accredited radon laboratory for analysis. Prior to sample retrieval, temperature and humidity were recorded utilizing a OXV Thermo-Hygrometer meter.

Quality Assurance and Quality Control (QA/QC) Procedures

To ensure that measurement results are reliable, JCB performed duplicate and laboratory blank sampling at four (4) sample locations. JCB representatives maintained a radon sampling chain of custody used to track samples from sampling point to analysis which summarized the following:

- Sample identification;
- Test Kit ID number;
- Device ID number;
- Sampling beginning date and time;
- Sampling ending date and time;
- Temperature, °F;
- Humidity, %.

Summary of Laboratory Analysis

Please refer to the Tables located in Attachment #1 for a summary of submitted samples and laboratory analysis results.

- The laboratory analytical results for the radon in air samples were reviewed and compared to the ANSI/AARST *Protocol for Conducting Measurements of Radon and Radon Decay Products in Multifamily, School, Commercial and Mixed-Use Buildings* MA-MFLB-2023, effective date December 1, 2023, which establishes a radon in air action concentration level of 4.0 pCi/L.
 - The laboratory analysis results from the radon in air samples submitted **did not** reveal any elevated concentrations of radon exceeding 4.0 pCi/L, the referenced action level. The highest recorded radon concentration was in space 2025 at a concentration of 0.7 pCi/L, well below the 4.0 pCi/L action level.
- EMSL Analytical Inc. (EMSL) of Cinnaminson, New Jersey provided laboratory analytical services. Copies of EMSL's NYSDOH certifications are available upon request.

December 29, 2025

Mr. Severino Fasulo of Syosset CSD

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Conclusions and Recommendations

Based upon the results of the laboratory analysis, the USEPA decision matrix does not recommend any additional investigation pertaining to radon in air associated with the above referenced school building.

The ANSI/AARST guidance document recommends that responsible care requires repeating initial testing procedures for all building(s) at least every 5 years and in conjunction with any sale of a building.

Radon testing should also be conducted when any of the following circumstances occur:

- a new addition is constructed or alterations for building reconfiguration or rehabilitation occur;
- a ground contact area not previously tested is occupied, or a building is newly occupied;
- heating or cooling systems are significantly altered, resulting in changes to air pressures or pressure relationships;
- ventilation is significantly altered by extensive weatherization, changes to mechanical systems or comparable procedures;
- significant openings to soil occur due to:
 - groundwater or slab surface water control systems that are altered or added (e.g., sumps, perimeter drain tile, shower/tub retrofits, etc.) or,
 - natural settlement causing major cracks to develop;
- earthquakes or construction blasting, fracking or formation of sink holes nearby; or
- a mitigation system is altered, modified, or repaired.

Should testing indicate concentrations that meet or exceed the action level, conduct evaluations, corrections and further testing until radon concentrations have been mitigated to below the action level.

However, to monitor for possible changes in indoor quality, JCB does recommend that the current annual testing schedule for radon in air within the school building continue.

Please refer to the attached laboratory reports to be included in the District's Radon Measurement Plan.

The following project information is included in the attachments of this report.

1. Tables
2. Figures
3. Field Photograph Logs
4. Laboratory Analysis Reports

If there are any questions or if more information is needed, please feel free to contact our office.

Sincerely,

J. C. Broderick & Associates, Inc.



Steven Muller, P.G.

Director, Subsurface Division

Attachment #1 Tables

**Table No. 1:
Summary of Radon Samples Submitted for Laboratory Analysis**

Sample ID#	AHERA Space ID	Sample Start Date	Sample End Date	Description of Sample	Analysis Method
595526	2025	12/15/2025	12/18/2025	Bookshelf	Radon in Air
596105	2027	12/15/2025	12/18/2025	Bookshelf	Radon in Air
596061 (Dup)		12/15/2025	12/18/2025		Radon in Air
596082	2029	12/15/2025	12/18/2025	Bookshelf	Radon in Air
596191 (B)		12/15/2025	12/18/2025		Radon in Air
595604	2006A	12/15/2025	12/18/2025	Shelf	Radon in Air
595571	2009	12/15/2025	12/18/2025	Cabinet	Radon in Air
596102 (Dup)		12/15/2025	12/18/2025		Radon in Air
596118	2013	12/15/2025	12/18/2025	Cabinet	Radon in Air
596111	2015	12/15/2025	12/18/2025	Cabinet	Radon in Air
596144 (B)		12/15/2025	12/18/2025		Radon in Air
596093	2016	12/15/2025	12/18/2025	Cabinet	Radon in Air
595535	2018	12/15/2025	12/18/2025	Speaker	Radon in Air
596054	2020	12/15/2025	12/18/2025	Cabinet	Radon in Air
595533	2024	12/15/2025	12/18/2025	Cabinet	Radon in Air
595578	2022A	12/15/2025	12/18/2025	Fridge	Radon in Air
595556	2022	12/15/2025	12/18/2025	Cabinet	Radon in Air
595523	Room 8	12/15/2025	12/18/2025	Shelf	Radon in Air
595626	Room 9	12/15/2025	12/18/2025	Bookcase	Radon in Air

Notes:

B = Blank

Dup = Duplicate

**Table No. 2:
Summary of Radon Laboratory Results**

AHERA Space ID	12/15/25-12/18/25 (pCi/L)	12/10/24-12/13/24 (pCi/L)	2/5/24-2/8/24 (pCi/L)	1/9/23 - 1/12/23 (pCi/L)
2025	0.7	0.1	0.2	0.3
2027	0.1	0.1	-0.1	0.4
2027 (Dup)	0.2	0.2	0.2	0.3
2029	0.1	0.1	0.1	0.4
2029 (B)	0.1	-0.1	-0.1	0.2
2006A	0.2	0.1	0.1	0.3
2009	0.2	0.1	0.2	0.6
2009 (Dup)	0.2	0.0	0.3	0.5
2013	0.1	0.2	0.2	0.4
2015	0.1	0.2	0.2	0.2
2015 (B)	0.0	-0.1	-0.1	0.3
2016	0.0	0.1	0.2	0.4
2018	0.1	0.1	0.2	0.4
2020	0.2	0.1	0.0	0.4
2024	-0.1	0.1	0.0	0.2
2022A	0.1	0.1	0.2	0.5
2022	0.2	0.2	0.2	0.4
Room 8	0.5	0.6	0.5	-
Room 9	-0.1	0.3	0.2	-

Notes:

B = Blank

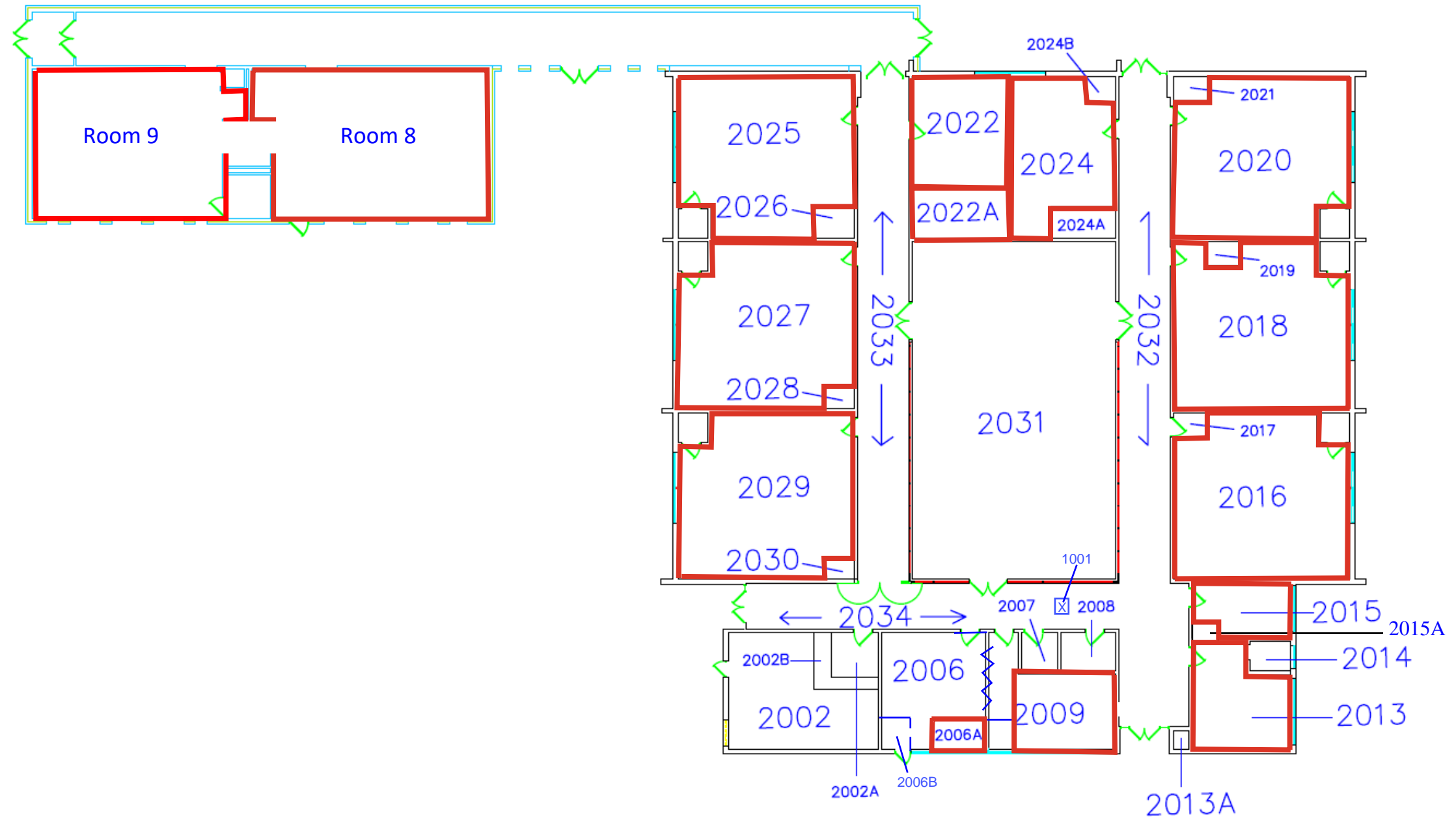
Dup = Duplicate

- = Not Analyzed

Attachment #2

Figures

NEW



ANNEX

Pipe tunnel 1001



J.C. Broderick & Associates
Environmental Consulting & Testing
1775 Expressway Dr. North
Hauppauge, New York 11788
Phone: 631.584.5492 Fax: 631.584.5913

JCB #: 25-62202
SYOSSET CENTRAL SCHOOL DISTRICT
South Grove Annex
60 Colony Lane, Syosset, NY 11791

Attachment #3
Field Photograph Logs

Typical Radon Sample



Field Photograph Log

Indoor Radon Investigation at:

**South Grove ES Annex
60 Colony Lane
Syosset, New York 11791**

Photo No. 01

JCB#: 25-62202

Typical Radon Sample with Blank



Field Photograph Log

Indoor Radon Investigation at:

South Grove ES Annex
60 Colony Lane
Syosset, New York 11791

Photo No. 02

JCB#: 25-62202

Typical Radon Sample with Duplicate



Field Photograph Log

Indoor Radon Investigation at:

South Grove ES Annex
60 Colony Lane
Syosset, New York 11791

Photo No. 03

JCB#: 25-62202

Attachment #4
Laboratory Analysis Reports



EMSL Analytical, Inc.

200 Route 130 North, Cinnaminson, NJ 08077
Phone/Fax: (800) 220-3675 / (856) 786-0327
<http://www.EMSL.com> cinnaminsonradonlab@emsl.com

EMSL Order: 382505675
CustomerID: JCBR50
CustomerPO:
ProjectID:

Attn: **Steven Muller**
J.C. Broderick & Associates
1775 Expressway Drive North, Suite 1
Hauppauge, NY 11788

Phone: (631) 584-5492
Fax:
Received: 12/23/2025 11:35 AM
Analysis Date: 12/24/2025
Collected: 12/15/2025

Project: **Baylis Elementary School South Grove Annex / 580 Woodbury Rd**

Test Site: **Baylis Elementary School South Grove Annex**
580 Woodbury Rd
Plainview, NY 11803

Test Report: Radon in Air Test Results

Liquid Scintillation ID	Location	Radon Activity (pCi/L)	Start	Stop	Temperature F	Humidity %	Sample Type
595526 382505675-0001	2025	0.7	12/15/2025 7:23:00 AM	12/18/2025 4:58:00 PM	67	30	Customer
Sample Notes:							
596105 382505675-0002	2027	0.1	12/15/2025 7:24:00 AM	12/18/2025 5:01:00 PM	68	32	Customer
Sample Notes:							
596061 382505675-0003	2027 D	0.2	12/15/2025 7:24:00 AM	12/18/2025 5:01:00 PM	68	32	Duplicate
Sample Notes: Duplicate's Customer Sample:382505675-0002					Duplicate RPD = 66.7%		
596082 382505675-0004	2029	0.1	12/15/2025 7:24:00 AM	12/18/2025 5:02:00 PM	69	28	Customer
Sample Notes:							
596191 382505675-0005	2029 B	0.1	12/15/2025 7:24:00 AM	12/18/2025 5:02:00 PM	69	28	Blank
Sample Notes:							
595604 382505675-0006	2006A	0.2	12/15/2025 7:26:00 AM	12/18/2025 5:04:00 PM	69	28	Customer
Sample Notes:							
595571 382505675-0007	2009	0.2	12/15/2025 7:26:00 AM	12/18/2025 5:05:00 PM	71	41	Customer
Sample Notes:							
596102 382505675-0008	2009 D	0.2	12/15/2025 7:26:00 AM	12/18/2025 5:05:00 PM	71	41	Duplicate
Sample Notes: Duplicate's Customer Sample:382505675-0007					Duplicate RPD = 0.0%		
596118 382505675-0009	2013	0.1	12/15/2025 7:27:00 AM	12/18/2025 5:07:00 PM	71	31	Customer
Sample Notes:							
596111 382505675-0010	2015	0.1	12/15/2025 7:28:00 AM	12/18/2025 5:07:00 PM	70	27	Customer
Sample Notes:							



EMSL Analytical, Inc.

200 Route 130 North, Cinnaminson, NJ 08077

Phone/Fax: (800) 220-3675 / (856) 786-0327

<http://www.EMSL.com>

cinnaminsonradonlab@emsl.com

EMSL Order: 382505675

CustomerID: JCBR50

CustomerPO:

ProjectID:

Test Report: Radon in Air Test Results

Liquid Scintillation ID	Location	Radon Activity (pCi/L)	Start	Stop	Temperature F	Humidity %	Sample Type
596144 382505675-0011	2015 B	0	12/15/2025 7:28:00 AM	12/18/2025 5:07:00 PM	70	27	Blank
Sample Notes:							
596093 382505675-0012	2016	0	12/15/2025 7:29:00 AM	12/18/2025 5:08:00 PM	72	29	Customer
Sample Notes:							
595535 382505675-0013	2018	0.1	12/15/2025 7:30:00 AM	12/18/2025 5:09:00 PM	72	28	Customer
Sample Notes:							
596054 382505675-0014	2020	0.2	12/15/2025 7:31:00 AM	12/18/2025 5:11:00 PM	72	31	Customer
Sample Notes:							
595533 382505675-0015	2024	-0.1	12/15/2025 7:32:00 AM	12/18/2025 5:12:00 PM	72	28	Customer
Sample Notes:							
595556 382505675-0016	2022	0.2	12/15/2025 7:33:00 AM	12/18/2025 5:13:00 PM	73	26	Customer
Sample Notes:							
595578 382505675-0017	2022A	0.1	12/15/2025 7:33:00 AM	12/18/2025 5:14:00 PM	73	26	Customer
Sample Notes:							
595523 382505675-0018	8	0.5	12/15/2025 7:35:00 AM	12/18/2025 5:15:00 PM	73	27	Customer
Sample Notes:							
595626 382505675-0019	9	-0.1	12/15/2025 7:36:00 AM	12/18/2025 5:16:00 PM	73	30	Customer
Sample Notes:							

Report Notes

Please visit www.radontestinglab.com



EMSL Analytical, Inc.

200 Route 130 North, Cinnaminson, NJ 08077

Phone/Fax: (800) 220-3675 / (856) 786-0327

<http://www.EMSL.com>

cinnaminsonradonlab@emsl.com

EMSL Order:	382505675
CustomerID:	JCBR50
CustomerPO:	
ProjectID:	

Test Report: Radon in Air Test Results

Liquid Scintillation ID	Location	Radon Activity (pCi/L)	Start	Stop	Temperature F	Humidity %	Sample Type
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The United States Environmental Protection Agency (EPA) has established a radon action level of 4.0pCi/L. EPA recommends mitigation of a structure if the confirmed radon level is equal to or greater than 4.0pCi/L.

The radon tests were performed using liquid scintillation radon detectors and counted on a liquid scintillation counter following EPA Method # 402-R-92-004 testing protocol for Radon in Air testing. EPA recommends retesting every two years.

Please contact EMSL Analytical, Inc. or your State Health Department for further information.

All procedures used for generating this report are in complete accordance with the current EPA protocols for the analysis of Radon in Air.

Analyst(s)

Jeanel Zoll (19)

Dominic Gehret, Radiochemistry Laboratory Manager, 10872

In no event shall EMSL be liable for indirect, special, consequential, or incidental damages, including, but not limited to, damages for loss of profit or goodwill regardless of the negligence (either sole or concurrent) of EMSL and whether EMSL has been informed of the possibility of such damages, arising out of or in connection with EMSL's services thereunder or the delivery, use, reliance upon or interpretation of test results by client or any third party. We accept no legal responsibility for the purposes for which the client uses the test results. In no event shall EMSL be liable to a client or any third party, whether based upon theories of tort, contract or any other legal or equitable theory, in excess of the amount paid to EMSL by client thereunder. The test results meets all NELAC requirements unless otherwise specified.

Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ FL RB2034/R2687,IL RNL2008202,IN RTL00935,IA RNLAB10005,KS KS-LB-0005/KS-MS-0482,ME SPC202,MN RL-0005,NE 474/RMB-1083,NJ 03036/MEB92525/MES13910,NY 10872,OH RL39,OK D9952,PA 2573/3393/68-00367,RI RMB-108/RI00179,WV RL000220,NRSB-ARL6006,NRPP

Initial report from 12/24/2025 12:01:00

Radon Testing Chain of Custody

EMSL Analytical, Inc.
200 Route 130 North
Cinnaminson, NJ 08077

EMSL Order Number / Lab Use Only

382505675

(800) 220-3675

RadLab@emsl.com

If Bill-To is the same as Report-To leave this section blank. Third-party billing requires written authorization.

EMSL ANALYTICAL, INC.
TESTING LABS • PRODUCTS • TRAINING

Customer Information	Customer ID: JCBR50	Billing Information	Billing ID: SAME
	Company Name: JCB		Company Name: RECEIVED
	Contact Name: Steven Muller		Billing Contact: EMSL ANALYTICAL, INC.
	Street Address: 1775 Expressway Dr. North		Street Address: Carle Place, NY
	City, State, Zip: Hamden, New York 11788		City, State, Zip: DEC 19 25, PM 05:19
	Phone: 631-584-5492		Country:
Email(s) for Report: Smuller@jcbroderick.com	Email(s) for Invoice:		

Project Information

Project Name/No: South Grove Annex	Purchase Order: 25-62202
EMSL LIMS Project ID: (If applicable, EMSL will provide)	US State where samples collected: NY
State of Connecticut (CT) must select project location:	<input type="checkbox"/> Commercial (Taxable) <input type="checkbox"/> Residential (Non-Taxable)
Technician Name: Steven Muller	Technician Cert#:
Technician Signature: <i>[Signature]</i>	

Property Tested Information

- Radon Test being conducted for the purpose of:
 - Real Estate Transaction
 - Homeowner
 - Other
- Test Conditions Observed:
 - Closed House
 - Open House
- Building Type:
 - Residential
 - Commercial
 - Daycare/School
- Building Foundation:
 - Basement
 - Crawlspace
 - Slab on Grade
 - Other
- If School Testing, please enter School Code:
- Is this a Post Mitigation Test? YES NO

Box Number	Device Number	Location / Floor	Exposure Period Beginning Date and Time	Exposure Period Ending Date and Time	Temperature °F	Humidity %
S	595526	2025	12/15/25 7:23am	12/18/25 4:58pm	67.4	30.2
S	596105	2027	12/15/25 7:24am	12/18/25 5:01pm	68.3	31.8
D	596061	2027D	12/15/25 7:24am	12/18/25 5:01pm	68.3	31.8
S	596082	2028	12/15/25 7:24am	12/18/25 5:02pm	69.0	28.3
B	596191	2029B	12/15/25 7:24am	12/18/25 5:02pm	69.0	28.3
S	595604	2006A	12/15/25 7:26am	12/18/25 5:04pm	69.4	28.3
S	595571	2009	12/15/25 7:26am	12/18/25 5:05pm	70.7	40.5
D	596102	2009D	12/15/25 7:26am	12/18/25 5:05pm	70.7	40.5
S	596118	2013	12/15/25 7:27am	12/18/25 5:07pm	70.5	31.2
S	596111	2015	12/15/25 7:28am	12/18/25 5:07pm	70.3	27.4
B	596144	2015B	12/15/25 7:28am	12/18/25 5:07pm	70.3	27.4
S	596093	2016	12/15/25 7:29am	12/18/25 5:08pm	71.7	28.6
S	595535	2018	12/15/25 7:30am	12/18/25 5:09pm	72.3	27.7

*Comments/Special Instructions:

net 2 day TEST
Total # of Samples: 19 devices

Client Sample #(s):	Method of Shipment:	Sample Condition Upon Receipt:
Relinquished by: <i>[Signature]</i>	Date/Time: 12/18/25	Received by: A. Minnigoda
Relinquished by:	Date/Time:	Received by: Jeanne Jolliffe
		Date/Time: 12/23/25 11:35 PM

Controlled Document - COC-56 Radon R2 04/15/2021

AGREE TO ELECTRONIC SIGNATURE (By checking, I consent to signing this Chain of Custody document by electronic signature.)

EMSL Analytical, Inc.'s Laboratory Terms and Conditions are incorporated into this Chain of Custody by reference in their entirety. Submission of samples to EMSL Analytical, Inc. constitutes acceptance and acknowledgment of all terms and conditions by Customer.



