



# Appendix 2.2-6

## **Revised Phase II Environmental Site Investigation Reports Memorandum**

March 20, 2025

Marc Gross  
Las Vegas Sands Corp  
3355 Las Vegas Blvd South  
Las Vegas, Nevada 89109

**Re: Revised Phase II Environmental Site Investigation Reports  
Project Maximus  
Uniondale, New York  
Langan Project No.: 170754501**

Dear Mr. Gross:

In February 2024, the New York State Department of Health (NYSDOH) updated its Guidance for Evaluating Soil Vapor Intrusion. This update added decision matrices for evaluating 13 petroleum-related volatile organic compounds (VOCs) in sub-slab vapor and indoor air. The following reports have been revised to incorporate a discussion of site soil vapor data evaluated using these new NYSDOH decision matrices:

- May 2023 Phase II Environmental Site Investigation (ESI) for the property located at 101 James Doolittle Boulevard in Uniondale, New York
- October 2023 Phase II ESI for property located at 1255 Hempstead Turnpike in Uniondale, New York

Revised versions of the aforementioned reports were issued on March 12, 2025 to amend the investigation findings to align with the updated NYSDOH guidelines. Petroleum-related VOCs were detected in soil vapor at both sites and based on a conservative comparison to the new decision matrices, soil vapor concentrations could warrant mitigation in future development. a source of VOCs was not identified in soil or groundwater at either site; therefore, the recommendations remain unchanged.

Should you have any questions or require further clarification, do not hesitate to reach out.

Sincerely,  
**Langan Engineering, Environmental, Surveying,  
Landscape Architecture and Geology, D.P.C.**



Brian Gochenaur, QEP  
Associate Principal

cc: K. Semon, K. Gioia (Langan)

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