

# THE ASSESSOR

## BCONE, NYCBP, LSRPA SUPPORT UNIVERSITY TEACHING EFFORTS

BY ANGELO LAMPOUSIS, FEBRUARY 15, 2021  
(TWITTER: @LAMPOUSIS)



Professor Daniel DiSalvo in his recent article “CUNY’s Future Is Key to New York’s Future” published in City Journal (December 28, 2020) highlights the University’s historic role as an upward-mobility machine. I do not remember ever reading in one place all of the extraordinary aspects of working for CUNY alongside the chronic inefficiencies that need immediate attention. During the soul-searching that Professor DiSalvo’s article induced, I could also not help but think the achievements of our recent graduates. Several years ago when we started the Phase I and Phase II environmental site assessments courses we could not have predicted the growth of a community consisting of graduates who are now thriving professionally in government, industry, and academia. In this first edition of “The Assessor” we gratefully acknowledge the individuals and the organizations who have critically assisted our efforts. We also celebrate our graduates through their successful stories.



Picture caption: The first collaboration between CCNY and BCONE, NYCBP, and LSRPA, was A “Hot Topics” meeting at CCNY on April 23, 2019.

## BCONE SUPPORTS UNIVERSITY TEACHING EFFORTS

BY MARIA COGLIANDO, FEBRUARY 15, 2021

The first joint event between the City College of New York (CCNY) and the Brownfield Coalition of the Northeast (BCONE) was a “Hot Topics” session was held on April 23, 2019. It was moderated by Sue Boyle of GEI Consultants, who serves as the executive director of BCONE), the New York City Brownfield Partnership (NYCBP), and the Licensed Site Remediation Professionals Association (LSRPA). Topics covered included perfluorooctanoic acid (PFOA), the use of fill at redevelopment sites and its movement within the region, opportunity zones, and updates on other brownfield incentives offered in the northeastern US.

Since that first interaction, BCONE continued the collaboration in the form of guest speakers in the courses Phase I (fall 2020) and Phase II (spring 2021) environmental site assessments courses. The first two speakers presented virtually on February 6, 2021, on the history of Brownfields to a class of 25 CCNY students. Students will be also automatically enrolled at no additional cost in the 40-hour OSHA HAZWOPER (Hazardous Waste Operations and Emergency Response Standard) certification program, which applies to employees who are engaged in clean-up operations that are conducted at uncontrolled hazardous waste sites.



Picture caption: Sue Boyle of GEI, Executive Director of BCONE, NYCBP, and LSRPA, leading the first “Hot Topics” meeting at CCNY on April 23, 2019.

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# Phasing Through Phases

BY SHIRLEY CHEN, FEBRUARY 15, 2021



During my time at The City College of New York, I knew that a career in environmental sciences was the goal. However, navigating the various subfields was much more challenging than expected. I pondered over a myriad of disciplines to delve into, from geology to ecology, hydrology to sustainability, and climate science to remote sensing. When the time came for me to choose elective classes, I spoke with Angelo Lampousis, Earth & Atmospheric Sciences lecturer and advisor, to understand all the options being offered. He recommended to me his Phase I and Phase II Environmental Site Assessment courses, in which undergraduate and graduate students are introduced to brownfields and the standard procedures used for thorough environmental investigation. I had never heard of these assessments before, let alone anything about brownfields.

In the Fall of 2017, I attended the Phase I ESA course where the whole world of brownfields opened during lectures on the ASTM E1527 standard and related topics. Most importantly, we conducted individual Phase I assessments involving reviews of historical maps, government databases, tank searches, and a limited site reconnaissance on a site located in New York City. The process was tediously long, yet engaging to discover pieces of history in a city such as this one. Over the course of the semester, we also read *A Civil Action* by Johnathon Harr, a novel based on a true case of environmental neglect in a small Massachusetts town, to apply newly learned technical terms to a real-life situation.



**Photo Caption** (from left to right): Sabrina Cohn, Maria Cogliando, Orian Painter, and Shirley Chen, representing the Department of Earth and Atmospheric Sciences at a standards development simulation exercise organized by the American National Standards Institute (ANSI) at San Jose State University in Santa Clara, CA, October 27th, 2017.

In addition to studying Phase I site assessments under Professor Lampousis, I also had the pleasure of developing undergraduate and graduate standards curricula with him, funded by the National Institute of Standards and Technology (NIST). Alongside three of my peers, we created standards-based training focused on topics such as Phase I & Phase II Environmental Site Assessments, building codes in earthquake-prone regions, mold assessment, and geographic information systems. Additionally, our team participated in the Second Annual Standards Simulation Competition hosted by the American National Standards Institute (ANSI) in Santa Clara, California. The CCNY team along with five other universities, each representing industry stakeholders, simulated the development of an international standard. The competition was a phenomenal learning experience where we gained unique knowledge in the deliberation and collaboration that takes place during standards development. Both opportunities reinforced the universal importance of teamwork and coordination.

The enriching experiences presented by the Earth and Atmospheric Sciences Department at CCNY helped me discover just how interdisciplinary of a field environmental science is. Since graduating, I have joined the Mayor’s Office of Environmental Remediation as a project manager, supporting and promoting New York City’s brownfields cleanup efforts through technical review. Much of what I learned from the Phase I course and standards curricula development has helped me in my day to day work. My time as a student at CCNY has taught me to be diligent, cooperate with others, and maintain a curious mind. Having overcome one milestone in my education, I look forward to continuously exploring and evolving through each upcoming experience in my career.

# LSRPA NJ SITE REMEDIATION CONFERENCE FEBRUARY 9-10, 2021

SOURCE: [WWW.LSRPA.ORG](http://WWW.LSRPA.ORG)

The 2021 NJ Site Remediation Conference was an all virtual event. Participants gained access to and utilized a customized app that provided for a dynamic and rewarding Conference experience. Throughout the two days, there were opportunities to participate in various events designed for everyone to come together for networking, collaborating and sharing.

Attendees experienced high-value education and training while having fun and enhancing relationships with other professionals in your field.

For more information visit the New Jersey Licensed Site Remediation Professionals Association Website at [www.lsrpa.org](http://www.lsrpa.org).

# NYC OER Brownfield Cleanup Program

SOURCE:  
[NYCBROWNFIELDPARTNERSHIP.ORG](http://NYCBROWNFIELDPARTNERSHIP.ORG)

The New York City Brownfield Partnership is organizing a special event on Thursday, February 18th, 2021, between 8:30 am and 10 am. The event will highlight the Brownfield Cleanup Program available through the New York City Mayor's Office of Environmental Remediation (OER). Speakers include OER director Mark McIntyre, Esq., and Jane O'Connell, P.G., Regional Hazardous Waste Remediation Engineer at NYS Department of Environmental Conservation. For more information visit the New York City Brownfield Partnership website at [www.nycbrownfieldpartnership.org](http://www.nycbrownfieldpartnership.org).



**Picture caption:** Mark McIntyre, Esq., Director, New York City Mayor's Office of Environmental Remediation (OER).

BROWNFIELDS

Collen Kokas delivers lecture on history of Brownfields at CCNY

AUTHOR NAME  
DATE



Collen Kokas, Executive Vice President at Commercial Development Company, delivered the first guest lecture on the history of Brownfields on February 6, 2021, to a class of 25 graduate and undergraduate

students of City College of New York, enrolled in the course EAS 33400 Phase II environmental site assessments. Collen has over 30 years of experience in the remediation of contaminated sites, including project management, cleanup negotiations, funding, liability protection, cost recovery, brownfield redevelopment and sustainability. Before joining Environmental Liability Transfer, the largest purchaser of brownfield sites in North America, Collen worked at NJ Department of Environmental Protection, much of it in the management of a variety of programs.

Most notably, Collen managed the Site Remediation’s financial incentive programs and its brownfield redevelopment program. She was subsequently selected to help establish NJDEP’s Sustainability and Green Energy Office-advancing the policies that would allow for the installation of solar energy on brownfields and other contaminated sites.

Collen also served as NJDEP’s representative on the Board of the NJ Economic Development Authority and Director of Water Resources Coordination overseeing the critical path necessary for the issuance of water-related permits.

Currently, Collen serves as Executive Vice President, at ELT where she works closely with government agencies, property owners and environmental attorneys to create new business opportunities in contaminated property acquisition. Collen is a co-founder of the Brownfield Coalition of the Northeast and was the first person chosen for its prestigious “Brownfield Person of the Year.”

She recently had published several articles on the redevelopment of contaminated sites that focused on the acquisition and redevelopment of Superfund sites, interagency cooperation and transforming power plants into hubs to support offshore wind. Collen received a B.S. in Geology and a Master’s in Public Administration, both from Rutgers University. Collen is a co-founder and Board Member of the Brownfield Coalition of the Northeast, a national non-profit organization dedicated to the advancement of brownfields and connecting and educating professionals in the brownfield community. She also serves on the NJ Business and Industry Association Energy and Environmental Policy Committee. In 2020, Collen was appointed by the USEPA Administrator to serve on its Environmental Finance Advisory Board. Collen also served as USEPA Region 2 representative to the Brownfield Task Force under the Association of State and Territorial Solid Waste Management Organization (ASTSWMO), a national advisory committee to USEPA focused on improving waste programs. Additionally, Collen served on the National Brownfield Association Advisory Board providing input from a state government perspective on legislative, regulatory and technical advancements for brownfields on the national level.

BCONE-CCNY PANEL ON EPA’S EWDJT GRANTS MARCH 20, 2021

BCONE and CCNY will present a virtual panel discussion on EPA’s Environmental Workforce Development and Job Training (EWDJT) grants from 10 am to 12:30 pm on Saturday, March 20, 2021. EWDJT grantees will highlight their programs and provide opportunities for others to learn from their experience. The panel will moderate Schenine Mitchell, Brownfields Program Coordinator, Land Chemicals and Redevelopment Division, Land and Redevelopment Programs Branch, Brownfields Section, U.S. Environmental Protection Agency, Region 2. At the time of this publication confirmed panelists include Paul McFadden of the City of Rochester and Judy De La Cruz, Manager of Training Programs, Employment Services, the Fortune Society, Long Island City, New York. The session will include news from Washington, helpful hints, and an idea exchange following the model of the Brownfields Toolbox Professional Learning Community (PLC) meetings (<https://brownfields-toolbox.org/about-us/>).



THE ASSESSOR – IDENTITY

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Editor-in-Chief: Angelo Lampousis

Grateful  
acknowledgement  
EPA Region 2  
CCNY Alumni  
Group

Phillip Armstrong, MECE ‘18c

Pamela J. Baxter, BEME ‘88

Phillip Clappin, BS ‘78

Adolph Everett, MECE ‘94

Omar M. Hammad, BEESE ‘16

Charles Harewood, BE ‘98 & MS ‘05

Fernando Rosado, BEME ‘88

Paul Sacker, BECHE ‘87

Eric Schaaf, BS ‘76

Derval Thomas, BECHE ‘85

Ricardito Vargas, M.S.’15

Terry Wesley, BECHE ‘88

George Zachos, BECE ‘61



INTERNSHIPS

# EPA-CCNY Annual Informational Day



**Picture Caption:** EPA Region 2 personnel (seated, first row) and CCNY students (standing) enrolled in the Phase I and II environmental site assessments courses taught by Professor Angelo Lampousis (standing, first from right).

The CCNY alumni association within EPA Region 2 has organized an annual informational day connecting students enrolled in the Phase I and Phase II environmental site assessments courses to summer volunteer student internships. Every year for the last ten years, CCNY students get selected to serve in this prestigious internship program with significant positive results in their professional growth. CCNY graduates who have landed full-time employment with the EPA include Omar M. Hammad, Tyler Diercks, and Nicholas Ferreira.

In the edition, we hear from alumni program participants, such as Mar Chiger, as well as other current students who have been involved in worthwhile programs.



**Picture Caption:** EPA Region 2 representatives of the various divisions interview CCNY students for summer volunteer student internships. Pictured here on the front table (facing forward) is Schenine Mitchell, Brownfields Program Coordinator, Land Chemicals and Redevelopment Division, Land and Redevelopment Programs Branch, Brownfields Section, U.S. Environmental Protection Agency, Region 2.

**By Mariya Chiger**  
**February 8, 2021**

When I first signed up for the Phase I environmental site assessments course during the fall semester of 2011, I honestly did not know what to expect. Was it going to be easy or challenging and will I pull through with passing grades? I am proud to say I had a great time, met a lot of wonderful people and the knowledge I have learned helped pave the way in my career journey.

I was given the opportunity to have my internship with the EPA Brownfields where I learned Project Management, was reviewing Phase I environmental site assessments, determining if properties were qualified for a Brownfield Grant, and learned some tools required to properly analyze a property. The work lasted a few months, but the experience helped me build up my resume.

I am currently working as a Hydrologist for the Delaware Department of Natural Resources (DNREC) Remediation Section in New Castle, Delaware. In this role, I manage several different projects, such as Brownfield and Voluntary Cleanup Program sites. Last year, I completed an Initial Inspection and Facility Evaluations for one of my sites. My position also includes research work and guidance drafting. I do actual field work and project management, where I interact with consultants, public and property owners. A great deal of my knowledge that I apply at work, I received during the Phase I, Phase II and Subsurface Remediation Classes at CCNY.

**By Jennifer Duong**  
**February 8, 2021**



In the Fall of 2019, I enrolled in Phase I Environmental Site Assessment (EAS 33300), taught by Dr. Angelo Lampousis. As an earth system science and environmental engineering student, this course offered valuable professional development opportunities that allowed me to expand my knowledge and advance my skill set. I was able to receive the OSHA 10-Hour Outreach Training in Construction through the course and was further connected to internship opportunities in the industry. I am especially grateful to have received an internship offer from the Center for Creative Land Recycling. I have been working there ever since. As an intern, I support various programming efforts to transform communities through land recycling. This includes offering technical assistance to partners and brownfield communities, assisting in the planning of events, workshops, and webinars, and creating online resources and materials for distribution. This semester, I am enrolled in Phase II Environmental Site Assessments (EAS 33400). I look forward to learning more about brownfield redevelopment and am particularly excited to hear from industry leaders. I am also extremely grateful to be able to receive the OSHA 40-hour HAZWOPER certification through the course. I really appreciate all the effort that goes into creating meaningful programs such as this one and would like to sincerely thank all the supporters that make it possible. I highly encourage interested City College students to take advantage of the professional development opportunities provided through the school and beyond.



INTERNSHIPS & STUDENT PROJECTS

By Trent Strachan  
February 8<sup>th</sup>, 2021



As an Earth System Science and Environmental Engineering (ESE) Major at City College of New York, often times we would get to connect our studies with real World problems and think about solutions. The advent of the pandemic elevated this approach to a whole different level when I joined a team looking into the coronavirus disease 2019 (COVID-19) emerging best practices for a building’s heating, ventilation and air-conditioning (HVAC) systems. This research opportunity was afforded to me through the City University of New York Building Performance Lab (CUNY BPL) from June 2020 to January 2021. It was made possible through funding from the National Science Foundation (NSF) and Louis Stokes Alliances for Minority Participation (LSAMP). The research was conducted by my two group members and myself, with greatly appreciated guidance and direction from the principal investigator and co-instructor. The project involved HVAC practice for viral pandemic. We recognized that increasing ventilation rates and the upgrading of filters were the main responses to reducing COVID-19 spread in buildings and we aimed to look deeper at what more can be done. Each member researched on a particular area of study– the patterns of air flow in rooms (my topic) and improving the indoor air quality (IAQ) with air purifiers and ultraviolet (UV) radiation. We created a spreadsheet of recommended products to help reduce the spread of COVID-19 and used a re-opening guide from New York City Department of Citywide Administrative Services (NYC DCAS) to create a spreadsheet which could act as a checklist or web-app tool. With an increase in ventilation, energy considerations needed to be considered. I researched about heat recovery ventilators, which are devices which use the stale air that exits a building to heat up the fresh air from outside. The incoming and outgoing air never mix but exchange heat through conduction. Thereafter, I searched for laboratories that could perform simulations of the indoor environment and show how COVID-19 can be reduced within the building envelope. I looked at network modeling tools such as COMIS and CONTAMW and how the results may differ as compared to computational fluid dynamics (CFD). Lastly, I attempted to create a model using CONTAMW, for a well-ventilated room. The research experience helped me further understand the value of teamwork and I am grateful to have had this opportunity. I look forward to working on improving indoor air quality and I would want to investigate the interaction between the indoor and outdoor environment. I am also presently expanding my professional growth opportunities by enrolling in the Phase I and Phase II environmental site assessments courses, and the associated 40-hour HAZWOPER training through the Division of Sciences and Department of Earth and Atmospheric Sciences.

By Denzel Phillip  
February 9, 2021

Pursuing a Bachelor of Engineering degree in Earth System Science and Environmental Engineering through the City College of New York has been for me a most rewarding experience, not only in terms of the academics, but also for the first-class opportunities that I had thus far to grow professionally. A case in point for this fact was my own involvement at a professional course offered on campus by ASTM International. In the spring of 2019 I was enrolled in the EAS 21700 course entitled Systems Analysis of the Earth taught by Professor Angelo Lampousis. Professor Lampousis alerted us of an opportunity to attend this course for free based on an agreement he had with ASTM International that would allow for five CCNY student to attend for free. The two-day course featured ASTM International veteran instructor John Manzo and focused on “Phase I Environmental Site Assessment Practices For Commercial Real Estate: Phase I Site Assessment & Transaction Screen.”



**Photo caption:** Denzel Phillip (second from left) attending the 2019 ASTM International course at the CCNY campus. Also pictured, ASTM International instructor John Manzo (second from right) and Maria Cogliando (center).

The ASTM International course was an immersive experience for me. The fact that it coincided with the “Hot Topics” meeting organized on the same day by BCONE, NYCBP, and LSRPA, at the CCNY campus reinforced my renewed appreciation for the environmental engineering consulting industry of New York State and New Jersey. Following this experience, during the summer of 2019 I was very excited to intern with the Environmental Protection Agency in Region 2. My role was in support of the Air Compliance Branch’s Senior Enforcement Team. I spent 20-30 hours a week at the Ted Weiss Federal Building, in New York City. I met Robert Buettner Chief of the Air Compliance Branch, Enforcement and Compliance Assurance Division and worked directly with Hans Buenning, a highly experienced environmental engineer. This section in the EPA identifies large gasoline tanks with elevated VOC/HAP emissions through use of optical gas imaging surveys (FLIR camera) and GMAP. Once a problematic tank has been identified, Region 2 issues Clean Air Act Section 114 letters requesting an “engineering investigation” into the integrity and adequacy of the tank’s floating roof and associated components. As an intern I reviewed these Section 114 letters that were issued to different companies, as well as analyzed and organized all the requested information about the tank. There were two types of tanks to consider, which were internal and external floating roof tanks. For internal floating roof tanks, the engineering investigation includes through the hatch visual inspections and measurement of the tank’s vapor space lower explosive limit, and for external floating roof tanks rim seals, vacuum breakers, and manways are identified as problematic. Examples of corrective action include rim seal replacements and replacing gaskets on vacuum breakers. While interning at the EPA I learned what it meant to be a professional and the importance of teamwork. I sat in on a few meetings and conference calls which gave me more insight into the process of enforcing environmental legislation, the collaborative efforts needed and the meaningfulness behind a job in this field. Since then I have enrolled in both the Phase I and Phase II Environmental Site Assessments courses at CCNY (EAS 33300 and EAS 33400) to broaden my knowledge and experience in the environmental engineering consulting industry.



IN MEMORIAM

Christopher P. McCormack

SOURCE: WWW.PULLCOM.COM

The CCNY community was saddened to hear about the passing of distinguished colleague and friend Christopher P. McCormack last April 2020. Since 2012, the later Mr. McCormack was giving an annual lecture on the topic “ASTM E1903: Standard Practice for Environmental Site Assessments: Phase II Environmental Site Assessment Process” to a class of graduate and undergraduate students enrolled in the course EAS 33400 with the same name. We reproduce here an excerpt of the dedication published by Pullman & Comley announcing his passing on Thursday, April 30, 2020.

“Chris was a brilliant lawyer, serving his clients as counselor and advocate in environmental law, environmental litigation, and complex commercial litigation.

He served as past chair of the Environmental Section of the Connecticut Bar Association and currently as the Section's Legislative Liaison, providing legislative updates that became “must-reads” for the Environmental Section of the CBA. His virtuosity in writing was recognized in 2013 when he received the “Distinguished Legal Writing Award” granted on behalf of The Burton Awards for Legal Achievement in association with the Library of Congress.

Chris was a friend. His door was always open, the reassuring twinkle in his eye always present. He made time for everybody because everybody was important to Chris. He was adored by all.

Our profession lost one of its leading lights yesterday, and we at Pullman lost a treasured friend. Our thoughts and prayers go out to the McCormack family.”

CHRISTOPHER P. MCCORMACK AT  
CCNY CAMPUS

