

August 27, 2026

Kevin Tollisen, Town Supervisor
Town of Halfmoon
2 Halfmoon Town Hall Plaza
Halfmoon, NY 12065



Re: 2026 Annual Post-Closure Landfill Monitoring
MJ Proposal No. 2026379 for Engineering Services

Dear Supervisor Tollisen:

MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C. (MJ) is pleased to provide the Town of Halfmoon (Town) this proposal for professional services associated with the 2026 post-closure monitoring and inspection of the Town's closed landfill, located on Lower Newtown Road, Halfmoon, NY. MJ's project understanding and associated Scope of Services are included below.

PROJECT UNDERSTANDING

The Town owns a landfill located on Lower Newtown Road, which was closed in the late 1990s. Pursuant to the Post Closure Monitoring and Maintenance Manual and two subsequent reductions (12/17/98 & 3/21/06) approved by the New York State Department of Environmental Conservation (NYSDEC), the landfill now requires an annual post-closure monitoring event by the Town. This annual event requires water quality monitoring, combustible gas monitoring, and landfill inspection.

The Town has requested MJ to provide a proposal for these required services for the 2026 monitoring event, as well as preparation of the summary report to be submitted to the NYSDEC for review and approval. Based upon the above understanding, MJ offers the following scope of services:

SCOPE OF SERVICES

Task 01: Field Services

A. Water Quality Sampling

1. Collection of four (4) groundwater well samples (SC-5, SC-5S, SC-6, and MW-2) and one (1) surface water sample (SW-1).
2. Collect all samples in accordance with NYSDEC sampling protocols, including providing necessary purging of wells prior to sample collection, as well as collection of field parameters (pH, temp, CO, turbidity) while purging wells prior to sample collection.
3. Submit all samples to a NYS-Environmental Laboratory Approval Program (ELAP) certified lab with proper chain of custody procedures to be analyzed for the amended version of

B. Combustible Gas Survey

1. Provide gas meter probe investigation, utilizing approximately 100-foot intervals around the perimeter of the landfill.



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Fishkill, NY
Levittown, NY
Picatinny, NJ
Melbourne, FL

6NYCRR Part 360 baseline parameters. All samples submitted to the laboratory will include a duplicate sample set as well as a trip blank for collection and processing verification.



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C. Landfill Integrity Inspection

1. Conduct a visual inspection of the existing landfill cover and passive venting system to confirm the landfill is being maintained in accordance with the approved Post Closure Monitoring and Maintenance Plan and identify any deficiencies, if observed.

Task 02: Summary Report

MJ will prepare a summary report for the Town to submit to the NYSDEC to comply with the PostClosure Monitoring and Maintenance Plan. The report will provide a summary of the history of the landfill from 1991 to present, sampling protocols, analytical sampling results and summary tables, mapping of combustible gas survey and a photo log of any deficiencies observed during the annual inspection.

SCHEDULE

MJ will initiate the scope of work identified herein in accordance with the compliance schedule outlined in the Town's Post Closure Monitoring and Maintenance Manual.

Sampling Event

Fourth quarter 2026

Analytical Data Results

Standard 10-day turnaround

Submit Report to NYSDEC

No later than March 1, 2027

Projected start and end dates are subject to change and are based on date from authorization to proceed. As certain aspects of the project are outside of MJ's control (e.g., review agency schedules, actions, and approvals), MJ cannot guarantee completion of the project within these proposed schedules.

FEE

MJ proposes to complete the above-listed services for a lump sum fee as follows:

Task 01: Field Services	\$4,500
Task 02: Summary Report.....	\$5,500
Total Estimated Fee.....	\$10,000

MJ will invoice the Town in accordance with the contract requirements. The fee assumes there are no significant changes resulting from decisions, conditions, and/or events beyond MJ's control.

ASSUMPTIONS

The following assumptions were made in the development of this proposal:

1. The Town will provide MJ access to the landfill site.



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TASKS NOT INCLUDED IN THIS PROPOSAL

The following efforts are excluded from this scope of services:

1. Landfill monitoring/sampling/lab testing beyond what is described within this proposal.
2. Future reduction requests for the landfill.
3. Corrective actions (i.e., design) for any observed/noted deficiencies.

SUMMARY

Thank you for the opportunity to provide a proposal for this project. We look forward to the opportunity to work with the Town on this project. Please do not hesitate to contact Carrie Dooley at 518-371-0799 or via email at carriedooley@mjteam.com. If you have questions or require additional information.

Sincerely,

Michael D. Panichelli, P.E.
President

Cc: Ca. Dooley
File

AUTHORIZATION TO PROCEED

I hereby authorize MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C. to proceed with the scope of services as described in this proposal.

Kevin Tollisen, Town Supervisor

Date