Enclosure 2
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form

Site Details **Box 1**

Site No. 203083

Site Name 1120 Westchester Avenue

Site Address: 1120 Westchester Avenue Zip Code: 10314
City/Town: Bronx
County: Bronx
Site Acreage: 0.021

Reporting Period: ~~to July 30, 2023~~ December 31, 2022 to February 14, 2024

	YES	NO
1. Is the information above correct?	☐	☒
If NO, include handwritten above or on a separate sheet. See above		
2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?	☐	☒
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?	☐	☒
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	☐	☒
If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.		
5. Is the site currently undergoing development?	☐	☒

Box 2

	YES	NO
6. Is the current site use consistent with the use(s) listed below?	☒	☐
7. Are all ICs in place and functioning as designed?	☒	☐

IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

_____ _____
Signature of Owner, Remedial Party or Designated Representative Date

SITE NO. 203083 **Box 3**

Description of Institutional Controls

Parcel	Owner	Institutional Control
Not Applicable/No IC's		

Box 4

Description of Engineering Controls

A Soil Vapor Extraction System (SVES) has been operating in the cellar since November 2017. It consists of two 2'x2'x2' extraction pits with 3-in diameter piping that extends to a regenerative blower in the rear of the cellar. The regenerative blower is connected to two granular activated carbon (GAC) vapor phase carbon canisters in the rear courtyard which filter the extracted vapor before releasing it back into the atmosphere.

Box 5

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

   a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the Engineering Control certification;

   b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and compete.

YES	NO
X	☐

2. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

   (a) The Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

   (b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

   (c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

   (d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

   (e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES	NO
X	☐

IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

_____ _____

Signature of Owner, Remedial Party or Designated Representative Date

IC CERTIFICATIONS
SITE NO. 203083

Box 6

SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1,2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I West Levy at 1120 Westchester Ave.
print name print business address

am certifying as Owner (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.

Signature of Owner, Remedial Party, or Designated Representative Rendering Certification

Date 2/7/2024

EC CERTIFICATIONS

Box 7

Professional Engineer Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Ariel Czemerinski (print name) at 18-36 42 Street, Astoria, NY 11105 (print business address),

am certifying as a Professional Engineer for the Owner (Owner or Remedial Party)

3/15/2024

Signature of Professional Engineer, for the Owner or Remedial Party, Rendering Certification	Stamp (Required for PE)	Date

CERTIFICATION

For each institutional or engineering control identified for the site, I certify that all of the following statements are true:

(a) the institutional control and/or engineering control employed at this site is unchanged from the date the control was put in place, or last approved by DER;

(b) nothing has occurred that would impair the ability of such control to protect public health and the environment;

(c) nothing has occurred that would constitute a violation or failure to comply with any Site Management Plan for this control; and

(d) access to the site will continue to be provided to DER to evaluate the remedy, including access to evaluate the continued maintenance of this control.

Name (Printed): Ariel

Signature:

Date 3/15/2024

1120 WESTCHESTER AVENUE, BRONX, NEW YORK

PERIODIC REVIEW REPORT

NYSDEC BCP Number: 203083

Submitted to:

New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, NY 12233-7020

Prepared by:

AMC Engineering PLLC
18-36 42nd Street
Astoria, NY 11105

REPORTING PERIOD:

DECEMBER 31, 2022 – FEBRUARY 14, 2024

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EXECUTIVE SUMMARY

AMC Engineering, PLLC (AMC) has prepared the following Periodic Review Report (PRR) for the time period of December 31, 2022, to February 14, 2024 (reporting period), for the property located at 1120 Westchester Avenue in The Bronx, New York under the New York State Superfund, Site No. 203083.

The soil vapor extraction (SVE) system was started on November 9, 2017. On February 13, AMC mobilized onsite to conduct an SVE evaluation. The SVE was inspected and found to be operating properly. The SVE piping was inspected for evidence of damage, cracks, or leaks. Photo-ionization detector (PID) readings were also taken at the influent (pre-carbon), in-between (mid-carbon), and discharge (post-carbon) sampling ports. The inspection indicated the SVE piping to be free of cracks, and patches. PID readings were recorded.

During the reporting period, the cover system was also inspected and was found to be sound, free of any cracks, patches, and penetrations.

1.0 SITE OVERVIEW

1.1 Site Location

The Site is located at 1120 Westchester Avenue in the Borough of The Bronx (Bronx County), New York (see **Figure 1** – Location Map), and is identified as Block 2750, Lot 11 on the New York City Tax Map. The Site is an irregular shaped lot consisting of approximately 16 ft of frontage along Westchester Avenue (**Figure 2**) and a total area of 1,307 sf. The Site is improved with a 2-story/full cellar level mixed-use (commercial-retail/ residential building) totaling 1,792 sq. ft. According to the NYC Department of Buildings the structure was built in 1922. The 1st floor retail space and the cellar are currently occupied by Restrepo Company. The single residential apartment on the second floor of the building is also occupied.

The elevation of the Site is approximately 65 feet above the National Geodetic Vertical Datum (NGVD). The area topography gradually slopes downward to the southeast toward the Bronx River. The depth to groundwater beneath the Site is unknown as no groundwater elevation maps are available for the Site and surrounding areas. Groundwater was not encountered during this or previous investigations, and no groundwater monitoring wells were installed to determine the exact depth to groundwater. Based on topography alone, it is anticipated that groundwater would flow to the southeast.

The area surrounding the property is highly urbanized and predominantly consists of multi-family residential buildings with mixed-use buildings (residential w/ first floor retail) along main corridors.

1.2 Site Chronology

The Interim Remedial Action for the Site was performed in accordance with the remedy selected by the NYSDEC in the Interim Remedial Measure Work Plan (IRMWP) dated August 2017 and was documented in the Interim Remedial Measure Construction Completion Report (September 2018, revised April 2021). The selected remedy included the following items:

- Source delineation soil sampling;
- Off-site vapor intrusion evaluation – Pre-SVE system start-up;
- Soil vapor extraction installation;
- Soil drum removal;
- On-site confirmation air sampling;
- Off-site soil vapor intrusion evaluation – Post-SVE system start-up;
- SVE system quarterly sampling.

The IRMWP was performed in accordance with the methods and specifications as described under the NYSDEC DER-10, Technical Guidance for Site Investigation and Remediation (May 2010).

The SVE system beneath the slab consists of one venting zone. The zone provides coverage of approximately 1,307 sf of slab area.

The system was installed as designed in the IRMWP consisting of a two-vapor extraction pits located within the impacted soil zone. The pits were each constructed of a 2ft x 2ft square x 2ft deep box excavated below the cellar level concrete slab. A 3-inch diameter pipe was installed into the center of each pit and the pits were backfilled with ¾ -inch gravel. The top of the pits were sealed with a 20-mil thick vapor barrier membrane followed by a 2-inch concrete patch. The piping was connected to the regenerative blower located at the rear of the cellar.

The effluent from the blower is currently routed through two (2) vapor phase granular activated charcoal (GAC) units in series before discharging to the atmosphere. Each carbon vessel contains 170-175 pounds of vapor phase carbon. The units include inlet and outlet fittings and stainless-steel internals such as the Econosorb-V manufactured by the TIGG corporation. The drums are connected in series with flex hoses and rigid PVC pipes and include a sampling port located between the units. Treated effluent is currently being discharged through a 2-inch PVC pipe which extends above the building roofline.

2.0 REMEDY PERFORMANCE, EFFECTIVENESS, AND PROTECTIVENESS

The Remedial Actions performed at the Site have so far addressed the remediation of contaminants in soil and soil vapor through the installation of a soil vapor extraction system. The operation of the SVE remediates impacted soil while preventing the migration of chlorinated volatile organic compounds (CVOCs) into the occupied space of the mixed-use building on-site and to adjacent mixed-use. The performance of the SVE is evaluated by inspecting the SVE system components and determining its operational status.

Remedial efforts at the Site through the SVE system have so far been successful in removing VOCs in the sub-slab vapor and indoor air. Overall, CVOC concentrations and total VOC concentrations have continued to decrease significantly below levels detected during the system start-up in November 2017.

Soil Vapor Extraction System

An inspection of the system was conducted on February 13, 2023. PID readings were taken from three locations: system influent (before carbon), between the carbon canisters, and from the system discharge (after carbon). PID readings showed 0 PPM at all three locations. A visual inspection revealed the system was free of cracks, perforations, and leaks. A copy of the Site Inspection Checklist with a photo log is attached as **Appendix A**.

Based on the performance of the system, it is recommended that an Indoor Air Intrusion Evaluation is conducted to determine if the SVE system can be discontinued. The Soil Vapor Intrusion Evaluation Work Plan is submitted under a Remedial System Optimization (RSO) plan.

3.0 INTERIM REMEDIAL MEASURES COMPLIANCE REPORT

3.1 IRM Requirements and Compliance

3.1.1 Interim Remedial Measures

A series of Interim Remediation Measures, required under the IRMWP, consisting of the installation of an SVE system was completed at the Site as per the Interim Remedial Action Construction Completion Report (September 2018, revised April 2021). The objective of the SVE system was to remediate the CVOC impacted soil within the identified source area. The performance of the SVE is evaluated by inspecting the SVE system components and determining its operational status.

Soil Vapor Extraction System Installation

The soil vapor extraction system was installed onsite between October 10 and November 2, 2017. The system was installed as designed in the IRMWP consisting of a single vapor extraction pit located within the impacted soil zone. The pit was constructed of a 2ft x 2ft square x 2ft deep box excavated below the cellar level concrete slab. A 3-inch diameter pipe was installed into the center of the pit and the pit was backfilled with ¾ -inch gravel. The top of the pit was sealed with a 20-mil thick vapor barrier membrane followed by a 2-inch concrete patch. The piping was connected to the regenerative blower located at the rear of the cellar. The effluent air was then routed through two vapor phase carbon adsorbers connected in series.

The SVE system components include a 1 hp regenerative blower, by Ametek-Rotron. The blower is equipped with a dual connection inline filter model as manufactured by Ametek-Rotron to prevent abrasive damage to the vanes during continuous operation. Effluent Air from the blowers is routed through two (2) vapor phase granular activated charcoal (GAC) units before discharging to the atmosphere. Each carbon vessel contains 170-175 pounds of virgin vapor phase carbon. The drums are connected in series with flex hoses or rigid PVC pipes and include a sampling port located between the units. Treated effluent discharges through a 2-inch PVC pipe which extends a minimum of 3 ft above the building roofline.

3.1.2 Status of each Interim Remedial Measure

Soil Vapor Extraction System

A site-wide inspection was performed on February 13, 2024. All SVE system components are currently operating adequately as indicated in the PRR checklist. A copy of the Site Inspection Checklist with a photo log is attached as **Appendix A**.

3.1.3 Corrective Measures

No corrective measures took place during this reporting period.

3.1.4 IRM Conclusions and Recommendations

Remedial efforts at the Site have so far been successful in removing CVOCs in the SVE system influent. Overall, VOC concentrations have continued to decrease significantly below levels detected during the system start-up in November 2017. It is recommended the SVE system go through a Soil Vapor Intrusion Evaluation Work Plan to evaluate whether the system can be permanently shut down. The proposed Soil Vapor Intrusion Evaluation Work Plan is submitted under a Remedial System Optimization (RSO) plan.

4.0 MONITORING PLAN COMPLIANCE REPORT

4.1 Components of the Monitoring Plan

The Monitoring Plan within the IRM describes the measures for evaluating the performance and effectiveness of the remedy to confirm that the remedy continues to be effective in protecting public health and the environment and all affected site media identified below. For this reporting period, a visual inspection was conducted and PID readings were taken.

Performance Monitoring

A visual inspection of the complete system will be conducted during each monitoring event. SVE system components to be monitored include, but are not limited to, the following:

- Vacuum blower; and,
- General system piping.
- Vacuum gauges at blower.
- Control switches.
- PID Readings from influent line, between carbon drums and at the discharge stack.
- Air sampling of system effluent only for analysis of VOCs by USEPA method TO15.

Observations and PID readings will be recorded on the inspection form (**Appendix A**). The SVE system is not adjustable, and the regenerative blower shall not be serviced or repaired at the Site.

4.2 Summary of Monitoring Completed During Reporting Period

Visual Inspection

A site-wide inspection was performed on February 13, 2024. All SVE system components are currently operating adequately as indicated in the PRR checklist. A copy of the Site Inspection Checklist with a photo log is attached as **Appendix A**.

4.3 Conclusions and Recommendations

Currently, AMC Engineering recommends continuing monitoring the SVE system for potential new cracks and/or penetrations and determining if the system is operating properly. If damage occurred to the piping, it must be replaced/repaired. Following piping repair (if necessary), PID readings must be taken at the pre-carbon, in-between carbon, and post carbon sampling ports to determine whether breakthrough of the carbon has occurred, and drums be replaced. Quarterly inspections will continue as scheduled on July 5th, 2024.

AMC recommends conducting an SVIE at the Site with the system shut off to evaluate the possibility to extinguish the Engineering Control. A workplan proposing to event has been prepared and is currently under review by the NYSDEC. A copy of the report is submitted in the Remedial System Optimization (RSO) plan.

5.0 OPERATIONS & MAINTENANCE PLAN COMPLIANCE REPORT

5.1 Components of the O&M Plan

The Operation and Maintenance Plan describes the measures necessary to operate and maintain the soil vapor extraction system for the Site.

5.1.1 Performance Monitoring

The performance monitoring includes activities such as visual inspections, collecting performance data and general maintenance. Visual inspection is the routine part of the SVE system operator's activities. The system operator will note a description of the system performance in terms of contaminant data and report any conditions which present potential contaminant exposure or could cause future system shutdown. All equipment maintenance and inspections will be performed in accordance with manufacturer's specification sheets included in the IRM and shall only be serviced offsite.

The visual inspection of the SVE system will be conducted during each monitoring event. SVE system components to be monitored include, but are not limited to, the following:

- Vacuum blower;
- General system piping;
- Vacuum gauges at blower;
- Control switches;
- PID Readings from influent line, between carbon drums and at the discharge stack.
- Air sampling of system effluent only for analysis of VOCs by USEPA method TO15.

5.1.2 Soil Vapor Extraction System

The system was supposed to have been monitored on a quarterly basis, however scheduling conflicts prevented AMC from doing so. However, AMC periodically confirmed that the system was on and properly operating.

5.2 Reporting

A checklist is to be completed during each routine maintenance event which is scheduled to be on an quarterly basis.

5.3 Summary of O&M Completed During Reporting Period

A visual inspection of the SVE was conducted during the current reporting period. PID readings were taken during each monitoring event from three locations: system influent (pre-carbon), between the carbon canisters and from the system discharge (post-carbon).

Breakthrough did not occur in carbon drums during the reporting period. No odors were recorded. The cover was inspected sitewide, and no problems were encountered.

5.4 O&M Deficiencies

In the current reporting period, no deficiencies were reported with compliance with the O&M plan.

5.5 Conclusions and Recommendations for Improvements

As stated above, AMC Engineering recommends continuing monitoring the SVE system for potential new cracks and/or penetrations and determining if the system is operating properly. If damage occurred to the piping, it must be replaced/repaired. Following piping repair (if necessary), PID readings must be taken at the pre-carbon, in-between carbon, and post carbon sampling ports to determine whether breakthrough of the carbon has occurred, and drums be replaced. Air samples will be taken from the system effluent to analyze the level of VOCs using the USEPA method TO15. The next quarterly inspection is scheduled for July 5th, 2024.

6.0 OVERALL PRR CONCLUSIONS AND RECOMMENDATIONS

6.1 Compliance with IRM

All requirements of the IRM were implemented during this PRR reporting period. In order to implement all of the IRM requirements, the following items were completed:

- The SVE system was inspected. All reported EC deficiencies observed have been repaired, and therefore certified by the remedial engineer.

6.2 Performance and Effectiveness of Remedy

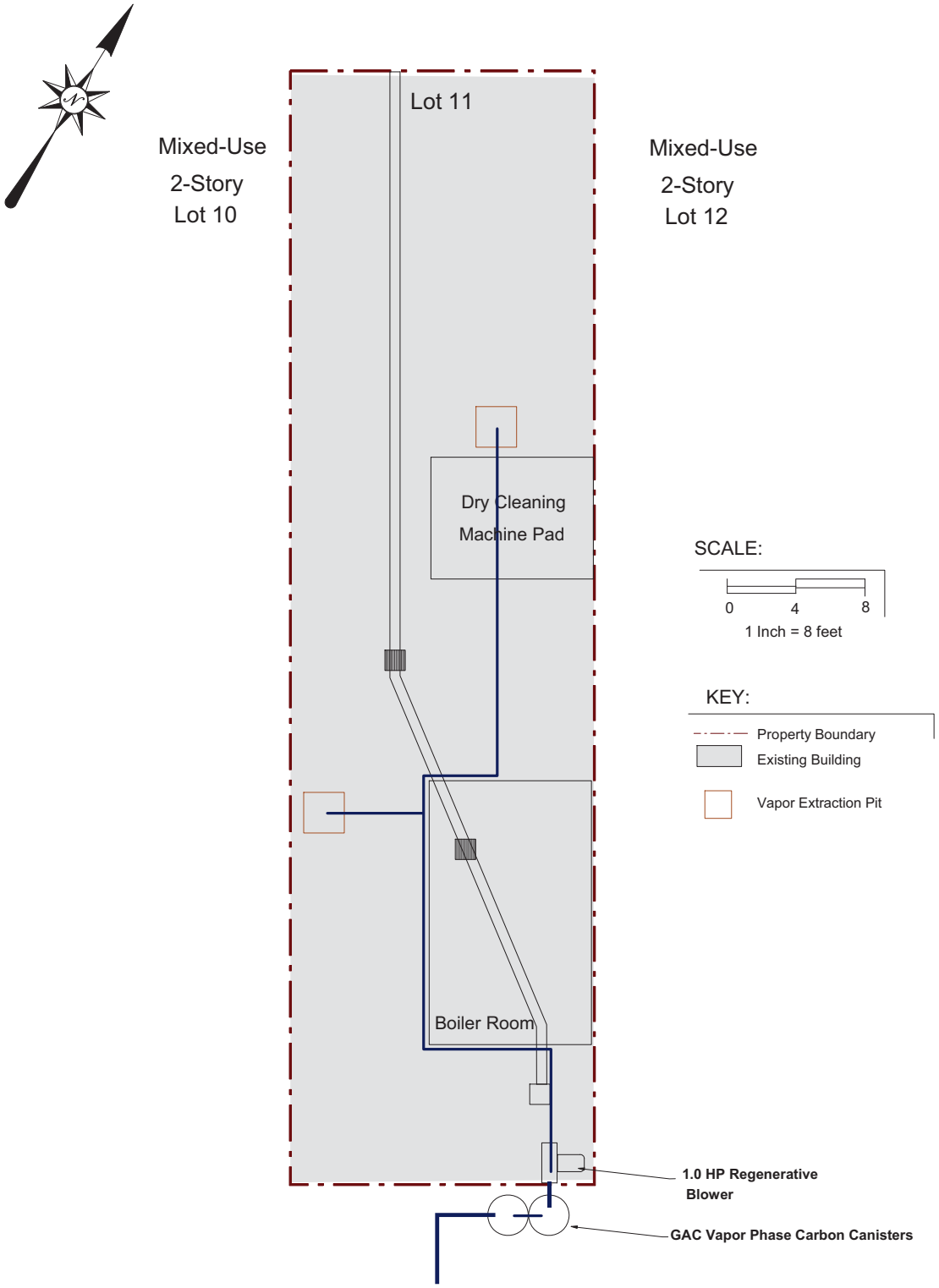
The engineering controls, the monitoring plan and the O&M plan for the site are performing effectively in addressing the remedial objectives for the site.

6.3 Future PRR Submittals

The next PRR submittal will reflect the PRR reporting period of February 15, 2024, to December 31, 2024.

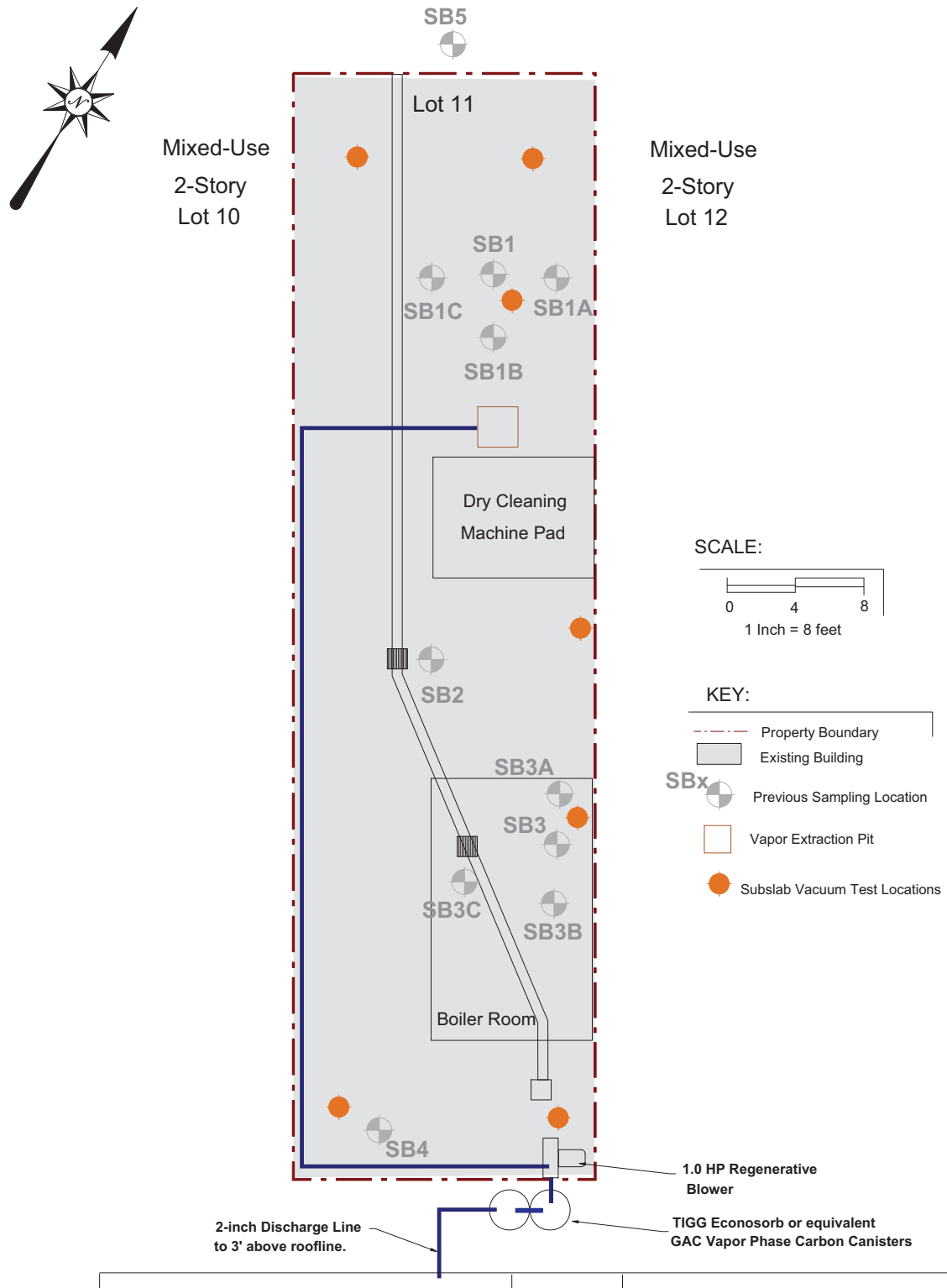
FIGURES

WESTCHESTER AVENUE



EBC Environmental Business Consultants Phone 631.504.6000 Fax 631. 924 .2870	FIGURE 1	Site Address:	1120 Westchester Avenue, Bronx, NY
		Drawing Title:	Site Plan

WESTCHESTER AVENUE



EBC
ENVIRONMENTAL BUSINESS CONSULTANTS
Phone 631.504.6000
Fax 631. 924 .2870

FIGURE
2

SITE ADDRESS: 1120 WESTCHESTER AVENUE, BRONX, NY

DRAWING TITLE: SVE SYSTEM LAYOUT

APPENDIX A

Quarterly Inspection Report

AMC ENGINEERING LLC
SITE-WIDE MONITORING, INSPECTION AND MAINTENANCE FORM

Client: Wes Levy, LLC

Location: 1120 Westchester Avenue, The Bronx, NY

Inspector: Jonathan D Yi

Date: 02/13/2024

Site Observations: Performed by (Jonathan Yi) on (02/13/2024)

Yes No

[ ] [**X**] Have any Site improvements been made since last inspection?

[ ] [**X**] Has there been any maintenance activity impacting engineering controls?

-Include sketched or photos of observations

Inspection of Building Covers: Performed by (Jonathan Yi) on (02/13/2024)

Yes No

[**X**] [ ] Was the entire cover inspected?

[ ] [**X**] Significant cracks observed?

[ ] [**X**] Other damage observed? If yes, refer to Page 2 for additional clarification.

[ ] [**X**] Any new slab penetrations observed? If yes, include description on page 2.

-Include sketched or photos of observations

SOIL VAPOR EXTRACTION SYSTEM INSPECTION FORM

Date: 2/13/2024

Time: 9:30

Weather: Snow

Inspector: Jonathan D Yi

Extraction Point	Vacuum (iwc)	PID Reading(ppm)
VE-1	-20	-
Blower inlet	-	0
Before Carbon	-	0
After Carbon	-	0

Inspection:	Yes / No	Comments
Blower Operating?	Yes	
Spare Carbon Drums?	No	
System Integrity?	Yes	

CARBON MONITORING

Carbon filter installation date:_____

Date/Time	Location	PID reading	PID units(ppm or ppb)
	Pre-Carbon		
	Post -Carbon		

Comments/Actions taken:

PID readings did not indicate presence of VOCs in the air stream

Attachments

1. Photo Log
2. Site Plan / Inspection Area

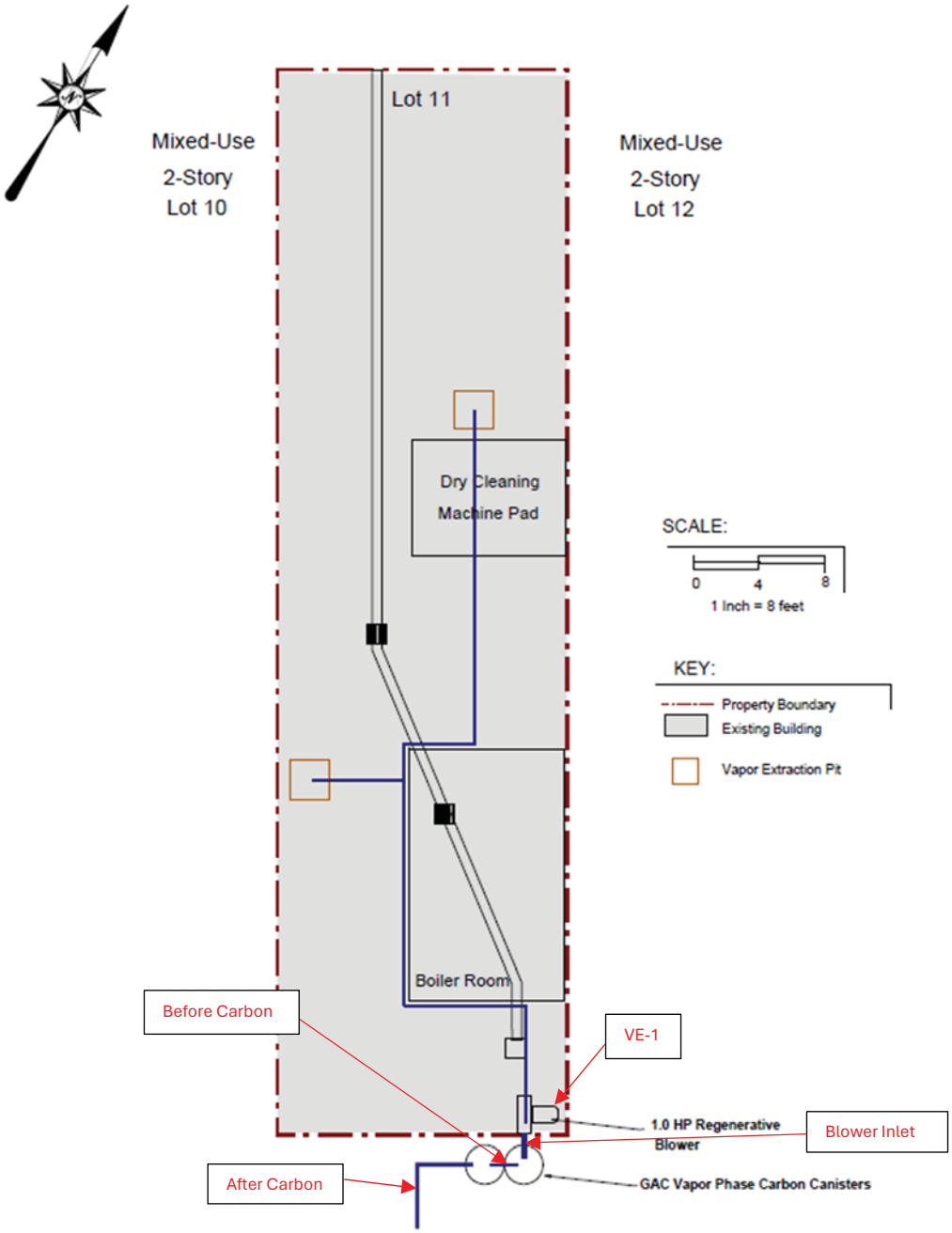
Photo 1 - SVE System	 

	
Photo 2 – Drums in Backyard	

(before carbon reading)

(in-between drums reading)

(post carbon reading)

Site Plan	
	FIELD PHOTOGRAPHS SWPPP Inspection Report By: AMC Engineering PLLC || 718-545-0474