



Groundwater & Environmental Services, Inc.

63 E Main Street, Unit 3
Pawling, New York 12564

T. 800.360.9405

September 29, 2022

Mr. George Momberger, P.E.
Environmental Engineer
Division of Environmental Remediation
New York State Department of Environmental Conservation
625 Broadway
Albany, New York 12233-7017

Re: Sub-Slab Depressurization System Modification Report
Hunting Ridge Mall
448 Old Post Road
Bedford, New York
NYSDEC Site #3-60-009

Dear Mr. Momberger:

Groundwater & Environmental Services, Inc. (GES) on behalf of B&B Mall Associates Inc. (B&B) has prepared this *Sub-Slab Depressurization System Modification Report* for the above referenced Site.

GES completed a site visit on May 20, 2022 to evaluate the condition of the historic vapor points (VMP-1 through VMP-6) which were utilized for communication testing by Aztech Technologies, Inc. (Aztech) when the sub-slab depressurization system (SSDS) was originally installed in 2009. GES determined that the original vapor points either no longer existed or were filled with putty.

GES placed an order for the replacement RadonAway® fan model HS5500 on August 8, 2022; however, the manufacturer indicated the fan was on backorder and would not be available for several months. GES mobilized to the site on August 19, 2022 to install six (6) new vapor monitoring points (VMP-1R through VMP-6R). The points were installed directly beneath the building foundation slab with stainless steel VaporPin® assemblies. The new vapor points were installed generally in the same locations as the historic points. Locations of new vapor points VMP-1R through VMP-6R relative to the SSDS extraction point are presented on **Attachment A**. After installation of the points, induced vacuum readings were collected from the six (6) vapor points with the historic GAST regenerative fan in operation to collect baseline induced vacuum readings.

Upon receipt of the new RadonAway® HS5500 fan, GES installed the new fan and replaced the associated piping on September 23, 2002 as specified in the May 11, 2022 *Sub-Slab Depressurization System Modification Work Plan*. After installation and start-up of the new fan, induced vacuum readings were again collected utilizing a digital micromanometer from the six (6)



vapor points to confirm the HS5500 fan is capable of maintaining the minimum effective vacuum influence for an SSDS of 0.004 inches of water (i.w.). The vacuum measurement results from both before and after the new fan installation are detailed in **Table 1** below.

Table 1 – SSDS Induced Vacuum Readings

Location	Distance from Extraction Point	Gast Blower Vacuum Readings (i.w.)	HS5500 Vacuum Readings (i.w.)
VMP-1R	5.5	-1.390	-0.780
VMP-2R	21	-0.281	-0.168
VMP-3R	43	-0.033	-0.172
VMP-4R	73	-0.005	-0.00474
VMP-5R	40	-0.007	-0.00586
VMP-6R	55	-0.007	-0.00659


As detailed in **Table 1**, the highest induced vacuum reading observed beneath the building foundation slab at VMP-1R decreased after installation of the new HS5500 fan as expected due to the lower overall applied vacuum. However, at the fringes of applied vacuum influence (VMP-4R, VMP-5R, and VMP-6R), the induced vacuum recorded with the new HS5500 fan was generally the same induced vacuum as observed during operation of the GAST blower. Additionally, the minimum effective SSDS vacuum of -0.004 i.w. was maintained at all vapor monitoring points. Therefore, the new SSDS is functioning adequately to protect the building occupants from any potential issues of vapor intrusion.

A photograph of the new HP5500 fan location on the rooftop is also included for your reference (**Attachment B**).

If you have any questions or comments regarding this letter, please contact Michael DeGloria of GES at (800) 866-839-5195, extension 3839.

Respectfully Submitted,
Groundwater & Environmental Services, Inc.

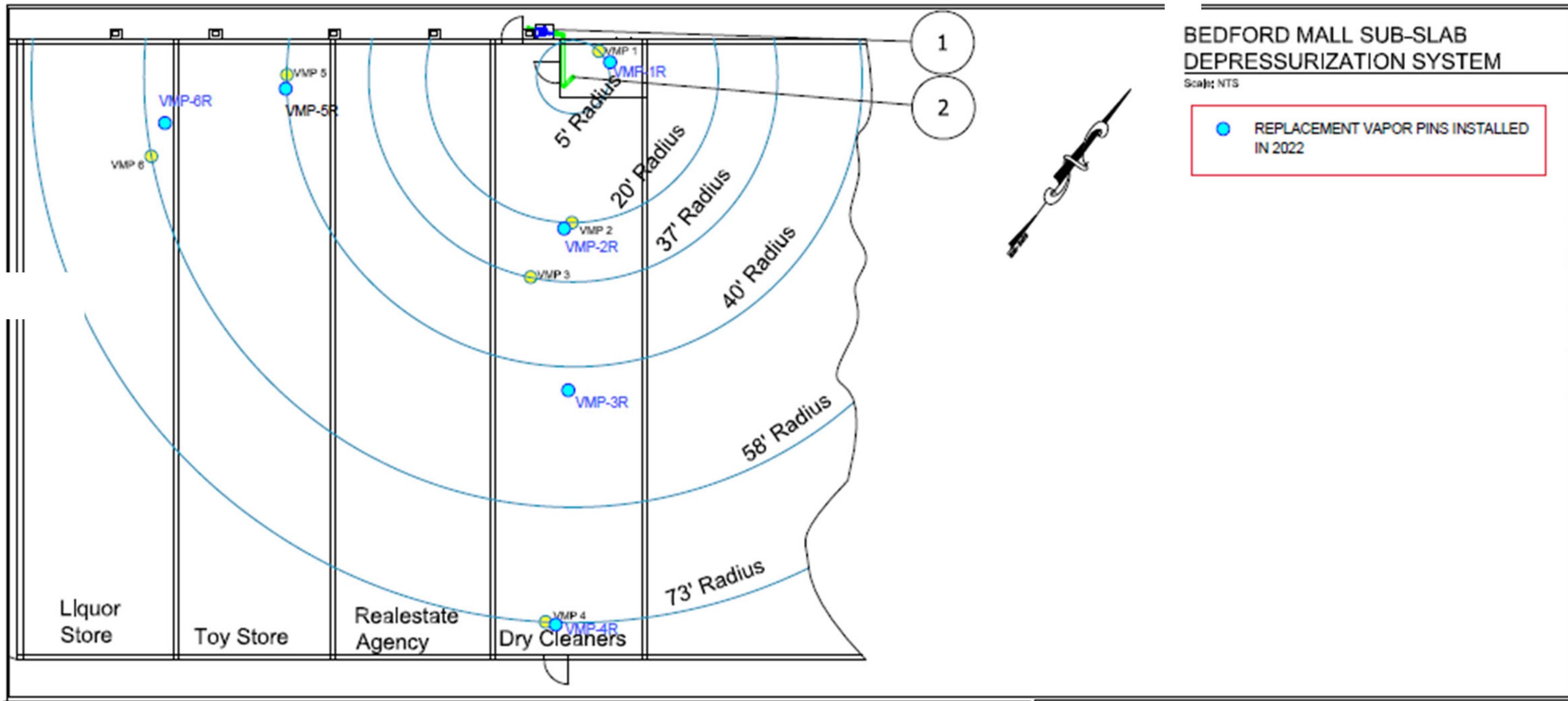
Michael C. DeGloria, P.G.
Principal Project Manager


Genevieve F. Bock, P.E.
NE Region Engineering Manager

Enclosure

cc: Ms. Monica Roth – Urstadt Biddle Properties, Inc. (electronic mail)
Tommy Bastardi – B&B Mall Associates Inc
Philip Karmel – Bryan Cave Leighton Paisner LLP

Attachment A



L:\Administrative_Staff Folders\Jeff's Files\Bases Maps\Basemap Template 2.doc

DRAFTED BY: JMT	SITE MAP		
CHECKED BY:	HUNTING RIDGE MALL 448 OLD POST ROAD BEDFORD, NEW YORK		
REVIEWED BY:	Groundwater & Environmental Services, Inc. 63 EAST MAIN STREET, PAWLING, NY 12564		
NORTH	NOT TO SCALE 0 Approximate 30	DATE 9-29-2022	FIGURE 1



Attachment B

Photograph Log

Sub-Slab Depressurization System Modification Report
Hunting Ridge Mall
Bedford, New York

Photograph
1

Date:
9/23/2022

Description:
View of new
HS5500
Fan located on
rooftop

