River Plaza Shopping Center
(Currently Known as Tarrytown Station Center)
124 TO 162 WILDEY STREET
TARRYTOWN, WESTCHESTER COUNTY, NEW YORK

Periodic Review Report

NYSDEC Site Number: 360084

Prepared for:
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Prepared by:
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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.

KEITH T. D'AMBROSIO, P.E.
PROFESSIONAL ENGINEER
NEW YORK LICENSE NO. 076095

AUGUST 21, 2020

TABLE OF CONTENTS

TABLE OF CONTENTS **2**

LIST OF TABLES **4**

LIST OF FIGURES **5**

LIST OF APPENDICES **6**

1.0 EXECUTIVE SUMMARY **7**

1.1 INTRODUCTION **7**
1.2 EFFECTIVENESS/COMPLIANCE **7**
1.3 RECOMMENDATIONS **8**

2.0 SITE OVERVIEW **9**

2.1 SITE LOCATION & DESCRIPTION **9**
2.2 SITE HISTORY **9**
2.3 SUMMARY OF REMEDIAL FINDINGS/ACTIONS **9**

3.0 ENGINEERING & INSTITUTIONAL COMPLIANCE REPORT **12**

3.1 INTRODUCTION **12**
3.2 ENGINEERING CONTROLS **12**
3.2.1 Soil Cover System 12
3.2.2 Sub-Slab Depressurization Systems 12
3.3 INSTITUTIONAL CONTROLS **12**
3.4 INSPECTION 13

3.5 CONCLUSIONS & RECOMMENDATIONS 14
3.6 CERTIFICATION OF ENGINEERING & INSTITUTIONAL CONTROLS 14

4.0 MONITORING PLAN COMPLIANCE REPORT 15

4.1 INTRODUCTION 15
4.2 SOIL COVER SYSTEM MONITORING 15
4.3 MEDIA MONITORING 15
4.3.1 Groundwater Monitoring 15
4.3.1.1 Monitoring Well Repairs, Replacement, & Decommissioning . 16
4.3.2 Soil Sampling 16
4.3.2.1 Sampling Protocol 16
4.3.3 Soil Vapor Monitoring 16
4.4 CONCLUSIONS 16

5.0 OPERATION & MAINTENANCE PLAN COMPLIANCE REPORT 17

5.1 INTRODUCTION 17
5.2 SUB-SLAB DEPRESSURIZATION SYSTEMS 17
5.2.1 Overview 17
5.2.2 System Operation Inspection 17

6.0 OVERALL CONCLUSIONS & RECOMMENDATIONS 18

LIST OF TABLES

1. Summary of Remaining Soil Contamination Above Unrestricted Levels

LIST OF FIGURES

1. Location of Remedial Treatment Systems (SSDSs) and Soil Vapor Concern

2. Location of Cover System Types

LIST OF APPENDICES

A. Institutional and Engineering Controls Certification Form

B. Site-Wide Inspection Form

C. Routine Maintenance Form

PERIODIC REVIEW REPORT

1.0 EXECUTIVE SUMMARY

1.1 INTRODUCTION

This Periodic Review Report (PRR) is required as an element of the remedial program at River Plaza Shopping Center (currently known as Tarrytown Station Center) located at 124 to 162 Wildey Street, Tarrytown, New York (hereinafter referred to as the "Site") under the New York State (NYS) Inactive Hazardous Waste Disposal Site Remedial Program administered by the New York State Department of Environmental Conservation (NYSDEC). The site was remediated in accordance with Order on Consent Index #W3-1127-08-11, Site #360084, which was executed on May 12, 2005 and last amended December 2008.

Acadia Tarrytown, LLC entered into the Order on Consent with the NYSDEC to remediate the 3.3-acre property. This Order on Consent required the Remedial Party, Acadia Tarrytown, LLC, to investigate and remediate contaminated media at the site. A figure showing the site location and boundaries is provided in Figure 1. The site currently is owned by Wildey Group, LLC.

After completion of the remedial work, some contamination was left in the subsurface at this site. A *Site Management Plan* (SMP) dated April 2013 was prepared to manage remaining contamination at the site until the Environmental Easement established for the site is extinguished in accordance with ECL Article 71, Title 36. Site contaminant conditions are outlined in Section 2.3.

Engineering Controls have been incorporated into the site remedy to control exposure to remaining contamination during the use of the site to ensure protection of public health and the environment. An Environmental Easement granted to the NYSDEC, and recorded with the Westchester County Clerk, requires compliance with the SMP for the site and all environmental controls (ECs) and institutional controls (ICs) placed on the site. The ICs place restrictions on site use, and mandate operation, maintenance, monitoring, and reporting measures for all ECs and ICs.

This PRR provides a description of the compliance and effectiveness of all controls and/or remedies required to manage remaining contamination at the site after completion of the Remedial Action, including: (1) Engineering and Institutional Controls; (2) media monitoring (as required); and (3) operation and maintenance of all treatment, collection, containment, or recovery systems.

1.2 EFFECTIVENESS/COMPLIANCE

Whitestone Associates, Inc. (Whitestone) performed inspections of the IC/ECs including the sub-slab depressurization systems (SSDSs) and soil cover system on July 28, 2020 to ensure all mechanisms remained in compliance with the NYSDEC-approved SMP for the site. Based on Whitestone's July 28, 2020 inspection, all remedy mechanisms (ECs/ICs)

at the site were in compliance with the approved SMP and protective of human health and the environment. No corrections or modifications to the SMP currently are required. A *Site-Wide Inspection Form* is included as Appendix B.

1.3 RECOMMENDATIONS

Based on Whitestone's July 28, 2020 inspection, it is recommended that the frequency for submittal of PRRs remains consistent with the SMP. No corrections or amendments to the SMP or ECs/ICs for the site are recommended at this time.

2.0 SITE OVERVIEW

2.1 SITE LOCATION & DESCRIPTION

The site is located in Tarrytown, Westchester County, New York, and is identified as Section 1, Block 2, Lots P25 and P-25B on the Tarrytown, Westchester County Tax Map. The site is an approximately 3.3-acre area and currently consists of an approximately 26,000 square feet (footprint), single-story, retail building occupied by Walgreens, Dunkin' Donuts, Van Tassel Cleaners, and vacant unit in the southern portion of the site and an approximately 9,000 square feet (footprint), single-story, retail-strip building occupied (from west to east) by Victor's Pizza, H&R Block, Osaka Japanese Restaurant, Wash and Dry laundromat, Lucky Choice nail salon, and Grass Roots Restaurant. The remaining portions of the site consist of asphalt-paved parking and driveway and landscaped areas. The area immediately surrounding the subject property consists of a mix of residential and commercial uses. The site is bound by residential properties beyond Wildey Street to the north; residential properties and a playground beyond Central Avenue to the east; a residential apartment building to the south; and a McDonald's restaurant, Cortland Street, commercial properties, and railroad tracks to the west (see Figure 1).

2.2 SITE HISTORY

According to historical sources reviewed by Whitestone, the current site buildings reportedly were constructed in 1976. The current Walgreens building formerly was occupied by a supermarket. The retail-strip building had been occupied by a dry cleaning facility since construction until 2011. This facility reportedly utilized an open-loop cleaning system from 1976 until 1980 when a closed-loop system was installed. Prior to 1976, the subject property was occupied by a variety of commercial retail uses dating back to the late-1800's. The site currently is owned by Wildey Group, LLC.

2.3 SUMMARY OF REMEDIAL FINDINGS/ACTIONS

A Remedial Investigation (RI) was performed to characterize the nature and extent of contamination at the site. The results of the RI are described in detail in the following reports:

- August 1998 (finalized October 1998) *Limited Subsurface Investigation* prepared by Property Solutions, Inc. (PSI);
- September 2003 *Focused Subsurface Investigation* prepared by ATC Associates, Inc. (ATC);
- October 2003 *Limited Subsurface Investigation* prepared by CNS Management Corp. (CNS);

- January 12, 2005 *Site Characterization Report and Remedial Action Plan* prepared by J.R. Holzmacher, P.E., LLC (JRH) in joint venture with CNS;
- March 14, 2005 *Geoprobe Investigation* prepared by CNS;
- June 24, 2009 *Remedial Investigation Report and Supplemental Remedial Investigation/Corrective Action Workplan* prepared by Whitestone;
- April 7, 2010 *Sub-Slab Depressurization System Design Plan* prepared by Whitestone; and
- August 2011 *Comprehensive Remedial Investigation/Final Engineering Report and Corrective Action Workplan* (CRI/FER & CAW) prepared by Whitestone.

After completion of the RI at the site, low-level soil and groundwater contamination was documented to remain. Generally, the RI activities determined that subsurface investigations conducted within and immediately north of the on-site drycleaners in the late 1990's and early 2000's identified tetrachloroethene (PCE) as well as select degradation compounds of PCE at low-level concentrations in shallow soil and groundwater exceeding NYSDEC Remedial Program Unrestricted Use Soil Cleanup Objectives (SCOs) and NYSDEC Technical & Operational Guidance Series (1.1.1) Water Quality Standards (TOGS WQS). Acetone was also detected above the NYSDEC Remedial Program Unrestricted Use SCOs, however, is considered a laboratory contaminant and not a contaminant of concern at the site. The volatile organic compounds (VOCs) were not detected at concentrations exceeding NYSDEC Remedial Program Restricted Use Commercial SCOs, however, PCE and methylene chloride were detected at concentrations exceeding their NYSDEC Protection of Groundwater SCOs in one soil sample. As a result of the identification of the VO contamination, a total of eight groundwater monitor wells were installed at the site along with supplemental borings to collect additional soil and groundwater data. The results of the soil and groundwater RI activities as well as initial air sampling conducted by others required a soil vapor intrusion (SVI) investigation at the site. Results of the SVI investigation required the installation of a SSDS within the drycleaners unit to address VOCs in indoor air as well as performing post-mitigation indoor air sampling. Upon construction of the Osaka Japanese Restaurant, a second SSDS was required to be installed.

In addition to the low-level VOC contamination identified in the immediate vicinity of the drycleaners, select semi-volatile organic compounds (SVOCs) and metals have been identified in soils located throughout the site exceeding NYSDEC Remedial Program Unrestricted Use SCOs. A single pesticide (p,p'-DDD) was also detected in one soil sample at a concentration exceeding the NYSDEC Remedial Program Unrestricted Use SCO. The select SVOCs, pesticides, and metals were not detected at concentrations exceeding NYSDEC Remedial Program Restricted Use Commercial SCOs with the exception of the SVOC benzo[a]pyrene. In addition, the majority of the metals concentrations and p,p'-DDD concentration only exceed the NYSDEC Protection of Ecological Resources SCOs which are not applicable to the completely developed subject property. Select SVOCs were also detected at concentrations exceeding Protection of Groundwater SCOs. This soil contamination can be attributed to historic fill material located throughout the site and naturally-occurring concentrations.

Select metals have also been identified in groundwater throughout the site exceeding NYSDEC TOGS WQS, however, these concentrations are generally consistent with and appear to be attributed to naturally-occurring background conditions. The pesticide dieldrin was detected in one upgradient on-site groundwater monitor well at a concentration exceeding the NYSDEC TOGS WQS and may be the result of a potential off-site source.

The site was remediated in accordance with Whitestone's January 21, 2010 *Supplemental Remedial Investigation Workplan (Rev. 1)* (SWIR) approved by NYSDEC and the New York State Department of Health (NYSDOH) on February 3, 2010, Whitestone's April 7, 2010 *Interim Remedial Measure Workplan* (revised to *Sub-Slab Depressurization System Design Plan*) approved by NYSDEC and NYSDOH on May 12, 2010, Whitestone's September 29, 2011 *Soil Vapor Intrusion Workplan* approved by NYSDEC and NYSDOH on September 29, 2011, Whitestone's June 8, 2012 *Updated Soil Management and Characterization and Regulatory Reporting Plan*, and the September 2007 *Supplemental Investigation Workplan* (SIW) prepared by JRH on behalf of The Robert Martin Company (former owner) as approved by the NYSDEC on October 1, 2007.

The following is a summary of the Remedial Actions (RA) performed at the site:

1. Maintenance of a soil cover system consisting of existing concrete building slabs, asphalt-paved parking areas, concrete sidewalks, and landscaped areas to prevent human exposure to remaining contaminated soil/fill remaining at the site;

2. Execution and recording of an Environmental Easement to restrict land use and prevent future exposure to any contamination remaining at the site.

3. Installation and operation of SSDSs to prevent human exposure to vapor intrusion concerns;

4. Development and implementation of a SMP for long-term management of remaining contamination as required by the Environmental Easement, which includes plans for: (1) Institutional and Engineering Controls, (2) monitoring, (3) operation and maintenance, and (4) reporting;

Remedial activities were completed at the site in July 2010 (installation of a SSDS), July 2012 (installation of a second SSDS), April 2012 (monitor well abandonment), and March 2012 and June/July 2012 (soil management and characterization).

Table 1 summarizes the results of all soil sample locations remaining at the site after completion of the RA that exceed the NYSDEC Remedial Program Unrestricted Use SCOs.

3.0 ENGINEERING & INSTITUTIONAL COMPLIANCE REPORT

3.1 INTRODUCTION

Since remaining contaminated soil, groundwater, and soil vapor exists beneath the site, ECs and ICs are required to protect human health and the environment. This section describes the procedures for the implementation and management of all EC/ICs at the site and results of Whitestone's July 28, 2020 inspection of the EC/ICs.

3.2 ENGINEERING CONTROLS

3.2.1 Soil Cover System

Exposure to remaining contamination in soil/fill at the site is prevented by a soil cover system placed over the site. This cover system is comprised of a minimum of six inches of clean topsoil, four inches of asphalt pavement, three inches of concrete-covered sidewalks, and four inches of concrete building slabs. The Excavation Work Plan that appears in Appendix A of the April 2013 SMP outlines the procedures required to be implemented in the event the cover system is breached, penetrated, or temporarily removed, and any underlying remaining contamination is disturbed.

3.2.2 Sub-Slab Depressurization Systems

The SSDSs were constructed in the northeastern portion of the former drycleaners unit (currently occupied by H&R Block and Victor's Pizza) and the northeastern portion of the Osaka Japanese Restaurant unit of the retail-strip building by placing four-inch diameter PVC pipes in the sub-base immediately below the building's floor slab. The pipes extend vertically (upward) through the units and vent to the exterior atmosphere above the roof. Fans (Radonaway Model HS-5000) capable of mechanically venting a minimum of 53 cubic feet per minute (CFM) of air from beneath the slab were placed in line with the vent pipes above the roof. Sealable sampling ports were installed at the base of the units for future sampling purposes (if necessary). Additionally, in-line magnahelic vacuum gauges and alarm systems (Radonaway Checkpoint II) were installed on the SSDS units. The fans and gauges/alarms each have their own dedicated electrical circuits. The SSDSs continually operate to remove soil vapors from and depressurize beneath the building.

3.3 INSTITUTIONAL CONTROLS

A series of ICs is required to: (1) implement, maintain, and monitor EC systems; (2) prevent future exposure to remaining contamination by controlling disturbances of the subsurface contamination; and, (3) limit the use and development of the site to restricted commercial uses only. Adherence to these ICs on the site is required by the Environmental Easement and is implemented under the April 2013 SMP. These ICs are:

- Compliance with the Environmental Easement and the SMP by the Grantor

and the Grantor's successors and assigns;

- All ECs must be operated and maintained as specified in the SMP;
- All ECs on the controlled property must be inspected at a frequency and in a manner defined in the SMP.
- Data and information pertinent to site management of the controlled property must be reported at the frequency and in a manner defined in the April 2013 SMP;

ICs identified in the Environmental Easement may not be discontinued without an amendment to or extinguishment of the Environmental Easement.

The site has a series of ICs in the form of site restrictions. Adherence to these ICs is required by the Environmental Easement. Site restrictions that apply to the controlled property are:

- The property may only be used for restricted commercial use provided that the long-term EC/ICs included in the April 2013 SMP are employed.
- The property may not be used for a higher level of use, such as unrestricted use, restricted use, or restricted residential use without additional remediation and amendment of the Environmental Easement, as approved by the NYSDEC;
- All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the April 2013 SMP;
- The use of the groundwater underlying the property is prohibited without treatment rendering it safe for intended use;
- The potential for vapor intrusion must be evaluated for any buildings developed in the subject area and any potential impacts that are identified must be monitored or mitigated;
- Vegetable gardens and farming on the property are prohibited;
- The site owner or remedial party will submit to NYSDEC a written statement that certifies, under penalty of perjury, that: (1) controls employed at the controlled property are unchanged from the previous certification or that any changes to the controls were approved by the NYSDEC; and, (2) nothing has occurred that impairs the ability of the controls to protect public health and environment or that constitute a violation or failure to comply with the SMP. NYSDEC retains the right to access such Controlled Property at any time in order to evaluate the continued maintenance of any and all controls. This certification shall be submitted annually, or an alternate period of time that NYSDEC may allow and will be made by an expert that the NYSDEC finds acceptable.

3.4 INSPECTION

A comprehensive site-wide inspection was conducted on July 28, 2020. The July 28, 2020 inspection of the IC/ECs at the site determined and documented the following:

- The ECs continue to perform as designed. Based on Whitestone's July 28, 2020 inspection, all remedy mechanisms (ECs/ICs) at the site were in compliance with the approved SMP and protective of human health and the environment.
- The controls continue to be protective of human health and the environment;
- Compliance with requirements of the SMP and the Environmental Easement has been achieved;
- Achievement of remedial performance criteria;
- Site records are complete and up to date; and
- Changes to the remedial or monitoring system are not needed.

Inspections were conducted in accordance with the procedures set forth in the Monitoring Plan of the August 2013 SMP.

3.5 CONCLUSIONS & RECOMMENDATIONS

Whitestone performed inspections of the IC/ECs at the site on July 28, 2020. All IC/ECs were in place and properly functioning at the time of the inspection and determined to be in compliance with the approved SMP for the site. A *Site-Wide Inspection Form* is included as Appendix B. Site uses/restrictions are compliant with the ICs. No changes to the IC/ECs for the site are required.

3.6 CERTIFICATION OF ENGINEERING & INSTITUTIONAL CONTROLS

The NYSDEC *Institutional and Engineering Controls Certification Form* from the *Site Management Periodic Review Report Notice* is included as Appendix A.

4.0 MONITORING PLAN COMPLIANCE REPORT

4.1 INTRODUCTION

This section of the PRR describes the measures for evaluating the performance and effectiveness of the remedy to mitigate contamination at the site for all affected site media identified below.

Monitoring/Inspection Schedule

Monitoring Program	Frequency*	Matrix	Analysis
Soil Cover/Cap Inspection	Annual	Soil/Concrete/Asphalt	NA
SSDS Inspection	Annual Regularly (by tenant)	Soil Vapor/Indoor Air SSDS Functioning	NA NA

* The frequency of events will be conducted as specified until otherwise approved by NYSDEC and NYSDOH

NA – Not Applicable

4.2 SOIL COVER SYSTEM MONITORING

A soil cover/cap system inspection of the concrete building slabs, concrete sidewalks, asphalt pavement areas, and landscaped areas was performed on July 28, 2020 to ensure their integrities. The soil cover/cap was in place and intact during the inspection and is determined to be effectively reducing/minimizing human exposure to the remaining contamination on site. Moreover, the soil cover/cap system was not disturbed in the time period between Whitestone's August 2019 PRR and this submission.

4.3 MEDIA MONITORING

4.3.1 Groundwater Monitoring

Groundwater monitoring is not required as groundwater contamination at the site does not have a continued source, is present at concentrations slightly above the NYSDEC TOGS WQS, and the site has water use restrictions as part of the SMP and the Environmental Easement. The site and surrounding area also are serviced by public water. Therefore, there are no concerns for exposure to the low-level groundwater concentration. Unless otherwise requested in the future by NYSDEC to remove the Environmental Easement, groundwater monitoring will not be performed at the site.

4.3.1.1 Monitoring Well Repairs, Replacement, & Decommissioning

Well abandonment previously was performed in April 2012 in accordance with NYSDEC's *Groundwater Monitoring Well Decommissioning Procedures*. Specifically, the six on-site and two off-site wells were abandoned. No wells remain on site. A January 22, 2013 *Monitor Well Abandonment Summary* prepared by Whitestone was approved by NYSDEC on January 30, 2013.

4.3.2 Soil Sampling

Soil sampling is only required during any intrusion work performed at the site. Per the NYSDEC-approved SMP for the site, soil excavated is to be stockpiled, characterized, and returned to the restricted area or disposed of at a regulated off-site facility. Dust and air quality monitoring is required during all excavation and restoration activities in order to reduce human exposure. Intrusive work was not performed at the site in the time period between Whitestone's August 2019 PRR and this submission.

4.3.2.1 Sampling Protocol

No soil sampling was required in accordance with the SMP for the site in the time period between Whitestone's August 2019 PRR and this submission.

4.3.3 Soil Vapor Monitoring

Soil vapor sampling is not required as part of the SMP. Soil vapor is being mitigated and monitored through the SSDSs located in Victor's Pizza/H&R Block (former Van Tassel Cleaners) and Osaka Japanese Restaurant. The monitoring and inspection of the SSDSs are outlined in Section 5.0 of this PRR.

4.4 CONCLUSIONS

Whitestone performed a site-wide inspection on July 28, 2020 to ensure all mechanisms of the SMP for the site were in compliance. Based on the inspection, all mechanisms of the SMP were compliant and protective. Based on Whitestone's July 28, 2020 inspections, all remedy mechanisms (ECs/ICs) at the site were in compliance with the approved SMP and protective of human health and the environment.

5.0 OPERATION AND MAINTENANCE PLAN COMPLIANCE REPORT

5.1 INTRODUCTION

This section of the PRR describes the compliance of the measures necessary to operate, monitor, and maintain the mechanical components of the remedy selected for the site.

5.2 SUB-SLAB DEPRESSURIZATION SYSTEMS

5.2.1 Overview

The SSDSs located within the H&R Block unit (former Van Tassel Cleaners) and the Osaka Japanese Restaurant consist of a four-inch diameter PVC pipes placed in the sub-base immediately below the building's floor slab. The pipes extend vertically (upward) through the units and vent to the exterior atmosphere above the roof. Fans (Radonaway Model HS-5000) capable of mechanically venting a minimum of 53 CFM of air from beneath the slab were placed in line with the vent pipes above the roof. Sealable sampling ports were installed at the bases of the units for future sampling purposes (if any). Additionally, in-line magnahelic vacuum gauges and alarm systems (Radonaway Checkpoint II) were installed on the SSDS units. The fans and gauges/alarms each have dedicated electrical circuits. The operation and maintenance program was designed to ensure that the SSDSs operate on a continuous basis at the site and provide the appropriate depressurization beneath the floor slab of the retail-strip building. The program primarily consists of the inspection of non-mechanical components and the inspection, maintenance, and repair/replacement of mechanical components. The SSDS in the former Van Tassel Cleaners began operation in October 2010 and the SSDS in the Osaka Japanese Restaurant began operation in December 2012.

5.2.2 System Operation Inspection

A visual inspection of the SSDSs was performed to ensure integrity of the systems and assess the need for maintenance. Whitestone inspected the SSDSs located in the H&R Block space (former Van Tassel Cleaners) and the Osaka Japanese Restaurant on July 8, 2019. The inspection confirmed that both SSDSs were functioning correctly and all components (piping, alarms, fittings, fans, seals, etc.) are also in compliance with the SMP for the site and Whitestone's April 7, 2010 *Sub-Slab Depressurization System Design Plan* and September 29, 2011 *Soil Vapor Intrusion Workplan.* A *Routine Maintenance Form* is included in Appendix C. Periodic inspections are also performed by site tenants and the SSDSs' alarm systems would notify the tenants of a failure of the SSDSs. No additional issues associated with the SSDSs have been reported by the tenants.

6.0 OVERALL CONCLUSIONS & RECOMMENDATIONS

This PRR has been prepared in accordance with NYSDEC DER-10 and the NYSDEC-approved SMP for the site. The site-wide EC/ICs and SSDS inspections for the site located at 124-162 Wildey Street, Tarrytown, New York were performed on July 28, 2020.

The following are Whitestone's conclusions and recommendations based on the inspections:

Conclusions:

- The EC/ICs for the site are effective in reducing human exposure to contaminated media and are in compliance with the SMP;
- Site conditions and uses are consistent with the requirements of the established ICs; and
- The SSDSs located at the site are operating properly and are in compliance with the SMP and their respective design requirements.

Recommendations:

- No changes or addendums to the SMP or IC/ECs are recommended based on the results of Whitestone's inspections.

WHITESTONE
ASSOCIATES, INC.

TABLE 1
Summary of Remaining Soil Contamination Above Unrestricted Levels

TABLE 1
SUMMARY OF REMAINING SOIL CONTAMINATION ABOVE UNRESTRICTED LEVELS
River Plaza Shopping Center (Currently Known as Tarrytown Station Center)
124 to 162 Wildey Street
Tarrytown, Westchester County, New York

Sample Date	Sample ID	Sample Depth (fbgs)	Contaminant of Concern	Exceeds NYSDEC UUSCO	Exceeds NYSDEC RUCSCO	Exceeds NYSDEC POERSCO	Exceeds NYSDEC POGWSCO
July 1998	SB-2B (2)	7.0 - 7.5	PCE	X			X
	SB-4A (4)	2.5 - 3.0	Methylene Chloride	X			X
October 2003	S2B (SB-02)	12.0 - 14.0	Benzo[a]pyrene	X	X		
			Benzo[k]fluoranthene	X			
	S3B (SB-03)	12.0 - 16.0	Acetone	X			X
	S4A (SB-04)	8.0 - 12.0	Acetone	X			X
March 2004	NW-1	6.5 - 7.0	Indeno[1,2,3-cd]pyrene	X			
	EW-1	6.5 - 7.0	Benzo[a]anthracene	X			X
			Benzo[a]pyrene	X	X		
			Benzo[b]flouranthene	X			
			Chrysene	X			X
			Indeno[1,2,3-cd]pyrene	X			
	MW-4	4.0 - 6.0	Benzo[a]anthracene	X			X
			Benzo[a]pyrene	X	X		
			Benzo[b]flouranthene	X			X
			Benzo(k)flouranthene	X			

TABLE 1 (continued)
SUMMARY OF REMAINING SOIL CONTAMINATION ABOVE UNRESTRICTED LEVELS
River Plaza Shopping Center (Currently Known as Tarrytown Station Center)
124 to 162 Wildey Street
Tarrytown, Westchester County, New York

Sample Date	Sample ID	Sample Depth (fbgs)	Contaminant of Concern	Exceeds NYSDEC UUSCO	Exceeds NYSDEC RUCSCO	Exceeds NYSDEC POERSCO	Exceeds NYSDEC POGWSCO
March 2004	MW-4	4.0 - 6.0	Chrysene	X			X
			Dibenzo[a,h]anthracene	X			
			Indeno[1,2,3-cd]pyrene	X			
December 2004	S1 (JB1)	9.0	Acetone	X			X
January 2009	MW-5	13.5 - 14.0	Acetone	X			X
	WB-1	18.5 - 19.0	Acetone	X			X
	WB-2	15.0 - 15.5	Acetone	X			X
	MW-7S	12.5 - 13.0	Chromium	X			
	WB-3	19.5 - 20.0	Chromium	X			
	WB-4	20.0 20.5	Benzo[a]pyrene	X	X		
February 2010	MW-8S-A	1.5 - 2.0	Benzo[a]anthracene	X			X
			Benzo[a]pyrene	X	X		
			Benzo[b]fluoranthene	X			X
			Chrysene	X			X
			Dibenzo[a,h]anthracene	X			

TABLE 1 (continued)
SUMMARY OF REMAINING SOIL CONTAMINATION ABOVE UNRESTRICTED LEVELS
River Plaza Shopping Center (Currently Known as Tarrytown Station Center)
124 to 162 Wildey Street
Tarrytown, Westchester County, New York

Sample Date	Sample ID	Sample Depth (fbgs)	Contaminant of Concern	Exceeds NYSDEC UUSCO	Exceeds NYSDEC RUCSCO	Exceeds NYSDEC POERSCO	Exceeds NYSDEC POGWSCO
February 2010	MW-8S-A	1.5 - 2.0	Indeno[1,2,3-cd]pyrene	X			
			Mercury	X		X	
			Lead	X		X	
			Zinc	X		X	
	MW-8S-B	13.5 - 14.0	Acetone	X			X
	WB-5	22.5 - 23.0	Benzo[a]pyrene	X	X	X	
			Chromium	X			
	WB-6	10.5 - 11.0	Acetone	X			X
			Chromium	X			
	WB-7	13.0 - 13.5	Acetone	X			X
	WB-8S	1.0 - 1.5	Indeno[1,2,3-cd]pyrene	X			
			Mercury	X		X	
			Lead	X		X	
			Zinc	X		X	
	ST-1S	1.5 - 2.0	Acetone	X			X

TABLE 1 (continued)
SUMMARY OF REMAINING SOIL CONTAMINATION ABOVE UNRESTRICTED LEVELS
River Plaza Shopping Center (Currently Known as Tarrytown Station Center)
124 to 162 Wildey Street
Tarrytown, Westchester County, New York

Sample Date	Sample ID	Sample Depth (fbgs)	Contaminant of Concern	Exceeds NYSDEC UUSCO	Exceeds NYSDEC RUCSCO	Exceeds NYSDEC POERSCO	Exceeds NYSDEC POGWSCO
February 2010	ST-1S	1.5 - 2.0	Benzo[b]flouranthene	X			
			Indeno[1,2,3-cd]pyrene	X			
			Mercury	X		X	
			Chromium	X		X	
			Lead	X		X	
			Zinc	X		X	
			p,p'-DDD	X		X	
	ST-1D	7.5 - 8.0	Acetone	X			X

Notes:

Soil analytical results from previous investigations have been compiled and compared to NYSDEC Part 375 SCOs. Only exceedances of NYSDEC Part 375 SCOs are included in this table.

NYSDEC	New York State Department of Environmental Conservation
NYSDEC UUSCO	NYSDEC Part 375 Unrestricted Use Soil Cleanup Objective
NYSDEC RUCSCO	NYSDEC Part 375 Restricted Use Commercial Soil Cleanup Objective
NYSDEC POERSCO	NYSDEC Part 375 Protection of Ecological Resources Soil Cleanup Objective
NYSDEC POGWSCO	NYSDEC Part 375 Protection of Groundwater Soil Cleanup Objective
fbgs	feet below ground surface
( )	Boring Location, Shown in Parenthesis
PCE	Tetrachloroethene

WHITESTONE ASSOCIATES, INC.

FIGURE 1
Location of Remedial Treatment Systems (SSDSs) and Soil Vapor Concern

PARKING AREA

STILOSKI'S AUTOMOTIVE CORPORATION (AUTOBODY REPAIR) POTENTIAL CONTAMINANT SOURCE

RESIDENTIAL

LANDSCAPED

BASKETBALL COURT

PLAYGROUND

FOUNTAIN

LANDSCAPED

SALVATION ARMY

PARKING AREA

WILDEY STREET

LOCATION OF SUB-SLAB DEPRESSURIZATION SYSTEM. EMISSION POINT #001. (STACK HEIGHT=16.42'). STACK IS 10" FROM WALL.

LOCATION OF SUB-SLAB DEPRESSURIZATION SYSTEM. EMISSION POINT #002. (STACK HEIGHT=16.0')

108.2'

100.0'

NEAREST HVAC UNIT

PARKING

UNION STREET BANK

CENTRAL AVENUE

TARRYTOWN BAKERY

GRASS AREA

CORTLANDT STREET

McDONALD'S

VICTOR'S PIZZA (FORMER VAN TASSEL CLEANERS)

H&R BLOCK

HIBACHI RESTAURANT

LAUNDROMAT

NAIL SALON

GRASS ROOTS RESTAURANT

SS-1 SS-2 SS-3 SS-4 SS-5 SS-6 SS-7

IAQ-1 IAQ-2 IAQ-3 IAQ-4 IAQ-5

AAQ-1

6.0' 12.4' 23.2' 23.1' 23.2' 12.6'

4.7' 6.6' 4.1' 65.5' 50.4' 63.0' 21.1' 32.4' 75.1' 121.1'

LOT P-25B

LOT P-25A

LOT P-25

VALAD ELECTRIC AND HEATING COMPANY

WALGREENS

RESIDENTIAL PROPERTIES

RESIDENTIAL PROPERTIES

0 50

1 inch = 50 ft.

LEGEND

SS-1	SUB-SLAB/SOIL GAS SAMPLE AND SOIL VAPOR CONCERN LOCATION (APPROX.)
IAQ-1	INDOOR AIR SAMPLE AND SOIL VAPOR CONCERN LOCATION (APPROX.)
AAQ-1	AMBIENT AIR SAMPLE LOCATION (APPROX.)
21.1'	DISTANCE TO RECEPTOR
	TAX MAP LOT LINE
	SUBJECT PROPERTY BOUNDARY

REFERENCE

THIS PLAN IS BASED UPON A SEPTEMBER 23, 2008 ALTA/ACSM LAND TITLE SURVEY PREPARED BY CONTROL POINT ASSOCIATES, INC., A MARCH 10, 2010 MONITORING WELL LOCATION MAP PREPARED BY DPK CONSULTING, LLC, AN UNDATED AERIAL PHOTOGRAPH OBTAINED FROM GOOGLE MAPS, AND A MARCH 12, 2010 SITE AND SAMPLE LOCATION PLAN PREPARED BY WHITESTONE ASSOCIATES, INC.

WHITESTONE ASSOCIATES, INC.
Environmental & Geotechnical Engineers & Consultants
30 INDEPENDENCE BOULEVARD, SUITE 250, WARREN, NJ 07059
908.668.7777 WHITESTONEASSOC.COM

DRAWING TITLE: LOCATION OF REMEDIAL TREATMENT SYSTEMS (SSDSS) AND SOIL VAPOR CONCERN

CLIENT: WILDEY GROUP, LLC

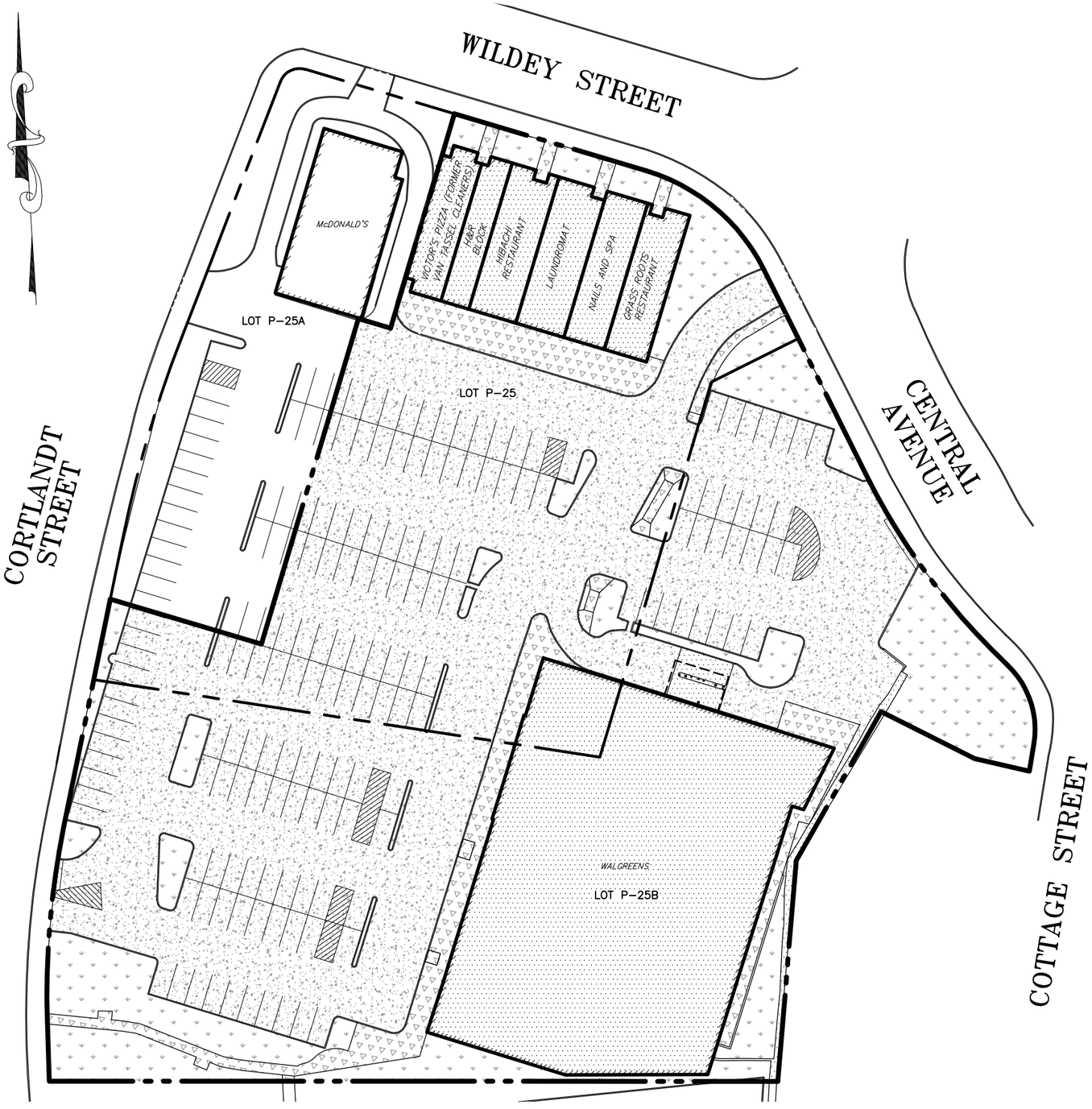
PROJECT: RIVER PLAZA SHOPPING CENTER (CURRENTLY KNOWN AS TARRYTOWN STATION CENTER)
124 TO 162 WILDEY STREET
TARRYTOWN, WEST CHESTER COUNTY, NY

PROJECT #: EJ1312650.008	
DESIGNED BY: GR	PROJ. MGR.: CS
DATE: 7/29/20	FIGURE: 1
SCALE: 1" = 50'	

J:\Job Folders\2013\1312650EA\Drawings and Plans\1312650.007 LOC REM TREAT SOIL VAPOR Fig 1.dwg 10/30/2020 - 8:19am LAYOUT: SAMPLE LOC

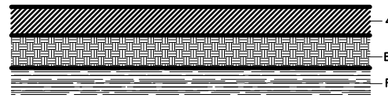
WHITESTONE
ASSOCIATES, INC.

FIGURE 2
Location of Cover System Types



LEGEND
CAP SECTIONS
(NOT TO SCALE)

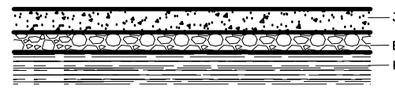
PAVEMENT DETAIL



CONCRETE SLAB DETAIL

SOIL COVER CAP DETAIL

CONCRETE SIDEWALK DETAIL



0 60
1 inch = 60 ft.

LEGEND

SUBJECT PROPERTY BOUNDARY

TAX MAP LOT LINE

REFERENCE

THIS PLAN IS BASED UPON AN UPDATED JUNE 22, 2011 ALTA/ACSM LAND TITLE SURVEY PREPARED BY CONTROL POINT ASSOCIATES, INC., A MARCH 10, 2010 MONITORING WELL LOCATION MAP PREPARED BY DPK CONSULTING, LLC, AND AN UNDATED AERIAL PHOTOGRAPH OBTAINED FROM GOOGLE MAPS.

WHITESTONE ASSOCIATES, INC.
Environmental & Geotechnical Engineers & Consultants
30 INDEPENDENCE BOULEVARD, SUITE 250, WARREN, NJ 07059
908.668.7777 WHITESTONEASSOC.COM

DRAWING TITLE: **LOCATION OF COVER SYSTEM TYPES**

CLIENT: **WILDEY GROUP, LLC**

PROJECT: RIVER PLAZA SHOPPING CENTER (CURRENTLY KNOWN AS TARRYTOWN STATION CENTER)
124 TO 162 WILDEY STREET
TARRYTOWN, WEST CHESTER COUNTY, NY

PROJECT #: **EJ1312650.008**

DESIGNED BY:	PROJ. MGR.:
GR	CS
DATE: 7/29/20	FIGURE: 2
SCALE: 1" = 60'	

L:\Job Folders\2013\1312650EJ\Drawings and Plans\1312650.007 CAPPING PLAN FIGURE 2.dwg 24/30/2020 - 8:24am LAYOUT: SITE & SAMPLE

WHITESTONE
ASSOCIATES, INC.

APPENDIX A
Institutional and Engineering Controls Certification Form

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. **360084**

Site Name River Plaza Shopping Center

Site Address: 124-134 Wildey Street Zip Code: 17591
City/Town: Tarrytown
County: Westchester
Site Acreage: 3.3

Reporting Period: July 31, 2019 to July 31, 2020

	YES	NO
1. Is the information above correct?	☒	☐
If NO, include handwritten above or on a separate sheet.		
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? Commercial and Industrial	☒	☐
7. Are all ICs/ECs 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. 360084 **Box 3**

Description of Institutional Controls

Parcel	Owner	Institutional Control
01-Sheet2-P25,P25B	Wildey Group, LLC	Ground Water Use Restriction Site Management Plan

This parcel may be used for commercial or industrial use provided the long-term engineering controls are employed:

1. Continued operation, monitoring and maintenance of the sub-slab depressurization system (SSDS) in the retail strip (lot P-25), as outlined in the Department-approved Site Management Plan (SMP);
2. A barrier layer must be maintained on the Controlled Property of either one (1) foot of clean fill or an alternative barrier layer approved by the NYSDEC, such as the existing concrete, including building slabs, and asphalt;
3. Any proposed soil excavation on the Controlled Property below the barrier layer requires prior notification and approval by the NYSDEC in accordance with the SMP The excavated soils must be managed, characterized, and properly disposed of in accordance with NYSDEC regulations and directives and the SMP;
4. Any area of soil excavation below the barrier layer that is to be returned to vegetated soil (i.e., not concrete, asphalt or structures) must be backfilled with a minimum of one (1) foot layer of clean fill underlain by a demarcation layer;
5. Any new structures constructed on the Site must be evaluated for potential soil vapor intrusion and mitigated as necessary in accordance with the building mitigation provisions of the SMP;
6. The use of the groundwater underlying the Controlled Property is prohibited without prior approval from the NYSDEC rendering it safe for use for drinking or commercial purposes.

Box 4

Description of Engineering Controls

Parcel	Engineering Control
01-Sheet2-P25,P25B	Vapor Mitigation Cover System

1. Continued operation, monitoring and maintenance of the sub-slab depressurization system (SSDS) in the retail strip (lot P-25), as outlined in the Department-approved Site Management Plan (SMP).
2. A barrier layer must be maintained on the Controlled Property of either one (1) foot of clean fill or an alternative barrier layer approved by the NYSDEC, such as the existing concrete, including building slabs, and asphalt.

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 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
☒	☐

2. If this site has an IC/EC Plan (or equivalent as required in the Decision Document), for each Institutional or Engineering control listed in Boxes 3 and/or 4, I certify by checking "YES" below that all of the following statements are true:

   (a) the Institutional Control and/or 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
☒	☐

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. 360084

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 Joanne Landau (print name) at P.O. Box 383, Croton on Hudson, New York 10520 (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

8/20/20
Date

IC/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 Keith T. D'Ambrosio (print name) at 30 Industrial Blvd., Suite 250, Warren, New Jersey 07059 (print business address),

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

Keith D'A

Signature of Professional Engineer, for the Owner or Remedial Party, Rendering Certification

Stamp (Required for PE)

8/21/20

Date

WHITESTONE
ASSOCIATES, INC.

APPENDIX B
Site-Wide Inspection Form

SITE-WIDE INSPECTION FORM

I. Background Site Information

A. Facility Name and Location:

Business Name as it appears on the Environmental Easement: Acadia Tarrytown, LLC

Name of the current operator at the site (if different than above): Wildey Group, LLC

Property Street Address: 124-162 Wildey Street

Municipality: Tarrytown County: Westchester

Block: 2

Lot: P-25 and P-25B

Year of Tax map from which this information is obtained: 2011

B. Person responsible for submitting the certification and inspection report for Institutional & Engineering Controls:

Person's Name: Joanne Landau
Person's Title: Owner
Business Name: Wildey Group, LLC
Relationship to the Site (check as appropriate): Owner X Operator X
Lessee _____ Person Who Conducted the Cleanup _____
Other (describe)_____
Street Address: P.O. Box 383 City: Croton on Hudson State: NY
Telephone Number: 914-271-5706
Fax Number: 914-271-5705 E-mail Address: jzlandau@aol.com

C. All Current Owner, Lessee(s) and Operator(s):

Name of Person: Joanne Landau
Business Name: Wildey Group, LLC
Relationship to the Site: Owner X Operator X Lessee _____
Street Address: P.O. Box 383
City: Croton on Hudson State: NY
Telephone Number: 914-271-5706
Fax Number: 914-271-5705
E-mail Address: jzlandau@aol.com

Name of Person: He Chen
Business Name: Osaka Japanese Steak & Sushi Bar, Inc.
Relationship to the Site: Owner _____ Operator _____ Lessee X
Street Address: 134 Wildey Street
City: Tarrytown State: New York
Telephone Number: 914-631-8808
Fax Number: 914-631-8889
E-mail Address: l.i.zheng@hotmail.com

Name of Person: Brad McAllister, District Manager
Business Name: Dunkin' Donuts
Relationship to the Site: Owner _____ Operator _____ Lessee X
Street Address: 137 Wildey Street
City: Tarrytown State: NY
Telephone Number: 914-631-0313
Fax Number: 914-631-0429
E-mail Address: _____

Name of Person: Steve Perusso
Business Name: Walgreens
Relationship to the Site: Owner _____ Operator _____ Lessee X
Street Address: 162 Wildey Street
City: Tarrytown State: NY
Telephone Number: 914-332-0567
Fax Number: _____
E-mail Address: _____

Name of Person: Daniel Lee
Business Name: Van Tassel Cleaners
Relationship to the Site: Owner _____ Operator _____ Lessee X
Street Address: 135 Wildey Street
City: Tarrytown State: NY
Telephone Number: 201-978-7935
Fax Number: 914-631-1734
E-mail Address: clean@vantasseldrycleaners.com

Name of Person: Joanne Landau
Business Name: H&R Block
Relationship to the Site: Owner _____ Operator _____ Lessee X
Street Address: 130 Widey Street
City: Tarrytown State: NY
Telephone Number: 914-366-4238
Fax Number: _____
E-mail Address: _____

Name of Person: Gao Meng Quiong
Business Name: Lucky Choice Nail Salon
Relationship to the Site: Owner _____ Operator _____ Lessee X
Street Address: 126 Wildey Street
City: Tarrytown State: NY
Telephone Number: 914-909-9298
Fax Number: _____
E-mail Address: _____

Name of Person: Paul Jeris
Business Name: Wash & Dry
Relationship to the Site: Owner _____ Operator _____ Lessee X
Street Address: 130 Wildey Street
City: Tarrytown State: NY
Telephone Number: 914-668-2388
Fax Number: _____
E-mail Address: _____

Name of Person: David Starkey
Business Name: Grass Roots Kitchen
Relationship to the Site: Owner _____ Operator _____ Lessee X
Street Address: 130 Wildey Street
City: Tarrytown State: NY
Telephone Number: 917-885-0969
Fax Number: _____
E-mail Address: _____

D. Case Specific Information (Complete all that apply):

- Site Name: River Plaza Shopping Center (currently known as Tarrytown Station Center)
- NYSDEC Site Number: 360084
- Date of each Certification of Completion for the site: December 22, 2011
- Name and Bureau of assigned Case Manager at the time the Environmental Easement was issued: Janet Brown, Region 3

E. Existing Site Conditions

- Describe the physical characteristics of the site.

The site is an approximately 3.3-acre area and currently consists of an approximately 26,000-square feet (footprint), single-story retail building and an approximately 9,000-square feet (footprint), single-story retail-strip building. The remaining portions of the site consist of asphalt-paved parking and driveway, landscaping, and concrete sidewalk areas.

- Describe the current site operations.

The 26,000-square feet (footprint) retail building is currently occupied by Walgreens, Dunkin' Donuts, Van Tassel Cleaners, and a vacant unit. The 9,000-square feet (footprint) retail-strip building is currently occupied by Victor's Pizza, H&R Block, Osaka Japanese Restaurant, Wash and Dry laundromat, Lucky Choice Nail Salon, and Grass Roots Restaurant from June 28, 2017 to July 8, 2019.

- Describe each engineering control that applies to the Restricted Areas.

Soil Cover

Exposure to remaining contamination in soil/fill at the site is prevented by a soil cover system placed over the site. This cover system is comprised of a minimum of six inches of clean topsoil, four inches of asphalt pavement, three inches of concrete-covered sidewalks, or four inches of concrete building slabs.

Sub-slab Depressurization Systems (SSDSs)

The SSDSs were constructed in the northeastern portion of the H&R Block (former drycleaner) unit and the northeastern portion of the Osaka Japanese Restaurant unit of the retail-strip building by placing four-inch diameter PVC pipes in the sub-base immediately below the building's floor slab. The pipes extend vertically (upward) through the units and vent to the exterior atmosphere above the roof. Fans (Radonaway Model HS-5000) capable of mechanically venting a minimum of 53 cubic feet per minute (CFM) of air from beneath the slab were placed in line with the vent pipes above the roof. Sealable sampling ports were installed at the base of the units for future sampling purposes (if necessary). Additionally, in-line magnahelic vacuum gauges and alarm systems (Radonaway Checkpoint II) were installed on the SSDS units. The fans and gauges/alarms each have their own dedicated electrical circuits. The SSDSs continually operate to remove soil vapors from and depressurize beneath the building.

II. Protectiveness Evaluation

A. Institutional Control Information

- Provide the following information for the recorded Environmental Easement:

  Book Number: N/A
  Page Number: N/A
  Date the Environmental Easement was filed in the office of the county recording officer: June 30, 2011

- Have any amendments and/or additional filings been recorded that may modify or supersede the Environmental Easement and Exhibits?

  Yes ___ No X

  If you answered "Yes", provide an explanation. Also provide the Book and Page Number of the amendment and/or additional filing and the date it was filed in the office of the county recording officer.

B. Evaluation of Institutional and Engineering Controls:

(The appropriate box on the left must be checked for each of the following items.)

1. Zoning or Land Use Changes

a. Land use at the time the Environmental Easement was filed (check all that apply):
Non-Residential _X_ Residential _____ Agricultural _____ Other _____

b. Current land use (check all that apply):
Non-Residential _X_ Residential _____ Agricultural _____ Other _____

If the current land use is different than the land use at the time the Environmental Easement was filed, explain how the remedial action, which included the Environmental Easement, remains protective of public health and safety. Include the Case Manager's name and Bureau that approved this change, if applicable.

c. Has there been an actual or pending zoning or land-use change for the Restricted Area on which the Environmental Easement is filed?

Yes ___ No _X_ (If No, proceed to #2, below)
If Yes, describe:

2. Inspections

Have periodic inspections of the site identified any excavation or other disturbance activities that have taken place within the Restricted Areas?

Yes ____ No __**X**__ (If No, proceed to "3") **(Internal Use ___)**

If yes, provide a full description of the disturbance and the method to restore all controls, compliance with all applicable health and safety laws and regulations, and methods to ensure that exposure to contamination in excess of the applicable remediation standard did not occur. If the disturbance resulted in an unacceptable exposure to the soil contamination explain how this was remedied.

3. Changes to Laws and Regulations

a. Are there any subsequently promulgated or modified environmental laws or regulations, which apply to the site?

Yes ____ No _X___ (If No, proceed to #4 below)

b. If Yes, has the evaluation also determined that each engineering and institution controls, as applicable, meets the requirements of the new laws and regulations?

Yes ____ No ____ (If Yes, proceed to #4 below)

c. Each institutional and engineering controls, as applicable that did not meet the requirements of the new laws and regulations has been addressed in the following manner to bring them into compliance:

4. Detailed Maintenance Logs

Attach a copy of the detailed maintenance log (use Routine Maintenance Reports) of how the persons responsible for monitoring and ensuring the protectiveness of the remedial action have maintained and evaluated the engineering controls.

Date(s) of all Inspections: July 28, 2020, July 8, 2019, June 28, 2018, July 11, 2017, August 11, 2016, July 28, 2016, July 29, 2015, July 31, 2014, and periodic by tenants for SSDSs. Overall site maintenance is continuously performed by the site owner.

WHITESTONE
ASSOCIATES, INC.

APPENDIX C
Routine Maintenance Forms

ROUTINE MAINTENANCE REPORT/
ENGINEERING CONTROL SYSTEM INSPECTION CHECKLIST

Client:	Wildey Group, LLC	**Project/Scope:**	Periodic Review Report			
Project No.:	EJ1312650.008	**Project Location:**	Tarrytown, New York	**Page**	1	of 1
Date:	July 28, 2020	**Representative:**	Michael Marsicano			

Weather:	80°F, Mostly Sunny
Equipment & Personnel Present at Site (list all visitors & subcontractors):	Joanne Landau (Wildey Group, LLC); Michael Marsicano (Whitestone Associates, Inc.)
Activities/Time:	
11:00	Inspected sub-slab depressurization system (SSDS) in the former Van Tassel Cleaners (currently H&R Block) space
11:20	Inspected SSDS in the Osaka Japanese Restaurant space.
12:00	Inspected engineering controls site-wide and compliance with institutional controls.
Modifications to the Systems in the Checklist Below:	
	There have been no modifications to the systems listed below
Incidents Noted per systems in the checklist below:	
	There have been no incidents noted by the systems below

Components Required to be Checked Per Site Management Plan:	
SSDS Vacuum blowers/fans (HS-5000)	☒
General SSDS systems piping and fittings/seals	☒
SSDS alarms (Radonaway Checkpoint II)	☒
SSDS/electrical systems	☒
Asphalt Pavement	☒
Concrete Slabs	☒
Concrete Sidewalks	☒
Soil Cover	☒

Miscellaneous Comments & Observations:

Check all that apply (attached): □ **Site Sketch** □ **Logs** □ **Incident Report** □ **Photos** □ **Invoices**