



January 17, 2023

TRANSMITTED ELECTRONICALLY: kyle.forster@dec.ny.gov

Mr. Kyle Forster
Environmental Engineer
New York State Department of Environmental Conservation
625 Broadway
Albany, New York 12233

RE: Construction Completion Report – Vapor Intrusion Mitigation System
NYSDEC Site No. 44702: Belgioioso Warehouse - Building 403
Glenville Business and Technology Park, Glenville, New York 12302
CHA Project No. 072605.000

Dear Mr. Forster,

CHA Consulting, Inc. (CHA) has prepared this Construction Completion Report (CCR) to document the construction of the recently installed vapor intrusion mitigation system at Belgioioso Cheese Inc. (Belgioioso) warehouse located in the western half of Building 403. Building 403 is part of the Navy Scotia Depot Site (Site No. 447023) and is situated within the Glenville Business and Technology Park located at 2165 Amsterdam Road, in the Town of Glenville, New York.

Background

CHA submitted design drawings for the Building 403 Vapor Intrusion Mitigation System to the New York State Department of Environmental Conservation (NYSDEC) for approval on August 31, 2022. On September 1, 2022, NYSDEC acknowledged receipt of the design drawings and requested additional dimensions to be added to Drawing V-2. NYSDEC also requested CHA to submit a 60-day Advanced Notification of Site Change of Use to the Department as required by 6NYCRR Part 375-1.11(d) and 375-1.9(f), which CHA submitted on September 1, 2022, along with the revised design drawings. The NYSDEC provided conditional approval of the design documents on September 2, 2022. The conditions included a requirement to submit a Construction Completion Report (CCR) within 30 days following the completion of the mitigation system installation, an indoor air sampling work plan for the 2022/2023 heating season, and a requirement that appropriate notifications be provided to the NYSDEC for future projects/tasks. The following sections will present the site background, SSDS installation and inspection of the system components, and deviations from the approved design.

SSDS Installation & Inspection

Belgioioso recently occupied the western portion of existing Building 403 for warehouse operations, an area approximately 300 feet by 200 feet (60,000 square-feet) in size. The SSDS was installed in the existing building to mitigate any potential vapors that could otherwise potentially enter the building. LeChase installed the SSDS in November 2022 following the approved design drawings, as further described below.

On November 18, 2022, CHA inspected the SSDS to verify the completion of the system installation. The observed vapor mitigation system components include:

- Six RadonAway HS5500 fans equipped with four adjustable speed settings each, installed in noise-attenuating enclosures on the exterior of the building and PVC exhaust stacks that extend above the roofline.
- Monitoring/control panels mounted at the moisture discharge point of each vapor mitigation system on the inside face of the building's exterior walls. Each panel is connected to a pressure switch to engage when each sub-system pressure falls below 0.25" WC. The moisture discharge points consist of a three-inch diameter Schedule 40 polyvinyl chloride pipe (PVC) that extends beneath the wall penetration into the slab below to allow the drainage of any condensation beneath the slab.
- Recessed pressure gauges (Dwyer Magnehelic® 0 to 5 inches of water column) attached to each monitoring panel, and red LEDs below each gauge. In the event of a fan failure, the red LED will automatically turn on to provide a visual alert.
- Six, three-inch diameter Schedule 40 PVC pipe suction lines distributed throughout the western portion of the building, each connected to two extraction/suctions points.

Representative system photographs are included in Attachment A. The system was operational during the site inspection and the components were installed in substantial conformance with the design plans, with the following exceptions:

- The pressure gauges selected for the system had a range of 0 to 5 inches of water column; however, the instruments could not provide an accurate vacuum measurement for each system because the vacuum generated by the fans was in excess of 5 inches of water column. Alpine Environmental Services, Inc. was on-site during the site inspection to replace the existing pressure gauges with new Dwyer Magnehelic® gauges with a larger scale in the range of the vacuum produced. Since the gauge replacement work was in process at the time of the site inspection, CHA will record the baseline vacuum readings for each sub-system when completing the indoor air monitoring anticipated to be completed in February or early March 2023.
- The overhead horizontal vacuum piping Subsystem Nos. 1 & 2 was shifted approximately 20 feet east (approximately one column line) to the east to avoid conflicts with existing


infrastructure within the building as shown by the red lines on the as-built figure included in Drawing V-2 in Attachment B. However, this change is not expected to alter the performance of Subsystem Nos. 1 & 2.

Future Work - Air Sampling Work Plan

CHA plans to submit a proposed Air Sampling Work Plan to NYSDEC after the submittal of this CCR. Sampling will be conducted during the balance of the current heating season (February through March 2023), pending approval of the Air Sampling Work Plan.

Please let us know if you should have any questions or comments about this CCR. You may contact me at your convenience at ssmith2@chacompanies.com or (315) 257-7227.

Sincerely,



Scott M. Smith, P.E.
Vice President

SMS/

Attachments

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Attachment A
Photograph Log



Photograph 1. One vapor extraction point at column footing.



Photograph 2. One vapor extraction point at column footing.



Photograph 3. Ball valve attached to Schedule 40 PVC pipe risers.

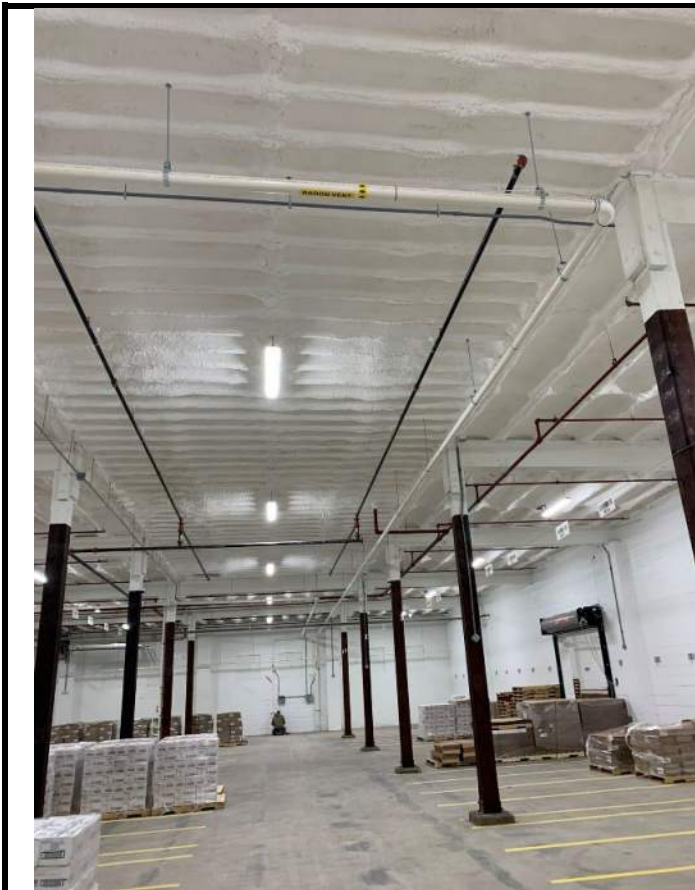


Photograph 4. PVC horizontal piping connecting the extraction point to the moisture discharge point.



SITE PHOTOGRAPHS
 BUILDING 403 – GLENVILLE BUSINESS AND
 TECHNOLOGY PARK
 BELGIOIOSO FACILITY
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Photograph 5. Horizontal PVC piping connecting extraction point to moisture discharge point.



Photograph 6. Moisture discharge points and monitoring panels for two sub-systems.



Photograph 7. RadonAway HS5500 fan mounts for Sub-Systems 1, 2, 4, and 5 on the exterior wall of Building 403 (north).



Photograph 8. RadonAway fan mounts extending above the roofline of Building 403 (south side).



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Photograph 9. Two RadonAWay HS5500 fan mounts on exterior wall of Building 403.



Photograph 10. Location of exterior wall with mounted RadonAWay HS5500 fans for Sub-Systems 3 and 6.



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Attachment B
As-Built Drawing V-2

DATE:
July 2022

Bldg 403
Glenville Business Technology Park
Scotia, New York 12302

DESCRIPTION: Final
DATE: August 18, 2022

PROJECT NO:
SHEET NO:

V-2

