



Prepared for:

Webster Avenue Affordable LLC

Webster Avenue Supportive LLC

Periodic Review Report

Webster Avenue Residences

NYSDEC Site Number C203075

October 25 2022

Project No.: 0644549

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October 2022

Periodic Review Report

Webster Avenue Residences

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EXECUTIVE SUMMARY

Webster Avenue Housing Development Fund Corporation entered into a Brownfield Cleanup Agreement (BCA), in November 2014 with the New York State Department of Environmental Conservation (NYSDEC) to remediate two parcels, 411 East 178th Street and 4275 Park Avenue, Bronx, New York (the Site).

The Site was remediated in accordance with the remedy selected by the NYSDEC in the Remedial Action Work Plan (RAWP) dated February 2015. The entire Site was excavated to a minimum depth of two feet. Select areas were excavated to deeper depths due to building foundation depths, elevator pits, underground storage tanks (UST), etc. A demarcation layer was placed after all excavations were completed, except under building foundations, to mark where clean fill starts and residual contamination may exist.

A soil cover system was constructed and maintained to prevent human exposure to remaining contaminated soil/fill. The Site's cover system currently consists of clean fill on open areas, asphalt or concrete pavement and concrete building slabs.

A vapor barrier was installed beneath the building slab and behind foundation sidewalls below grade. An active Sub-Slab Depressurization System (SSDS) was installed in the building located at 4275 Park Avenue, however due to the depth of the building foundation and the depth of groundwater, an SSDS was not installed in the 411 East 178th Street building.

An Environmental Easement to restrict land use and prevent future exposure to any contamination remaining at the Site was executed and recorded.

Notwithstanding the completion of remedial work, some subsurface contamination remains at the Site. That remaining contamination is being addressed by Engineering Controls (ECs) pursuant to a Site Management Plan (SMP), which remains in effect. The SMP obligations are also reflected in Institutional Controls (ICs), including an Environmental Easement that has been duly recorded in accordance with Environmental Conservation Law Article 71, Title 36.

The SMP requires the maintenance of the ECs, as well as the filing of Periodic Review Reports to document that the ICs and ECs remain in place and continue to be effective.

A summary of the results of the periodic monitoring described in this report are as follows:

- Site inspection confirmed that the integrity of the Site Cover System remains intact.
- Pressure readings collected from the SSDS suction points on October 14, 2022 are similar to the readings obtained upon system startup in December 2016. This indicates the system is working within the original system specification.
- Indoor air samples collected in March 2018 indicate that concentrations of volatile organic compounds (VOCs) in the indoor air are all below New York State Department of Health (NYSDOH) indoor air guidance values and confirms that the SSDS has been performing effectively and is protective of public health functioning as designed. Sampling was not required during this reporting period and was not performed.
- In summary, the ICs and ECs remain in place and effective.

1. SITE OVERVIEW

This Periodic Review Report (PRR) is required as an element of the remedial program at 1960-1982 Webster Avenue Site located in Bronx, New York (hereinafter referred to as the "Site") under the New York State Brownfield Cleanup Program (BCP), Site No. C203075 which is administered by NYSDEC.

Webster Avenue Housing Development Fund Corporation entered into a BCA, in November 2014 with the NYSDEC to remediate the Site. The Site location is provided in Figure 1. Site boundaries are provided in Figure 2. As shown in Figure 2, there are two parcels, 411 East 178th Street and 4275 Park Avenue, which comprise the BCP Site.

The Site was remediated in accordance with the remedy selected by the NYSDEC in the approved RAWP dated February 2015. The factors considered during the selection of the remedy are those listed in 6NYCRR 375-1.8. The following are the components of the selected remedy:

1. Preparation of a Community Participation Plan and performance of all required BCP Citizen Participation activities according to an approved Citizen Participation Plan (CPP);
2. Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
3. Establishment of Track 4 Soil Cleanup Objectives (SCOs);
4. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas;
5. Excavation of soil/fill exceeding Track 4 Restricted Residential SCOs. The entire property was excavated to a minimum depth of two feet. The building area at the 4275 Park Avenue parcel was excavated to a depth of approximately six feet for building footings and elevator pit. The building area at the 411 East 178 Street parcel was excavated to a depth of approximately 13 feet for a basement in the proposed buildings. The elevator pit area was excavated to a depth of 18 feet bgs, additional remedial excavation was excavated to a depth of 16 feet bgs (see Section 2.3 for details). The sewage injector area was excavated to a depth of approximately 16 feet bgs. Due to groundwater elevation at approximately 15 feet bgs, dewatering was required in the elevator pit area, the 23 ft by 60 ft additional excavation and sewage injector areas. See Section 4.1.4.7 for further discussion. See Figure 2-8 "Extent of Remedial Excavation Performed";
6. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a photoionization detector (PID). Appropriate segregation of excavated media on-Site;
7. Removal of one 2,000 gallon, single wall, steel, fuel oil aboveground storage tank in compliance with applicable local, State and Federal laws and regulations (See Section 4.3.5 for further discussion);
8. Removal of two 550 gallon, single wall, steel, gasoline UST, excavation of impacted soil, collection of endpoint samples and reporting of petroleum spill (NYSDEC #1504063) in compliance with applicable local, State and Federal laws and regulations (See Section 4.3.4 for further discussion);
9. Transportation and off-Site disposal of all soil/fill material at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal, and the RAWP. Sampling and analysis of excavated media were required by disposal facilities (See Section 4.3 for further discussion);
10. The Site's composite cover system as shown in Figures 3A and 3B currently consists of paved areas, walkways, driveways, and landscaped courtyards;

11. Installation of a vapor barrier system beneath the building slab and behind foundation sidewalls below grade. The sub-slab vapor barrier consists of a 46 mil high density polyethylene (HDPE) designed to provide a barrier against water, moisture, and gas. A 60 mil HDPE membrane will be applied to vertical foundation walls;
12. Installation of an active SSDS in the building located at the 4275 Park Avenue parcel as shown in Figure 4;
13. Placement of a demarcation layer (i.e., orange geotextile fabric and orange construction fencing) after all excavations were completed.
14. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations;
15. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations;
16. Execution and recording of an Environmental Easement to restrict land use and prevent future exposure to any contamination remaining at the Site.
17. 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.

After completion of the remedial work, some contamination was left at this Site, which is hereafter referred to as “remaining contamination”. ICs and ECs have been incorporated into the Site remedy to control exposure to remaining contamination to ensure protection of public health and the environment. An Environmental Easement granted to the NYSDEC, and recorded with the Bronx County Clerk, requires compliance with the Site Management Report (SMP) and all ICs and ECs placed on the Site.

The SMP was prepared to manage remaining contamination at the Site until the Environmental Easement is extinguished in accordance with Environmental Conservation Law Article 71, Title 36. The SMP has been approved by the NYSDEC, and compliance with the SMP is required by the grantor of the Environmental Easement and the grantor’s successors and assigns.

2. EVALUATION OF REMEDY PERFORMANCE, EFFECTIVENESS, & PROTECTIVENESS

The following Remedial Action Objectives (RAOs) for the Site as listed in the Remedial Action Work Plan dated February 2015 are as follows:

2.1 Groundwater

- RAOs for Public Health Protection
 - Prevent ingestion of groundwater with contaminant levels exceeding drinking water standards.
 - Prevent contact with, or inhalation of, volatiles from contaminated groundwater.
- RAOs for Environmental Protection
 - Remove the source of ground or surface water contamination.

A combination of excavation of soil/fill exceeding Track 4 Restricted Residential SCOs to a minimum depth of two feet across the entire property area, removal three USTs removed the source of groundwater contamination. The Environmental Easement for the Site continues to prevent ingestion of groundwater with contaminant levels exceeding drinking water standards.

2.2 Soil

- RAOs for Public Health Protection
 - Prevent ingestion/direct contact with contaminated soil.
 - Prevent inhalation of or exposure from contaminants volatilizing from contaminants in soil.
- RAOs for Environmental Protection
 - Prevent migration of contaminants that would result in groundwater or surface water contamination.

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 24 inches of clean soil, asphalt pavement, concrete-covered sidewalks, and concrete building slabs and vapor barrier under the concrete building slab.

2.3 Soil Vapor

- RAOs for Public Health Protection
 - Mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at a Site.

Migration of potential soil vapor is mitigated with a combination of building slab, vapor barrier and an SSDS in the 4275 Park Avenue building.

3. INSTITUTIONAL CONTROLS & ENGINEERING CONTROLS COMPLIANCE REPORT

The required Institutional & Engineering Controls Certification Form has been completed and signed by the remedial party and by ERM Consulting & Engineering, Inc.'s (ERM) engineer-of-record. This is provided as Appendix A. ERM conducted a Site-wide annual inspection on 30 September 2022 and October 14, 2022. The results of the inspection are documented in the Inspection Form (Appendix B) and a photographic log (Appendix C). A summary of the status of the ICs and ECs is provided in the following sections.

3.1 INSTITUTIONAL CONTROLS

The Site has a series of ICs in the form of Site restrictions. Adherence to these ICs is required by the Environmental Easement. Below are the Site restrictions in italics followed by a statement regarding its status:

- *The property may be used for: restricted residential; commercial, or industrial use.* The Site is currently used for restricted residential use only.
- *All ECs must be operated and maintained as specified in the SMP.* All ECs were operating and maintained as specified at the time of ERM's inspection.
- *All ECs must be inspected at a frequency and in a manner defined in the SMP.* The SSDS was inspected quarterly by the site superintendent at a frequency and manner defined in the SMP. However the records were not recorded as per the SMP. Additionally, ERM did not have access to the site from 2019 to 2021 to perform an annual inspection.
- *The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department.* Groundwater was not used during this reporting period and its use will remain prohibited.
- *Groundwater and other environmental or public health monitoring must be performed as defined in the SMP.* Vapor intrusion sampling was not required this reporting period in accordance with the SMP.
- *Data and information pertinent to Site management must be reported at the frequency and in a manner as defined in the SMP.* This PRR satisfies the reporting requirements outlined in the SMP.
- *All future activities that will disturb remaining contaminated material must be conducted in accordance with the SMP.* There have been no activities at the Site since filing the Environmental Easement that has resulted in the disturbance of the remaining contaminated material.
- *Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP.* Sampling was not required or directed this reporting period. Vapor intrusion sampling and sampling of the SSDS exhaust stacks were completed during 2017-2018.
- *Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical component of the remedy shall be performed as defined in the SMP.* An annual Site-wide inspection was completed on September 30 and October 14 2022.
- *Access to the Site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by the Environmental Easement.* Access to the Site continues to be available to

agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner.

- *The potential for vapor intrusion must be evaluated for any buildings developed at the Site, and any potential impacts that are identified must be monitored or mitigated.* Sampling was not required or directed this reporting period. Vapor intrusion sampling and sampling of the SSDS exhaust stacks at 4275 Park Avenue was performed in 2018. No other new buildings have been developed.
- *Vegetable gardens and farming on the Site are prohibited.* There are no vegetable gardens or farming activities on the Site.
- *Engineering Controls may not be discontinued without an amendment or extinguishment of the Environmental Easement.* All ECs are still in place and functional.

In summary, the ICs remain in place and effective.

3.2 Engineering Controls

3.2.1 Site Cover System

The main goal of the Site Cover System is to prevent exposure to remaining contamination in soil/fill at the Site. The cover system is comprised of one or more of the following: a minimum of 24 inches of clean soil, asphalt pavement, concrete-covered sidewalks, concrete building slabs, and vapor barrier under the concrete building slabs. A Certificate of Completion was received on Dec 21, 2016.

3.2.2 Vapor Barrier

At each building, a high density polyethylene vapor barrier liner (HPDE) was installed prior to pouring the building's concrete slab. The vapor barrier consists of 46-mil Preprufe 300R. The vapor barrier extends throughout the area occupied by the footprint of the new building and up the accessible subgrade foundation walls according to manufacturer specifications. In addition, the foundation walls were covered with 60-mil HDPE Bituthene 4000.

The vapor barriers at the Site remain in place and have not been disturbed.

3.2.3 Sub-Slab Depressurization System

An active SSDS was installed beneath the 4275 Park Avenue building footprint. Due to installation of the building foundation at approximately 13 feet bgs (groundwater elevation at 15 feet bgs), a SSDS could not be installed under the 411 East 178th Street buildings.

Currently, the SSDS is designed to maintain a negative pressure (i.e., vacuum) beneath the slab when the building is sealed, and exhaust fans are operating. If measureable vacuum is obtained during such conditions, the SSDS will be considered to be effectively influencing that area. The SSDS was inspected and vacuum measurements were collected from the three SSDS exhaust stacks. Vacuum measurements collected indicate the system is meeting its design objectives. No air samples from the system were required to be collected this reporting period.

4. MONITORING PLAN COMPLIANCE REPORT

4.1 Components of Monitoring Plan

Table 4-1 summarizes the elements of the monitoring program:

Table 4-1: Monitoring Program Elements

Monitoring Program	Frequency*	Matrix	Analysis
Site-wide inspection	Annual	Not Applicable	General Site Conditions
Soil Cover	Annual	Not Applicable	Ensure integrity of soil cover system per the SMP requirements
SSDS	Quarterly	Operational	None
SSDS Pressure Field Extension Test	After building and SSDS installation	Operational	Pressure Field
Indoor Air Sampling	After building and SSDS installation during heating season	Indoor and outdoor air	VOCs via EPA Method TO-15
SSDS exhaust	One time after start-up	Soil Vapor	VOCs via EPA Method TO-15

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

Operation Logs are provided in Appendix D.

4.2 Summary of Monitoring Completed

4.2.1 Site-Wide Inspection

A Site-wide inspection was performed on September 30 and October 14 2022. During this inspection, a form was completed as provided in Appendix B. ERM did not have access to the site to perform an annual inspection from 2019 to 2021. The form documents the following:

- Compliance with all ICs, including Site usage;
- An evaluation of the condition and continued effectiveness of ECs;
- If these controls continue to be protective of human health and the environment;
- Achievement of remedial performance criteria;
- General Site conditions at the time of the inspection;
- Compliance with requirements of the SMP and the Environmental Easement;
- The Site management activities being conducted including, where appropriate, confirmation sampling and a health and safety inspection; and
- Confirm that Site records are up to date.

4.2.2 Site Cover System

During the annual Site inspection of the Site Cover System, minor/insignificant cracks were observed in the floor. The inspection confirmed that the integrity of the Site Cover System remains intact. A copy of the Inspection Form is provided as Appendix B.

4.2.3 Sub-Slab Depressurization System

During this reporting period, ERM performed an annual inspection and confirmed that the SSDS is operating properly.

A round of vacuum measurements were collected from the system piping at the each extraction point on October 14, 2022. The results are summarized below along with the December 2016 and March 2018 extraction point startup measurements identified in the SMP:

Table 4-2: Blower Inlet & Extraction Point Vacuum Measurements

Extraction Point	12/2/2016	3/28/2018	10/14/2022
SP-01	- 1.9	- 2.25	- 2.48
SP-02/SP-03	- 2.2	- 2.0	- 1.92
SP-04	- 2.0	- 1.3	- 1.44

** All values shown is vacuum in inches of w.c.*

Pressure readings collected from the system piping at the inlet to the blower and each of the extraction points in September 2022 are similar to the readings obtained upon system startup in December 2016 and March 2018. This indicates the system is working within the original system specification. If any significant modifications to the system are required, we will contact the Department immediately.

4.3 Monitoring Deficiencies

The annual operational logs were partially completed in full compliance with the SMP, however ERM did not receive quarterly operational logs from Site personnel. The Site personnel will be coached on the monitoring and reporting requirements to minimize data gaps during this next reporting period.

4.4 Conclusions and Recommendations for Change

The data collected over the course of this reporting period indicates that the Site Cover System and the SSDS are functioning as designed and are meeting the RAOs for the Site. ERM will continue to coach Site personnel on the proper methods of collecting and recording the quarterly inspections on a going-forward basis.

5. OPERATION AND MAINTENANCE PLAN COMPLIANCE

5.1 General

The Operation and Maintenance Plan provides a brief description of the measures necessary to operate, monitor and maintain the mechanical components of the remedy selected for the Site. The Operation and Maintenance Plan:

- Includes the procedures necessary to allow individuals unfamiliar with the Site to operate and maintain the SSDS located at the 4275 Park Avenue building;
- Will be updated periodically to reflect changes in Site conditions or the manner in which the SSDS is operated and maintained.

Information on non-mechanical ECs (i.e. soil cover system) is provided in Section 3.0 Engineering and Institutional Controls. A copy of the Operation and Maintenance Plan, along with the complete SMP, is maintained at the Site.

5.2 Sub-Slab Depressurization System

The following table identifies the target operating requirements for the SSDS:

Table 5-1: Sub-Slab Depressurization System Target Operating Requirements

Suction Point	Flow (cfm)	Applied Vacuum (inches w.c.)
SP-01	75–100	- 0.75–1.0
SP-02 and SP-03	75–100	- 0.75–1.0
SP-04	75–100	- 0.75–1.0

The following table summarizes measurements collected during the Site inspection:

Table 5-2: Measurements Collected During the Site Inspection

Suction Point	Calculated Flow (cfm)	Applied Vacuum (inches w.c.)
SP-01	163	- 2.48
SP-02 and SP-03	144	- 1.92
SP-04	124	- 1.44

The data for SP-01 and SP-02/SP-03 were similar to the readings collected during the startup testing and March 2018 events. SP-4 displayed a slightly lower applied vacuum than during the startup test. This data was recorded in the Operations Log which can be found in Appendix D.

Routine maintenance and inspection was conducted to ensure that the SSDS is operating properly until the NYSDEC and the NYSDOH have determined no need for the system.

As stated in the SMP, the following items are scheduled to be conducted on a quarterly basis by the Site operator:

- Confirm that the fans are operating properly by measuring flow and pressure using appropriate gauges;
- Collect measurements of the vacuum response at vacuum SSDS points SP-01, SP-02, SP-03 and SP-04);

- Collect operating data following the SSDS Operations Log; and
- Inspect fans and ensure their operation.

On an annual basis, the following are scheduled to be performed:

- Conduct a visual inspection of the complete system;
- Inspect fans for bearing failures or signs of other abnormal operations, and repair or replace, if required;
- Inspect the discharge location of the vent pipes to ensure that no air intake or operable window has been located nearby;
- Determine, through discussions with building management, if any Heating, Ventilation, and Air Conditioning (HVAC) system modifications occurred that might affect the performance of the SSDS;
- Inspect the floor slab and foundation walls for evidence of cracks and/or holes, and repair of cracks and/or holes, if required;
- Inspect the integrity of the riser pipe and repair the riser pipe, if required.

The forms for these inspections can be found in Appendices B and D.

5.3 Operation and Maintenance of Sub-Slab Depressurization System

The following sections provide a description of the operations and maintenance of the SSDS.

5.3.1 System Operations and Testing

The manufacturer recommended that prior to startup the operator:

- Verify all connections are tight and leak-free;
- Ensure the RP Series Fan and all ducting is secure and vibration-free.

Once the system is started;

- Checks for leaks;
- Checks all seals;
- Verify system vacuum pressure with manometer;
- Ensure vacuum pressure is within normal operating range and less than the maximum recommended operating pressure.

Startup testing of the SSDS was completed on 2 December 2016. Vacuum measurements are listed below:

- SP-01: 1.9" W.C.
- SP-02 and SP-03: 2.2" W.C.
- SP-04: 2.0" W.C.

All SSDS fans were operational and no leaks were observed.

The system testing described above will be conducted if, in the course of the SSDS system lifetime, the system goes down or significant changes are made to the system and the system must be restarted.

5.3.2 Non-Routine Operation and Maintenance

If non-routine maintenance indicates the fans are not working properly, the SSDS becomes damaged, or if the building's HVAC has undergone modifications that may reduce the effectiveness of the system. The scope of non-routine maintenance will vary depending upon the situation. In general, the following actions will be taken as part of non-routine maintenance:

- Examine the building for structural or HVAC system changes, or other changes that may affect the performance of the SSDS (e.g., new combustion appliances or deterioration of the concrete floor slab);
- Examine and address the operation of the fans, as well as measure the sub-slab vacuum at monitoring points via a manometer;
- Repair or adjust the SSDS as appropriate. If necessary, the SSDS should be redesigned and restarted (see subsection 5.3.1 for system startup).

5.3.3 SSDS Deactivation

If the owner or responsible party believes system deactivation should be considered or would like to alter the operating parameters of the SSDS (e.g. operate the SSDS beneath a reduced section of the building), a work plan shall be submitted to the NYSDEC and the NYSDOH detailing the proposed testing to be undertaken. Following NYSDEC/NYSDOH approval of the testing plan, the owner or responsible party will implement the plan and forward the results to the NYSDEC/NYSDOH for their evaluation. The system may only be deactivated with NYSDEC and NYSDOH approval. Note: the NYSDEC must be notified prior to any major repair of the SSDS that would require it be taken off-line for a period longer than 48 hours. Furthermore, the repair or decommissioning process will be documented in the subsequent PRR.

5.4 O&M Deficiencies

The 2022 annual Site inspection forms were completed in full compliance with the SMP, however ERM did not receive quarterly operational logs from Site personnel and ERM could not access the site for annual inspections from 2019 to 2021. The Site personnel will be coached on the monitoring and reporting requirements to minimize data gaps during this next reporting period.

5.5 Conclusions and Recommendations for Change

The SSDS performed as designed during this monitoring period. Site personnel will continue to be coached on the proper way to record quarterly operational inspections on a going-forward basis.

6. OVERALL PRR CONCLUSIONS & RECOMMENDATIONS

The use of the Site remains solely restricted residential in compliance with the Environmental Easement. Farming or vegetable gardens were not observed at the Site. Groundwater underlying the Site is reported by the Site owner as not being used in any manner. There has been no disturbance of the Site Cover System during this reporting period.

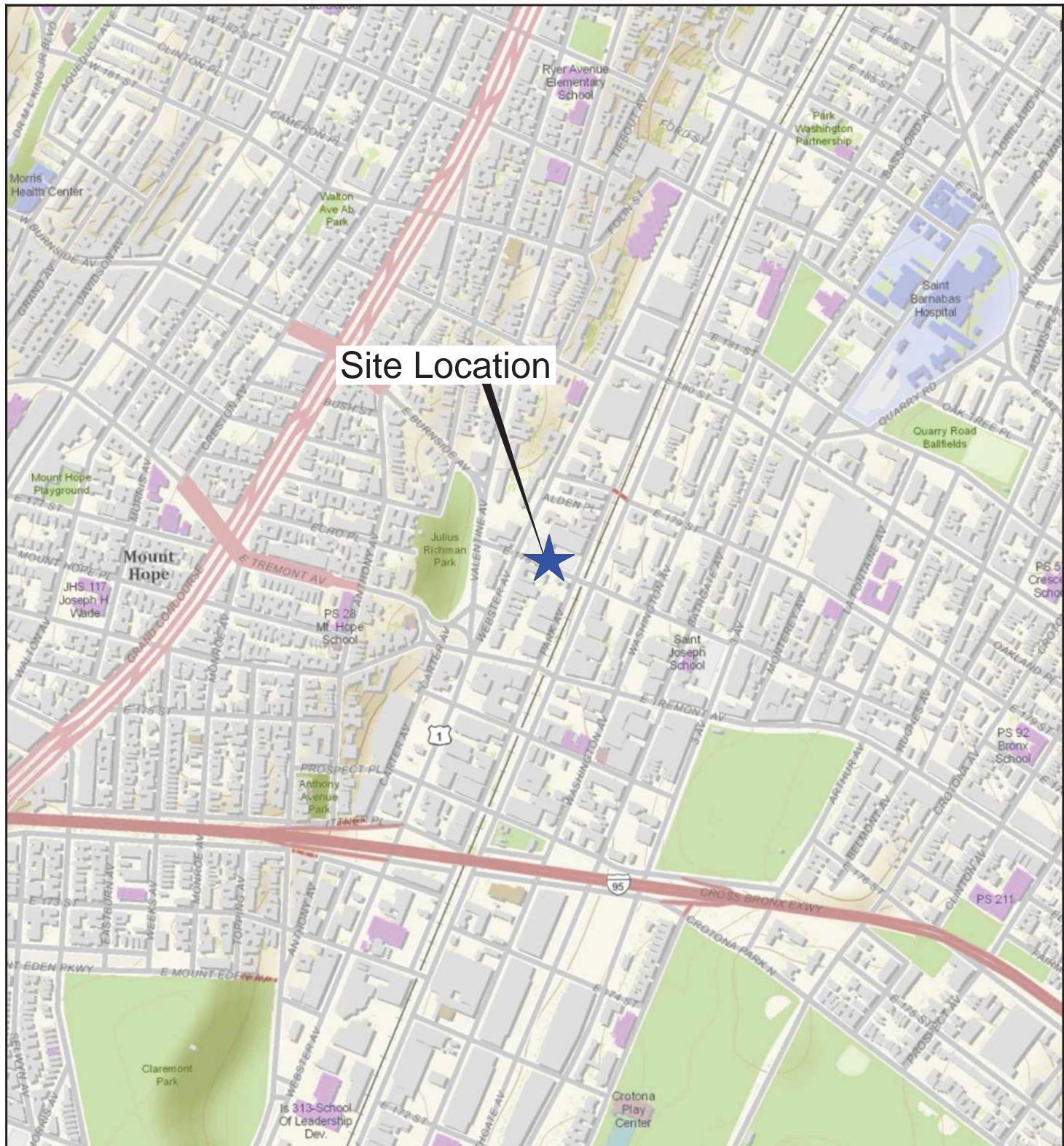
The Site inspection, operational inspection and the indoor air sampling indicate that the SSDS is performing as designed and meet the RAOs for the Site.

Site personnel will be re-coached on the proper methods for recording the quarterly operation logs.

A summary of ongoing action items is identified below:

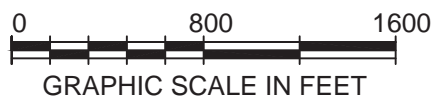
- Continue implementing the SMP;
- Continue to coach Site personnel on the proper recording of quarterly field measurements;
- Conduct the annual Site inspection; and
- Submit next PRR in October 2025.


FIGURES

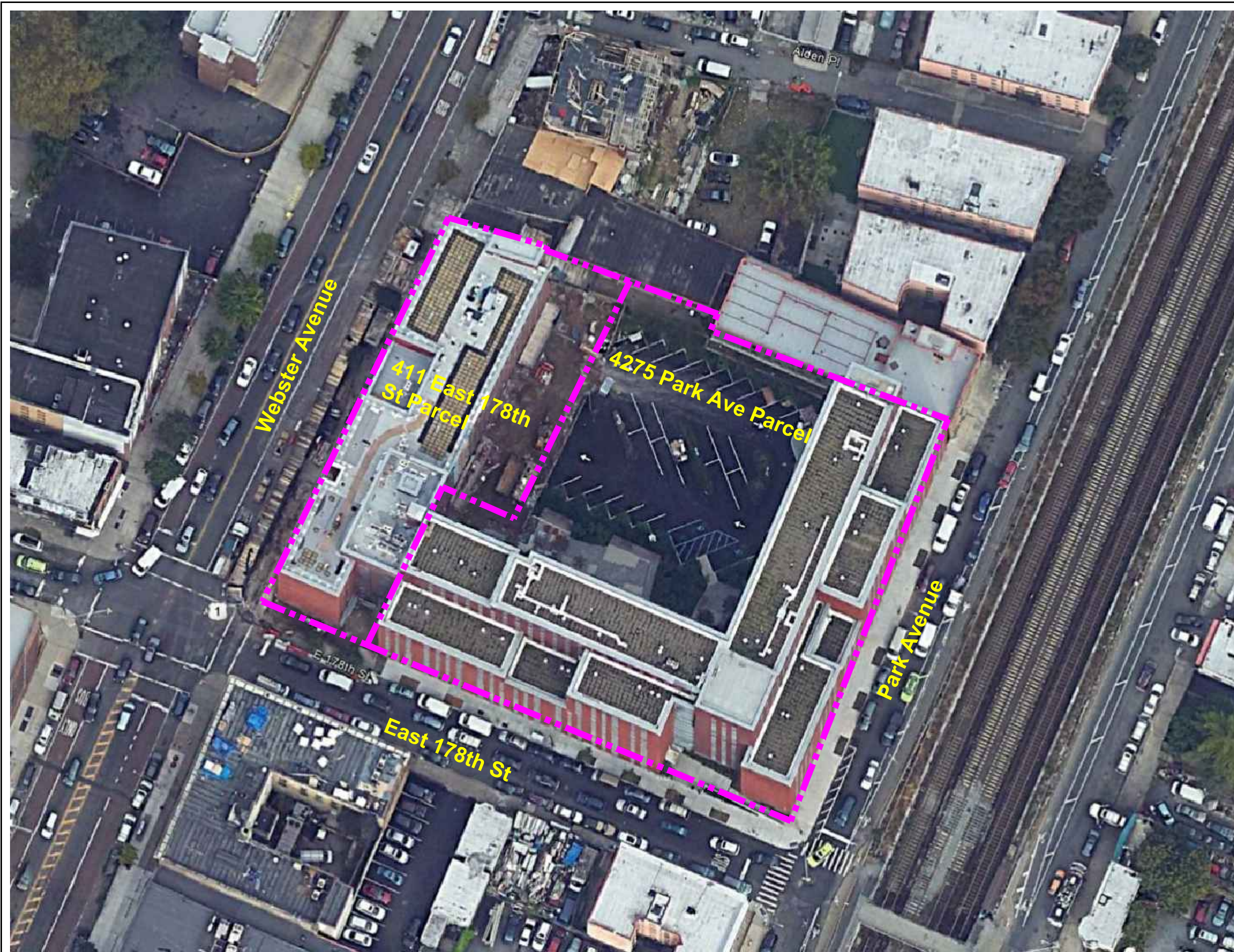


Site Location

Notes: Base Map - ESRI ArcMap Topo

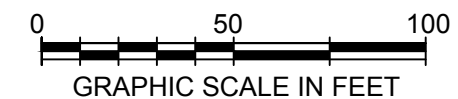


<p>TITLE</p> <p>Site Location Map 1960-1982 Webster Avenue Bronx, NY 10457</p>			
<p>PREPARED FOR</p> <p>Webster Ave Housing Development Fund Corporation</p>			
<p>Environmental Resources Management</p> <p></p>			<p>FIGURE</p> <p>1</p>
<p>DRAWN BY</p> <p>EMF</p>	<p>SCALE</p> <p>AS SHOWN</p>	<p>DATE</p> <p>07/08/16</p>	<p>JOB NO.</p> <p>0295737</p>

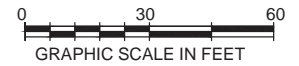
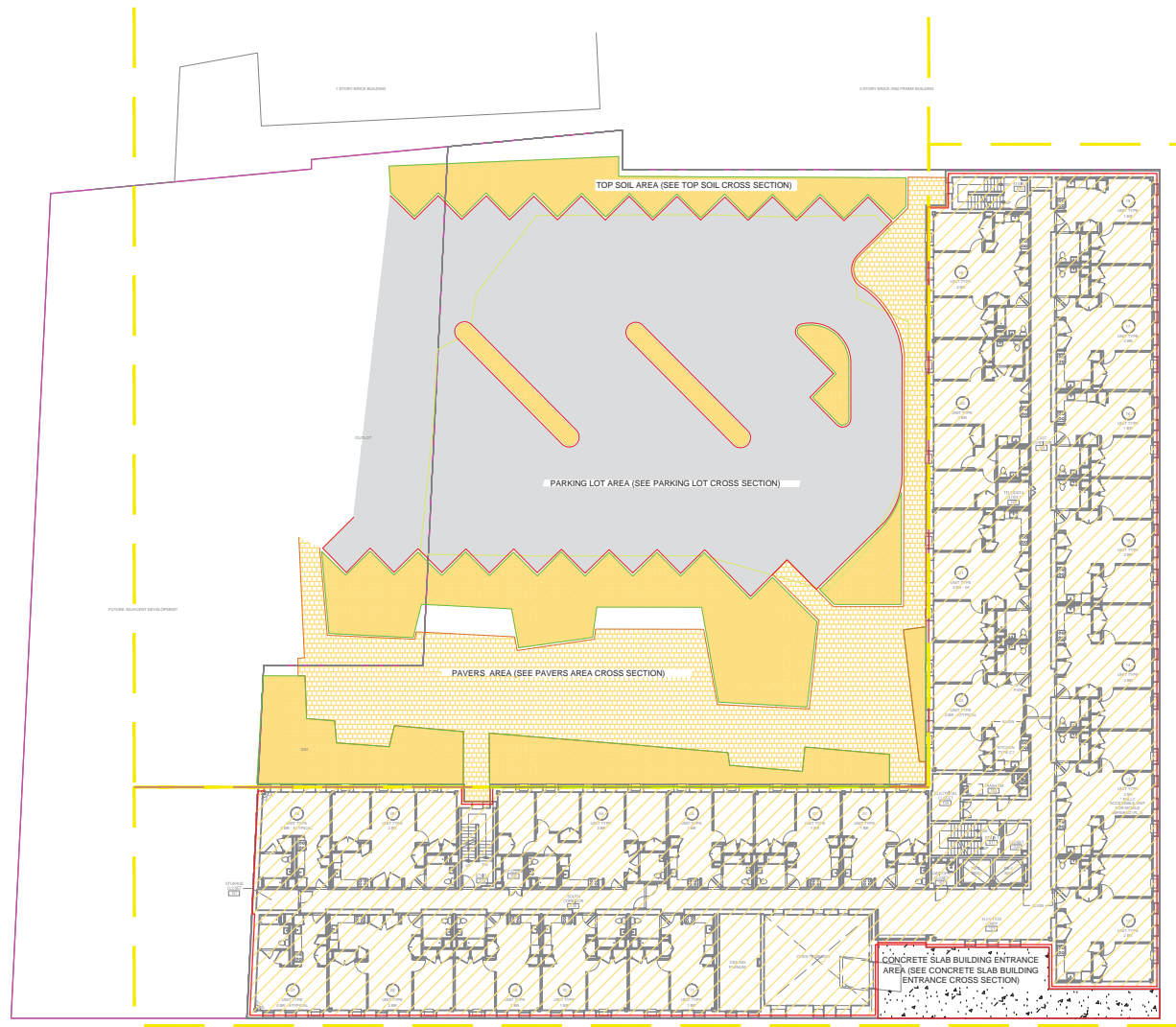


Legend

Site Boundary and Tax Outline



TITLE				
Site Boundary Map 1960-1982 Webster Avenue Bronx, NY 10457				
PREPARED FOR Webster Ave Housing Development Fund Corporation				
Environmental Resources Management			FIGURE	
DRAWN BY EMF			SCALE GRAPHIC	DATE 06/12/18
			JOB NO. 0462968	2



Location of Cover System Types
1960-1982 Webster Avenue
Bronx, NY 10457

PREPARED FOR
Webster Ave Housing Development Fund Corporation

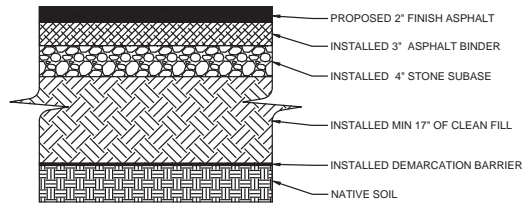
 Environmental Resources Management

DRAWN BY	SCALE	DATE	JOB NO.
EMF/EK	1:30	7/11/16	0295737

FIGURE
3A

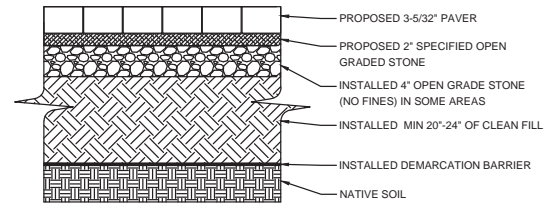
SOURCE: COOKFOX ARCHITECTS, LLP, 641 AVENUE OF THE AMERICAS, FLOOR 8, NEW YORK, NY 10011,
DRAWING AND UTILITY PLAN, PROJECT # 13247, DRAWING NO C-100-06

C:\Users\edyia.korczynska\Desktop\2016-07 - types of cover.DWG (01/22/2016 - 8:46am Merville)



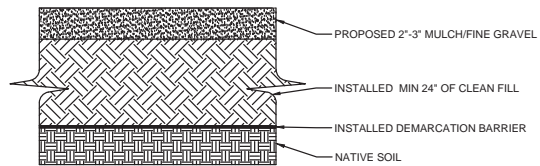
**PARKING LOT
CROSS SECTION**
N.T.S.

PARKING LOT NOTES:
1. PROPOSED 2" FINISHED ASPHALT
WILL BE INSTALLED AT THE END
OF THE PROJECT AND IS NOT
INCLUDED IN THE 10/15/15 SURVEY



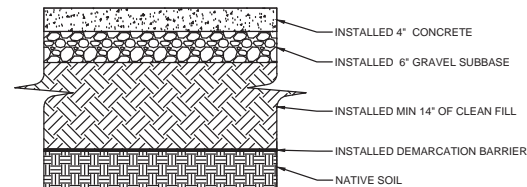
**PAVERS AREA
CROSS SECTION**
N.T.S.

PAVERS AREA NOTES:
1. PROPOSED 3-5/32" PAVER AND 2"
SPECIFIED OPEN GRADED STONE WILL BE
INSTALLED AT THE END OF THE PROJECT
AND ARE NOT INCLUDED IN THE 10/15/15
SURVEY

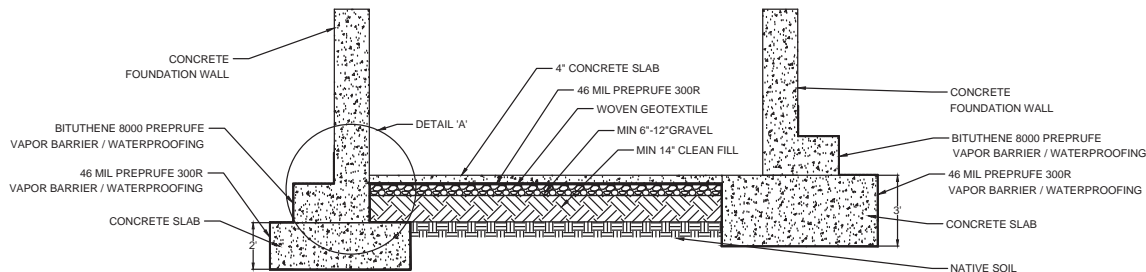


**TOP SOIL
CROSS SECTION**
N.T.S.

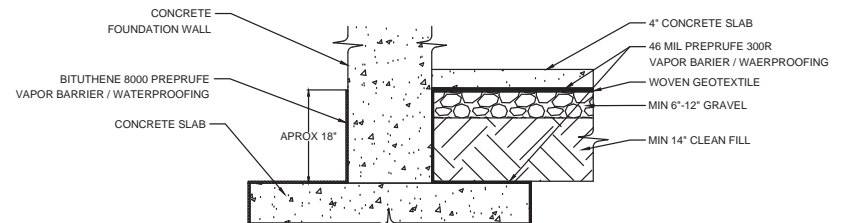
TOP SOIL NOTES:
1. PROPOSED 2-3" MULCH/FINE GRAVEL
WILL BE INSTALLED AT THE END OF
THE PROJECT AND IS NOT INCLUDED IN
THE 10/15/15 SURVEY



**CONCRETE SLAB
BUILDING ENTRANCE
CROSS SECTION**
N.T.S.



**TYPICAL 4275 PARK AVE BUILDING
CROSS SECTION**
N.T.S.



DETAIL 'A'
N.T.S.

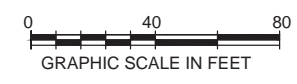
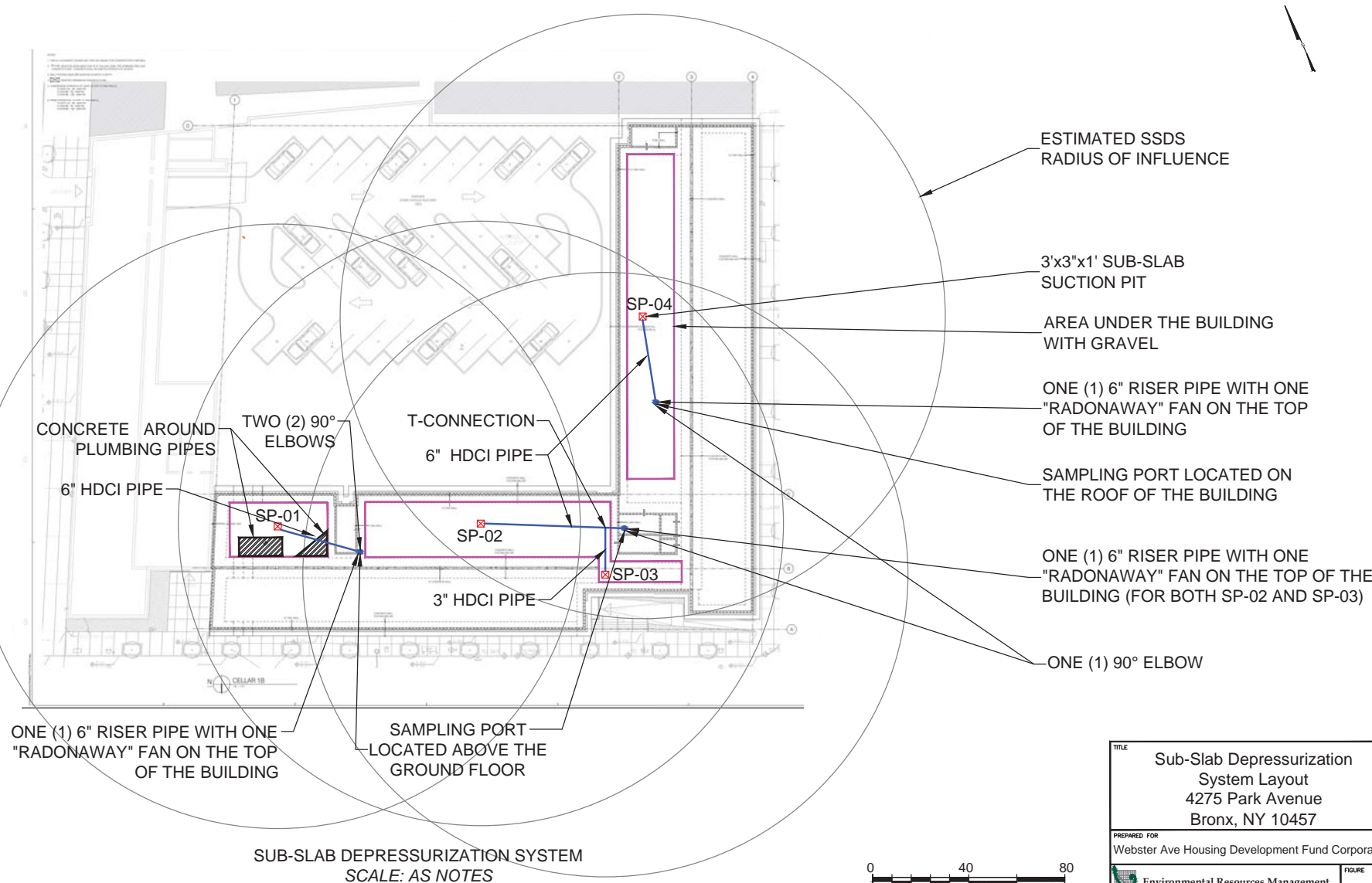
**Location of Cover System Types
Cross Sections**
1960-1982 Webster Avenue
Bronx, NY 10457

PREPARED FOR
Webster Ave Housing Development Fund Corporation

Environmental Resources Management

DRAWN BY EK	SCALE NONE	DATE 7/12/16	JOB NO. 0295737
----------------	---------------	-----------------	--------------------

FIGURE
3B



TITLE Sub-Slab Depressurization System Layout 4275 Park Avenue Bronx, NY 10457			
PREPARED FOR Webster Ave Housing Development Fund Corporation			
Environmental Resources Management			FIGURE 4
DRAWN BY EK	SCALE GRAPHIC	DATE 07/11/16	JOB NO. 0295737

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 No. C203075

Site Details

Box 1

Site Name Webster Avenue Residences

Site Address: 411 East 178th Street (a/k/a 1973 Webster Avenue) Zip Code: 10457
City/Town: Bronx
County: Bronx
Site Acreage: 1.400

Reporting Period: April 21, 2019 to April 21, 2022

- | | YES | NO |
|--------------------------------------|-------------------------------------|--------------------------|
| 1. Is the information above correct? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|-------------------------------------|

Box 2

- | | YES | NO |
|---|-------------------------------------|--------------------------|
| 6. Is the current site use consistent with the use(s) listed below?
Restricted-Residential, Commercial, and Industrial | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Are all ICs in place and functioning as designed? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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.

(ERM)
Brian Lynch Agent for Webster Avenue HDPC 10/25/2022
Signature of Owner, Remedial Party or Designated Representative Date

Box 2A

8. Has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid?

YES

☐

NO

☒

If you answered YES to question 8, include documentation or evidence that documentation has been previously submitted with this certification form.

9. Are the assumptions in the Qualitative Exposure Assessment still valid?
(The Qualitative Exposure Assessment must be certified every five years)

N/A

☐☐

If you answered NO to question 9, the Periodic Review Report must include an updated Qualitative Exposure Assessment based on the new assumptions.

SITE NO. C203075**Box 3****Description of Institutional Controls**

<u>Parcel</u>	<u>Owner</u>	<u>Institutional Control</u>
3028-3	Webster Ave Supportive Hous Dev Fnd Corp	Ground Water Use Restriction Soil Management Plan Site Management Plan IC/EC Plan

Prohibition of use of groundwater without necessary treatment
Use must be maintained as restricted residential
Site Management Plan including IC/EC Plan

3028-55 Webster Avenue Housing Dev Fund Corp

Site Management Plan
Ground Water Use Restriction
O&M Plan
Soil Management Plan
IC/EC Plan

**ENVIRONMENTAL EASEMENT GRANTED PURSUANT TO ARTICLE 71, TITLE 36
OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW**

THIS INDENTURE made this 12th day of October, 2016 between Owner(s) Webster Avenue Housing Development Fund Corporation, (the "Grantor Fee Owner") having an office at 505 8th Avenue, 5th Floor, New York, New York 10018, County of New York, State of New York, and Webster Avenue Affordable LLC, (the "Grantor Beneficial Owner"), having an office at 505 8th Avenue, 5th Floor, New York, New York 10018, County of New York, State of New York (collectively, the "Grantor"), and The People of the State of New York (the "Grantee"), acting through their Commissioner of the Department of Environmental Conservation (the "Commissioner", or "NYSDEC" or "Department" as the context requires) with its headquarters located at 625 Broadway, Albany, New York 12233,

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to encourage the remediation of abandoned and likely contaminated properties ("sites") that threaten the health and vitality of the communities they burden while at the same time ensuring the protection of public health and the environment; and

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to establish within the Department a statutory environmental remediation program that includes the use of Environmental Easements as an enforceable means of ensuring the performance of operation, maintenance, and/or monitoring requirements and the restriction of future uses of the land, when an environmental remediation project leaves residual contamination at levels that have been detennined to be safe for a specific use, but not all uses, or which includes engineered structures that must be maintained or protected against damage to perform properly and be effective, or which requires groundwater use or soil management restrictions; and

WHEREAS, the Legislature of the State of New York has declared that Environmental Easement shall mean an interest in real property, created under and subject to the provisions of Article 71, Title 36 of the New York State Environmental Conservation Law ("ECL") which contains a use restriction and/or a prohibition on the use of land in a manner inconsistent with engineering controls which are intended to ensure the long term effectiveness of a site remedial program or eliminate potential exposure pathways to hazardous waste or petroleum; and

WHEREAS, Grantor, is the owner of real property located at the address of 4275 Park Avenue in the City of New York, County of Bronx and State of New York, known and designated on the tax map of the New York City Department of Finance as tax map parcel number: Block 3028 Lot 55 (formerly p/o Lot 48, being the same as that property conveyed to Grantor by deed dated January 15, 2014 and recorded in the City Register of the City of New York as CRFN # 2014000034695. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 0.995 +/- acres, and is hereinafter more fully described in the Land Title Survey dated June 16, 2016 prepared by Terry Bergendorff Collins, L.L.S., which will be attached to the Site Management Plan. The Controlled Property description is set forth in and attached hereto as Schedule A;

WHEREAS, Grantor Beneficial Owner, is the owner of the beneficial interest in the Controlled Property, as conveyed to Grantor Beneficial Owner by means of a Declaration of Interest and Nominee Agreement dated December 30, 2014 and recorded in the City Register of the City of New York as CRFN # 2015000059238; and

WHEREAS, the Department accepts this Environmental Easement in order to ensure the protection of public health and the environment and to achieve the requirements for remediation established for the Controlled Property until such time as this Environmental Easement is extinguished pursuant to ECL Article 71, Title 36; and

NOW THEREFORE, in consideration of the mutual covenants contained herein and the terms and conditions of Brownfield Cleanup Agreement Index Number: C203075-01-15 as amended May 13, 2016, Grantor conveys to Grantee a permanent Environmental Easement pursuant to ECL Article 71, Title 36 in, on, over, under, and upon the Controlled Property as more fully described herein ("Environmental Easement")

1. Purposes. Grantor and Grantee acknowledge that the Purposes of this Environmental Easement are: to convey to Grantee real property rights and interests that will run with the land in perpetuity in order to provide an effective and enforceable means of encouraging the reuse and redevelopment of this Controlled Property at a level that has been determined to be safe for a specific use while ensuring the performance of operation, maintenance, and/or monitoring requirements; and to ensure the restriction of future uses of the land that are inconsistent with the above-stated purpose.

2. Institutional and Engineering Controls. The controls and requirements listed in the Department approved Site Management Plan ("SMP") including any and all Department approved amendments to the SMP are incorporated into and made part of this Environmental Easement. These controls and requirements apply to the use of the Controlled Property, run with the land, are binding on the Grantor and the Grantor's successors and assigns, and are enforceable in law or equity against any owner of the Controlled Property, any lessees and any person using the Controlled Property.

A. (1) The Controlled Property may be used for:

Restricted Residential as described in 6 NYCRR Part 375-1.8(g)(2)(ii),
Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial
as described in 6 NYCRR Part 375-1.8(g)(2)(iv)

(2) All Engineering Controls must be operated and maintained as specified in the Site Management Plan (SMP);

(3) All Engineering Controls must be inspected at a frequency and in a manner defined in the SMP;

(4) The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the New York City Department of Health and Mental Hygiene to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;

(5) Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;

(6) Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP;

(7) All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP;

(8) Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;

(9) Operation, maintenance, monitoring, inspection, and reporting of any

mechanical or physical components of the remedy shall be performed as defined in the SMP;

(10) Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by this Environmental Easement.

B. The Controlled Property shall not be used for Residential purposes as defined in 6NYCRR 375-1.8(g)(2)(i), and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

C. The SMP describes obligations that the Grantor assumes on behalf of Grantor, its successors and assigns. The Grantor's assumption of the obligations contained in the SMP which may include sampling, monitoring, and/or operating a treatment system, and providing certified reports to the NYSDEC, is and remains a fundamental element of the Department's determination that the Controlled Property is safe for a specific use, but not all uses. The SMP may be modified in accordance with the Department's statutory and regulatory authority. The Grantor and all successors and assigns, assume the burden of complying with the SMP and obtaining an up-to-date version of the SMP from:

Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, New York 12233
Phone: (518) 402-9553

D. Grantor must provide all persons who acquire any interest in the Controlled Property a true and complete copy of the SMP that the Department approves for the Controlled Property and all Department-approved amendments to that SMP.

E. Grantor covenants and agrees that until such time as the Environmental Easement is extinguished in accordance with the requirements of ECL Article 71, Title 36 of the ECL, the property deed and all subsequent instruments of conveyance relating to the Controlled Property shall state in at least fifteen-point bold-faced type:

This property is subject to an Environmental Easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the Environmental Conservation Law.

F. Grantor covenants and agrees that this Environmental Easement shall be incorporated in full or by reference in any leases, licenses, or other instruments granting a right to use the Controlled Property.

G. Grantor covenants and agrees that it shall, at such time as NYSDEC may require, submit to NYSDEC a written statement by an expert the NYSDEC may find acceptable certifying under penalty of perjury, in such form and manner as the Department may require, that:

(1) the inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under the direction of the individual set forth at 6 NYCRR Part 375-1.8(h)(3).

(2) the institutional controls and/or engineering controls employed at such site:

(i) are in-place;

(ii) are unchanged from the previous certification, or that any identified changes to the controls employed were approved by the NYSDEC and that all controls are in the Department-approved format; and

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

(3) the owner will continue to allow access to such real property to evaluate the continued maintenance of such controls;

(4) nothing has occurred that would constitute a violation or failure to comply with any site management plan for such controls;

(5) the report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

(6) to the best of his/her 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

(7) the information presented is accurate and complete.

3. Right to Enter and Inspect. Grantee, its agents, employees, or other representatives of the State may, upon notice to Grantor, enter and inspect the Controlled Property in a reasonable manner and at reasonable times to assure compliance with the above-stated restrictions.

4. Reserved Grantor's Rights. Grantor reserves for itself, its assigns, representatives, and successors in interest with respect to the Property, all rights as fee owner of the Property, including:

A. Use of the Controlled Property for all purposes not inconsistent with, or limited by the terms of this Environmental Easement;

B. The right to give, sell, assign, or otherwise transfer part or all of the underlying fee interest to the Controlled Property, subject and subordinate to this Environmental Easement;

5. Enforcement

A. This Environmental Easement is enforceable in law or equity in perpetuity by Grantor, Grantee, or any affected local government, as defined in ECL Section 71-3603, against the owner of the Property, any lessees, and any person using the land. Enforcement shall not be defeated because of any subsequent adverse possession, laches, estoppel, or waiver. It is not a defense in any action to enforce this Environmental Easement that: it is not appurtenant to an interest in real property; it is not of a character that has been recognized traditionally at common law; it imposes a negative burden; it imposes affirmative obligations upon the owner of any interest in the burdened property; the benefit does not touch or concern real property; there is no privity of estate or of contract; or it imposes an unreasonable restraint on alienation.

B. If any person violates this Environmental Easement, the Grantee may revoke the Certificate of Completion with respect to the Controlled Property.

C. Grantee shall notify Grantor of a breach or suspected breach of any of the terms of this Environmental Easement. Such notice shall set forth how Grantor can cure such breach or suspected breach and give Grantor a reasonable amount of time from the date of receipt of notice in which to cure. At the expiration of such period of time to cure, or any extensions granted by Grantee, the Grantee shall notify Grantor of any failure to adequately cure the breach or suspected breach, and Grantee may take any other appropriate action reasonably necessary to remedy any breach of this Environmental Easement, including the commencement of any proceedings in accordance with applicable law.

D. The failure of Grantee to enforce any of the terms contained herein shall not be deemed a waiver of any such term nor bar any enforcement rights.

6. Notice. Whenever notice to the Grantee (other than the annual certification) or approval from the Grantee is required, the Party providing such notice or seeking such approval shall identify the Controlled Property by referencing the following information: County, NYSDEC Site Number, NYSDEC Brownfield Cleanup Agreement, State Assistance Contract or Order Number, and the County tax map number or the Liber and Page or computerized system identification number.

Parties shall address correspondence to:

Site Number: C203075
Office of General Counsel
NYSDEC

625 Broadway
Albany, NY 12233-5500

With a copy to:

Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, NY 12233

All notices and correspondence shall be delivered by hand, by registered mail or by Certified mail and return receipt requested. The Parties may provide for other means of receiving and communicating notices and responses to requests for approval.

7. Recordation. Grantor shall record this instrument, within thirty (30) days of execution of this instrument by the Commissioner or her/his authorized representative in the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

8. Amendment. Any amendment to this Environmental Easement may only be executed by the Commissioner of the New York State Department of Environmental Conservation or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

9. Extinguishment. This Environmental Easement may be extinguished only by a release by the Commissioner of the New York State Department of Environmental Conservation, or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

10. Joint Obligation. If there are two or more parties identified as Grantor herein, the obligations imposed by this instrument upon them shall be joint and several.

IN WITNESS WHEREOF, Grantor Fee Owner has caused this instrument to be signed in its name.

Webster Avenue Housing Development Fund Corporation

Box 4

Description of Engineering Controls

<u>Parcel</u>	<u>Engineering Control</u>
3028-3	
Soil cover system	Cover System
3028-55	
Soil cover system	Vapor Mitigation
Sub-slab depressurization system	Cover System

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 complete.

YES NO



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



**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.

Glenn Lynch (EPA) Agent for Webster Avenue HDEC 10/25/2022
Signature of Owner, Remedial Party or Designated Representative Date

IC CERTIFICATIONS
SITE NO. C203075

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 DAVID BEER at 505 EIGHTH AVE, 5TH FLR, NY 10018
print name print business address NEW YORK

am certifying as WEBSTER AVENUE HDFC (Owner or Remedial Party)

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

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

10/20/22
Date

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 Stephen A. Mirabello at 105 Maxess Road , Suite 316, Melville, NY, 11747,
print name print business address

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

Stephen A. Mirabello
Signature of Professional Engineer, for the Owner or
Remedial Party, Rendering Certification

Stamp
(Required for PE)

10/25/22
Date



APPENDIX B ANNUAL SITE INSPECTION FORM

Annual Site-Wide Inspection Form
1960-1982 Webster Avenue, Bronx, New York
NYSDEC Site No. C203075

Item #	Inspection Item	Yes	No	Inspector Comments	Notes
1	Has a change of ownership occurred		X		NYSDEC must be informed 60 days in advance
2	Has there been any change in Site Use?		X		Current Site Use is Restricted Residential. NYSDEC must be informed 60 days in advance per 6 NYCRR Part 375-1.11(d)
3	Are there any plans to construct a new building?		X		Per Section 3.2 of the SMP, the potential for soil vapor intrusion monitoring plan must be evaluated before construction. Notify NYSDEC and prepare vapor intrusion work plan prior to any construction.
4	Have any soil disturbances occurred in the past?		X		Documentation must be provided as required by the Excavation Work Plan.
5	Are any soil disturbances planned at this time?		X		NYSDEC must be informed 15 days in advance
6	Have there been any disturbances to the elements of the cover system (soil cover, asphalt areas, building concrete slab)?		X		
7	Soil Cover - Are there any signs of erosion, settlement, or bare spots?		X		
8	Asphalt Cover - Are there any significant cracks, settlement, or erosion?		X		
9	Concrete cover (including building slab) and pavers - Are there any significant cracks, settlement, or erosion?		X	Minor/not significant cracks in floor	
10	Is ground water underlying the Site being used?		X		Use of Site ground water is prohibited without treatment rendering it safe for its intended use.
11	Are there any signs that the SSDS blower and fans are not being maintained? Any signs of operational problems?		X		
12	Are there any vegetable gardens or farming at the Site?		X		These activities are prohibited.
13	Is there any activity that may tend to interfere with the completed remedy or the continued ability to implement institutional controls?		X		

Annual Site-Wide Inspection Form
1960-1982 Webster Avenue, Bronx, New York
NYSDEC Site No. C203075

Item #	Inspection Item	Yes	No	Inspector Comments	Notes
14	SSD System - Upon visual inspection of entire system, are any components performing inadequately?		X	Magnahelic pressures consistent with start-up. No indications of fans in disrepair. (10/14/22)	
15	SSD System pipes - Are there any holes, cracks, or other physical deficiencies? Are there any blockages in the piping?		X		
16	SSD System - Do the inline fans show signs of abnormal operation?		X		
17	SSD System - Is there an air intake or operable window located within 10 feet of any of the three exhaust points?		X		NYSDOH guidance requires SSD exhaust points to be located at least 10 feet away from an air intake.
18	SSD System - After discussion with building management, have there been any HVAC system modifications that might affect performance of the SSD System?		X	Building generally heated through baseboards and window AC. Central air in ground floor hallways. Apartments typically under negative pressure due to bathroom vents	
19	SSD System - Are there any holes or cracks in the floor?		X	No significant cracks. Vacuum readings normal (10/14/22)	Evaluate need for sealing/repairs in combination with vacuum monitoring readings.

Corrective Measures:


Specify any corrective measures needed (e.g., seal floor cracks, replace top soil, etc.):

No corrective measures at this time.

Photographs:

Attach photos showing status of the cover elements

Name of Inspector: Tony Hou/Brice Lynch

Signature of Inspector: 

Date of Inspection: 9/30/2022 and 10/14/22

Date of Last Inspection: 3/28/2018

Required Date of Next Inspection: 10/13/23

Identify expected inspector for next inspection:

Additional comments or drawings:

APPENDIX C

ANNUAL SITE INSPECTION PHOTOGRAPHIC LOG



PHOTOGRAPHIC LOG

Client Name:
Break Ground

Site Location:
411 East 178th Street (aka 1973 Webster Avenue)

Project No.:
0454768

Photo No.
1

Date:
9/30/2022

Direction Photo Taken:
N/A

Description:
Basement Hallway 1

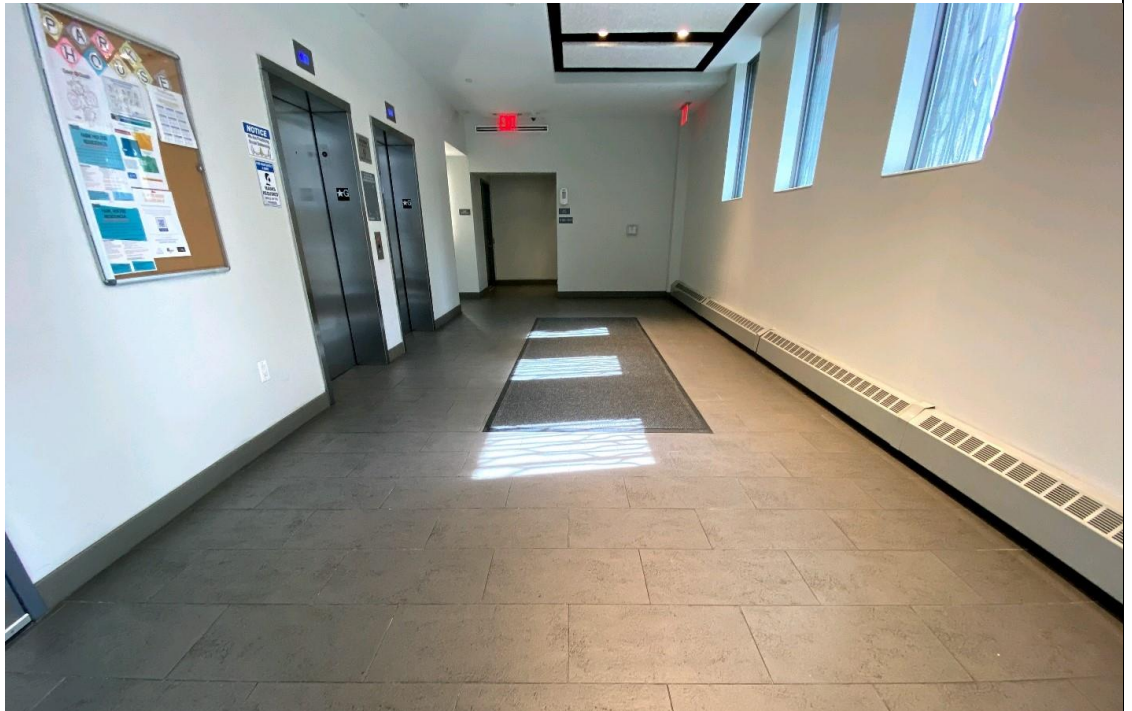


Photo No.
2

Date:
9/30/2022

Direction Photo Taken:
N/A

Description:
Bike Storage 1





PHOTOGRAPHIC LOG

Client Name:
Break Ground

Site Location:
411 Easy 178th Street (aka 1973 Webster Avenue)

Project No.:
0454768

Photo No.
3

Date:
9/30/2022

Direction Photo Taken:
N/A

Description:
Boiler Room 1

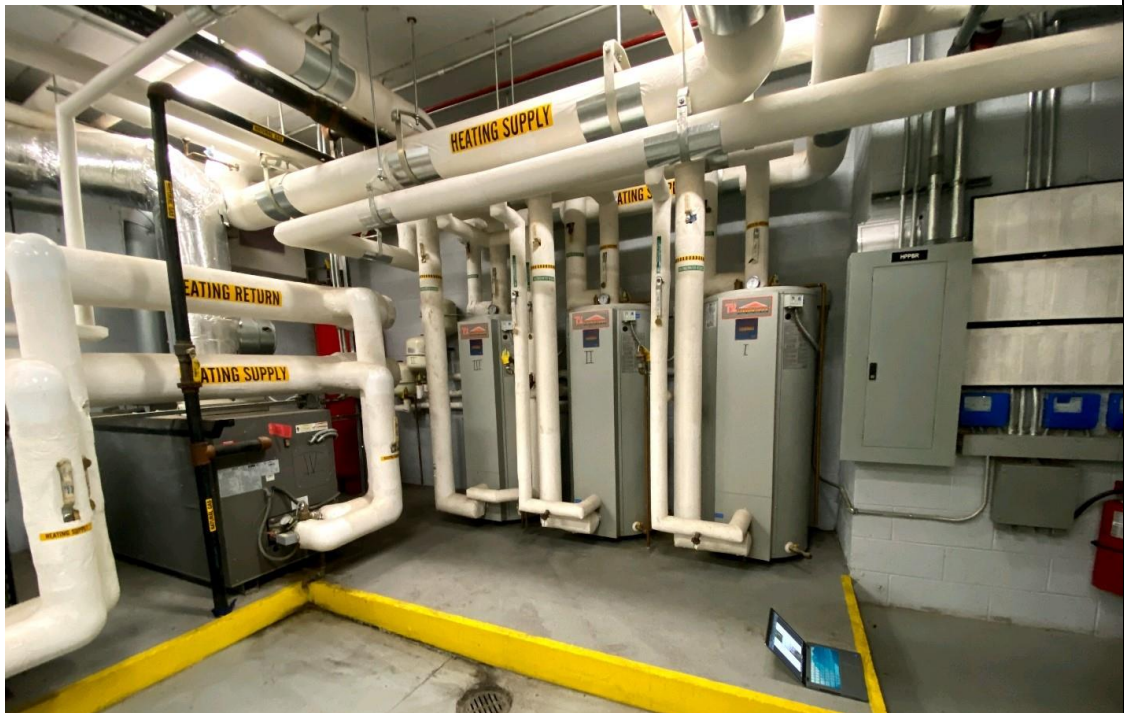


Photo No.
4

Date:
9/30/2022

Direction Photo Taken:
N/A

Description:
Boiler Room 2





PHOTOGRAPHIC LOG

Client Name:
Break Ground

Site Location:
411 Easy 178th Street (aka 1973 Webster Avenue)

Project No.:
0454768

Photo No.
5

Date:
9/30/2022

Direction Photo Taken:
N/A

Description:
Electric Room 1

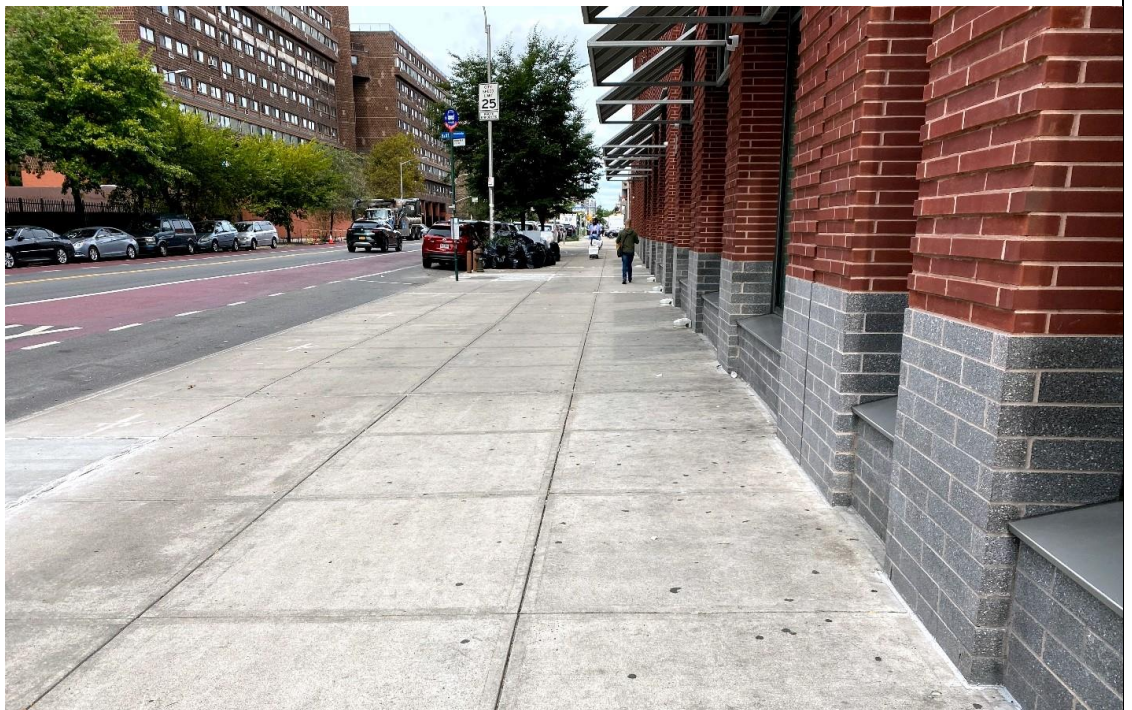


Photo No.
6

Date:
9/30/2022

Direction Photo Taken:
N/A

Description:
Front Sidewalk 1





PHOTOGRAPHIC LOG

Client Name:
Break Ground

Site Location:
411 Easy 178th Street (aka 1973 Webster Avenue)

Project No.:
0454768

Photo No.
7

Date:
9/30/2022

Direction Photo Taken:
N/A

Description:
Gas Meter Room 1

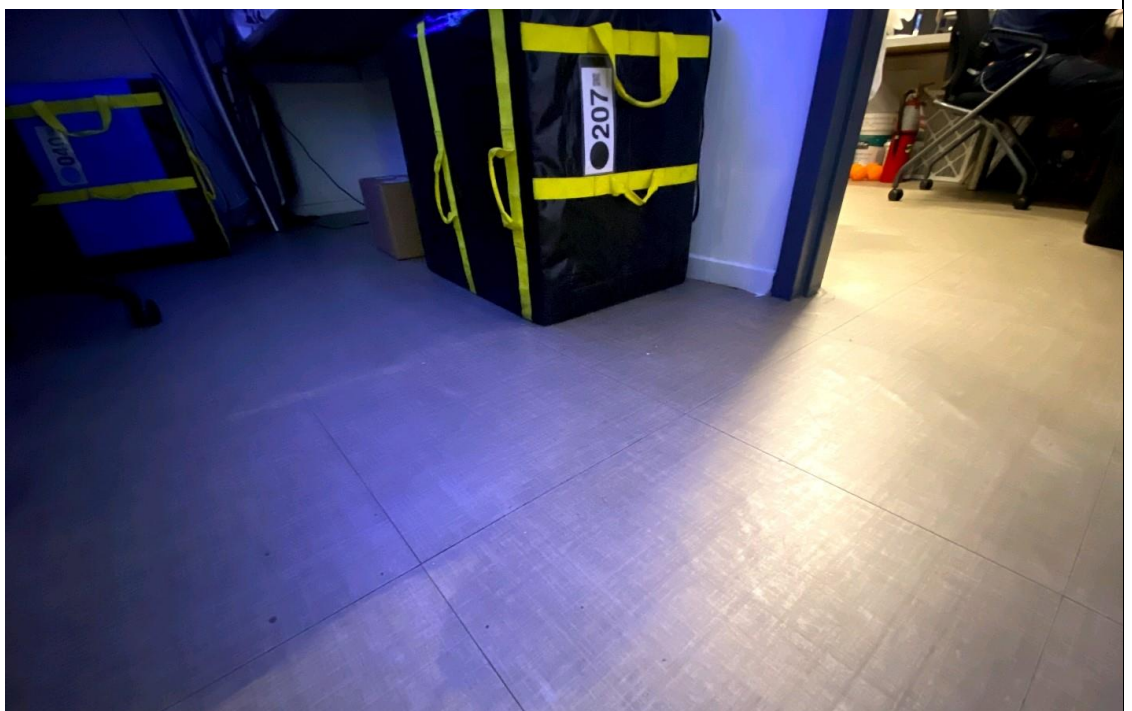


Photo No.
8

Date:
9/30/2022

Direction Photo Taken:
N/A

Description:
IT Room 1





PHOTOGRAPHIC LOG

Client Name:
Break Ground

Site Location:
411 Easy 178th Street (aka 1973 Webster Avenue)

Project No.:
0454768

Photo No.
9

Date:
9/30/2022

Direction Photo Taken:
N/A

Description:
Laundry 1



Photo No.
10

Date:
9/30/2022

Direction Photo Taken:

Description:
Mail Room 1





PHOTOGRAPHIC LOG

Client Name:
Break Ground

Site Location:
411 Easy 178th Street (aka 1973 Webster Avenue)

Project No.:
0454768

Photo No.
11

Date:
9/30/2022

Direction Photo Taken:
N/A

Description:
Parking Lot 1



Photo No.
12

Date:
9/30/2022

Direction Photo Taken:
N/A

Description:
Parking Lot 2





PHOTOGRAPHIC LOG

Client Name: Break Ground	Site Location: 411 Easy 178 th Street (aka 1973 Webster Avenue)	Project No.: 0454768
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Photo No. 13	Date: 9/30/2022	 A photograph showing a vertical crack in a light-colored concrete floor. A yellow metal curb is visible at the top of the frame, and a circular floor drain is at the bottom.
Direction Photo Taken: N/A		
Description: Small Crack in Boiler Room 1		

Photo No. 14	Date: 9/30/2022	
Direction Photo Taken: N/A		
Description: Small Crack in Boiler Room 2		



PHOTOGRAPHIC LOG

Client Name:
Break Ground

Site Location:
411 Easy 178th Street (aka 1973 Webster Avenue)

Project No.:
0454768

Photo No.
15

Date:
9/30/2022

Direction Photo Taken:
N/A

Description:
SSDS Voltage

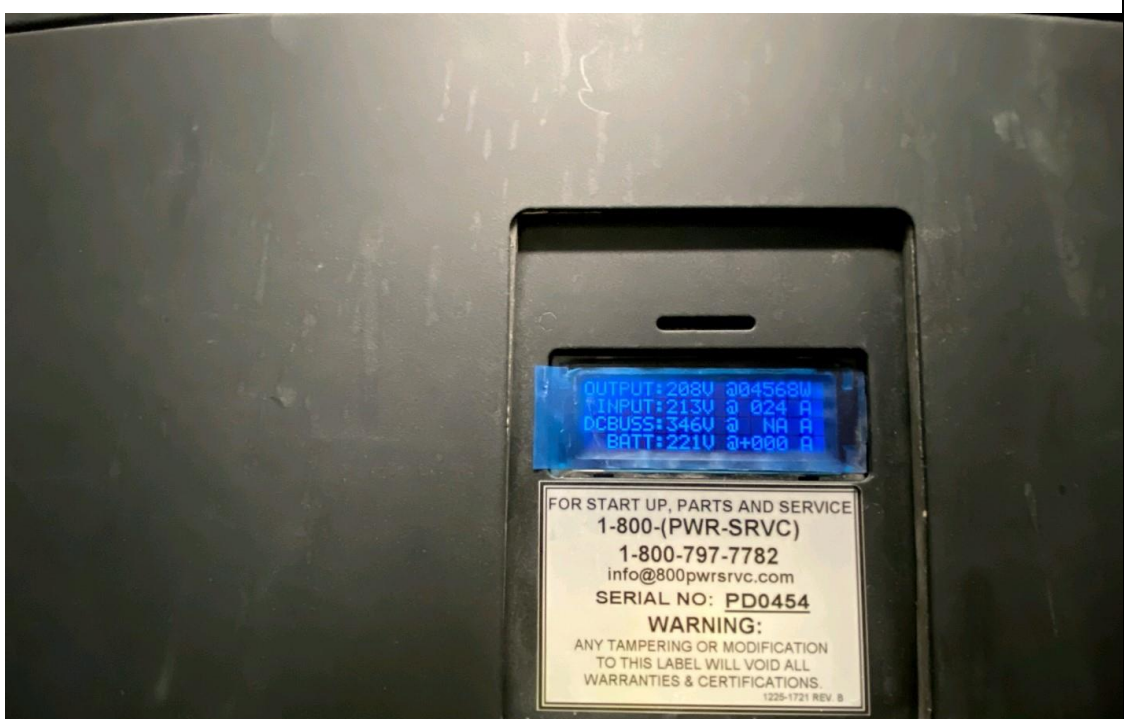
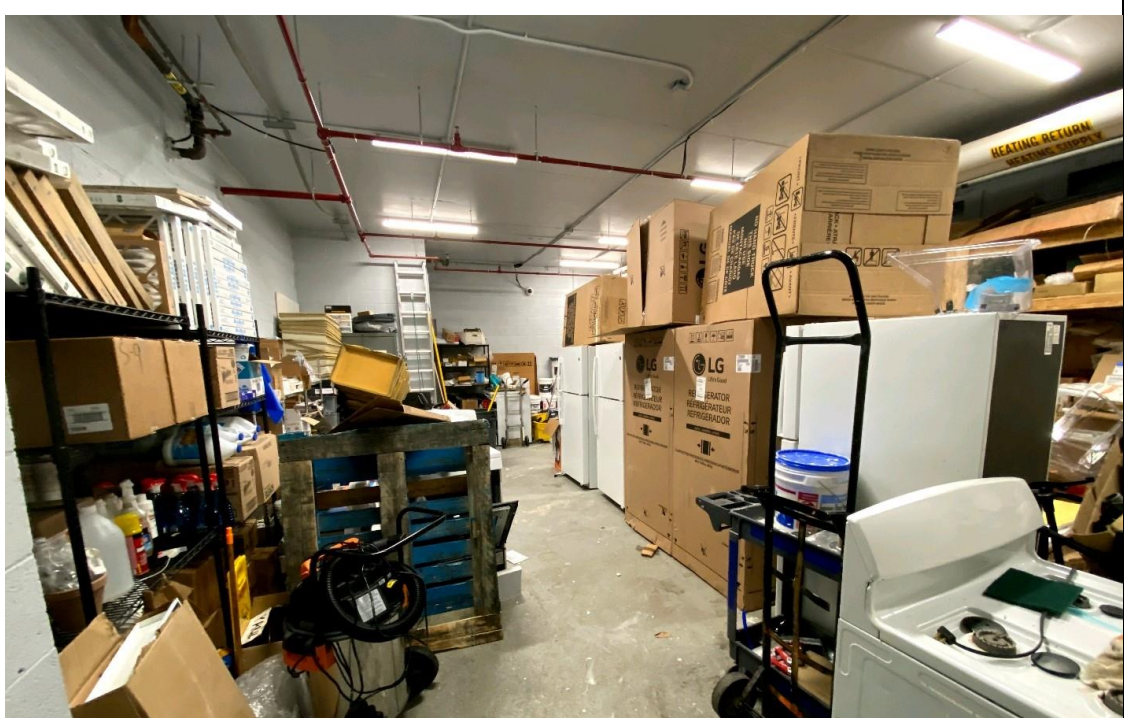


Photo No.
16

Date:
9/30/2022

Direction Photo Taken:
N/A

Description:
Storage Room 1





PHOTOGRAPHIC LOG

Client Name:
Break Ground

Site Location:
411 Easy 178th Street (aka 1973 Webster Avenue)

Project No.:
0454768

Photo No.
17

Date:
9/30/2022

Direction Photo Taken:
N/A

Description:
Water Sprinkler Room 1

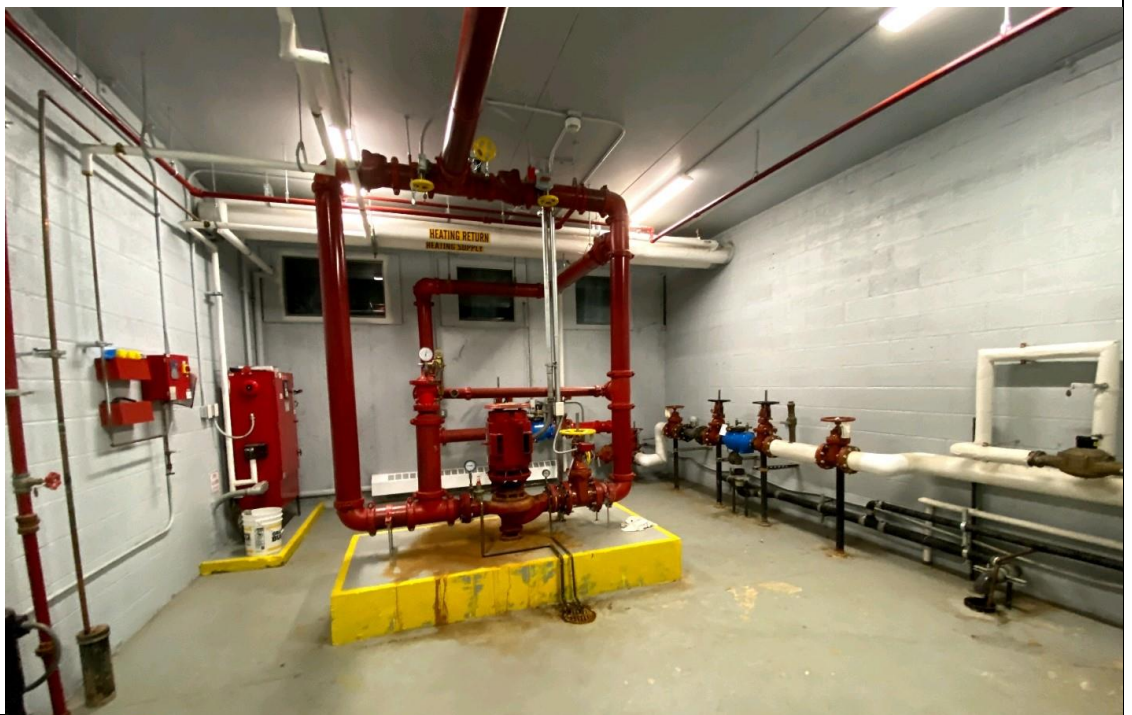
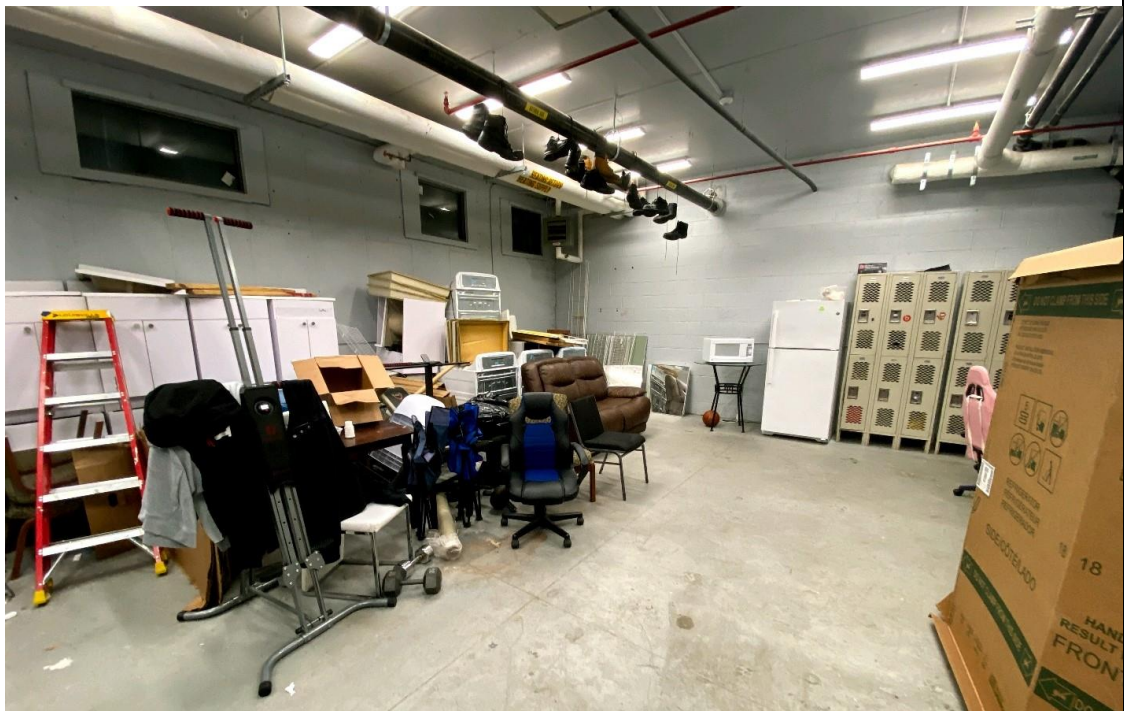


Photo No.
18

Date:
9/30/2022

Direction Photo Taken:
N/A

Description:
Work Room 1





PHOTOGRAPHIC LOG

Client Name:
Break Ground

Site Location:
411 Easy 178th Street (aka 1973 Webster Avenue)

Project No.:
0454768

Photo No.
19

Date:
10/14/2022

Direction Photo Taken:
N/A

Description:
Vapor Stack - SP-01



Photo No.
20

Date:
10/14/2022

Direction Photo Taken:
N/A

Description:
Vapor Stack -
SP-02/SP-04



APPENDIX D SITE OPERATING LOGS

Operations Log for SSDS

1960-1982 Webster Avenue, Bronx, New York

NYSDEC Site No. C203075

Personnel: Brice Lynch
Company/Position: ERM Senior Geologist

Date/time: 10/14/2022 10:00

Previous inspection: 3/28/2018

	<u>Location</u>	<u>Parameter</u>	<u>Unit</u>	<u>Response</u>
In-line fan	SP-01	Fan running	Yes or No	<u>Yes</u>
In-line fan	SP-02/SP-03	Fan running	Yes or No	<u>Yes</u>
In-line fan	SP-04	Fan running	Yes or No	<u>Yes</u>
Sampling port	SP-01	Applied vacuum - typically 2.2" w.c.	inches w.c.	<u>-2.48</u>
Sampling port	SP-02/SP-03	Applied vacuum - typically 1.9" w.c.	inches w.c.	<u>-1.92</u>
Sampling port	SP-04	Applied vacuum - typically 1.6" w.c.	inches w.c.	<u>-1.44</u>
Sampling port	SP-01	Flow rate - typically	cfm	<u>162.78</u>
Sampling port	SP-02/SP-03	Flow rate - typically	cfm	<u>143.66</u>
Sampling port	SP-04	Flow rate - typically	cfm	<u>124.02</u>
Piping		Are there any holes, cracks, or other physical deficiencies? Are there any blockages in the piping?	Yes or No	<u>(D)</u>

cfm = cubic feet per minute; inches w.c. = inches of water column

$$\text{Velocity (CFM)} = \sqrt{\text{IN. WC.} \times 4005 \times \frac{\text{Effective Area}}{1000}}$$

Material changes in vacuum readings or flow rates?

None

Material changes in SSDS operations?

None

Action items:

Train on-site superintendent w/ record keeping

All action items from previous inspection completed? (re-write item if unresolved)

No, train on-site superintendent w/ record keeping

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Hong Kong	South Korea
India	Spain
Indonesia	Switzerland
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