

Project Name: VillaBXV Condominium

Project Number: C360081

Site Management Reporting Period: 2023-2025

Inspection Dates: 4/22/2023, 4/18/2024, and 4/4/2025

Inspector and Certifier: Christopher Connolly

Report Submittal Date: April 21, 2025

Report Preparer: Impact Environmental Closures

Site Management Plan – 2023-2025 Periodic Review Report

VillasBXV Condominiums hereby submits a Site Management Plan Periodic Review Report for the property located at 5-27 Kensington Road in Bronxville section of Westchester County, New York for the reporting period, 2023 to 2025, pursuant to the Site Management Plan (SMP) that is included in the NYSDEC approved Final Engineering Report (FER), dated December 2016. The Site is identified as Block 5 and Lot 1, 6, and 16 on the Village of Bronxville Tax Map.

1.0 ENGINEERING CONTROLS

Engineering Controls were employed in the Remedial Action to assure permanent protection of public health by eliminating human exposure to residual materials remaining at the site. The Site has one (1) Engineering Control System. Engineering Controls for this property are:

Composite Cover System

Exposure to remaining contaminated soil/fill at the Site is prevented by both a concrete building slab and a soil cover system placed over applicable areas of the Site. The entire footprint of the Building (which encompasses approximately 85% of the parcel) incorporates a two-tiered cover system consisting of the following: slab on grade areas are 5" thick fiber and rebar reinforced concrete, underlain by 2" of sand fill, 10-millimeter polyethylene liner, a ½" of fine graded granular material and a minimum of 6" of gravel at the base. In areas beneath the building where contaminated soils remain, a demarcation layer, constructed of either orange mesh fencing or similar, was installed. Furthermore, a waterproofing membrane was installed on the exterior of the sub-grade parking garage walls, followed by clean fill material backfill consisting of crushed bedrock from the Site and imported soil from Dobbs Ferry Construction Site. In the approximately 15% of the Site that is not encompassed by the structure, and where contaminated soils remain,

a 2-foot thick, clean fill cap was put in place. Soil imported for backfilling these areas was analyzed and approved by the NYSDEC for use.

2.0 INSTITUTIONAL CONTROLS

A series of Institutional Controls are required under the Remedial Action to assure permanent protection of public health by eliminating human exposure to residual materials remaining at the site. The Institutional Controls for the Remedial Action are:

Environmental Easement

The Site remedy required that an environmental easement be placed on the property to (1) implement, maintain and monitor the Engineering Controls; (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 residential uses only.

The environmental easement for the Site was executed by the NYSDEC on October 10, 2016 and filed with the Westchester County Clerk on November 23, 2016. The County Recording Identifier number for this filing is #563193632.

3.0 INSPECTION NARRATIVE

The site inspections were performed by Thomas Stone (2023), Akex Keenan (2024), and Christopher Connolly (2025), under the guidance of Xin Yuan (PE). The date of the inspections were April 22, 2023, April 18, 2024, and April 4, 2025. See Attachment for Inspection Forms and Photographic Logs.

- The entire composite cover system within the footprint of the Site building, was visually inspected for signs of damage, fissures, cracks, settlement, imperfections, alterations, or changes to the concrete or basement walls that may reduce the effectiveness of the system, by allowing exposure to the underlying and surrounding soils;
 - The foundation slab presented with minor surficial hairline cracks likely caused by regular vehicle traffic, but not found to be affecting the integrity of the slab.
 - There were no visible cracks, fissures, or damage along the foundation walls that would undermine the integrity of the structure.

- No alterations or changes to the composite cover or basement walls were observed.
- The exterior portions of the property not covered with the composite cover system, that are covered with a 2-foot landscaped cap, and under which contaminated soils remain as described in the aforementioned Westchester County Environmental Easement, were inspected to ensure no ground disturbance, settling, deterioration, excavation, or alterations of these areas has occurred;
 - The clean fill cap within the landscaped areas of the building has not been altered since the construction process.
- The Periodic Review of the engineering controls has concluded that no deficiencies exist requiring action at this time, and the ECs continue to be protective of human health;
- Please refer to Attachment A for photo documentation of the onsite Engineering Inspection.

4.0 STATUS of ENGINEERING AND INSTITUTIONAL CONTROLS

- Are the Engineering Controls and Institutional Controls employed at the Site continuing to perform as designed and continuing to be protective of human health and the environment?

Response: YES

- Has anything occurred that impairs the ability of the Engineering Controls or Institutional Controls to protect public health and the environment?

Response: NO

- Are any changes needed to the remedial systems or controls?

Response: NO

- Has compliance with this SMP been maintained during this reporting period?

Response: YES

- Are site records complete and up to date?

Response: NA

5.0 DEVIATIONS in PERFORMANCE of ENGINEERING and INSTITUTIONAL CONTROLS

No deviations from the expected performance of the EC or ICs were observed during the inspection.

6.0 NEXT INSPECTION

The next Site Management Inspections will be performed in 2026, 2027, and 2028, and the Site Inspection and Certification Letter Report will be submitted by May 30, 2028.

7.0 CERTIFICATION

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

- *The inspection of the Site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under my direction;*
- *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 the Department;*
- *Nothing has occurred that would impair the ability of the control to protect the public health and environment;*
- *Nothing has occurred that would constitute a violation or failure to comply with any Site management plan for this control;*
- *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;*
- *If a financial assurance mechanism is required under the oversight document for the Site, the mechanism remains valid and sufficient for the intended purpose under the document;*
- *Use of the Site is compliant with the environmental easement;*
- *The engineering control systems are performing as designed and are effective;*
- *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 in this report is accurate and complete.*

I certify that all information and statements in this certification form 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, Xin Yuan, P.E, of Impact Environmental., 170 Keyland Court, Bohemia, NY 11777, am certifying as Owner's Designated Site Representative (and if the Site consists of multiple properties) for the Site."

"For each institutional control identified for the Site, I certify that all of the following statements are true:

- The institutional control employed at this Site is unchanged from the date the control was put in place, or last approved by the Department;*
- Nothing has occurred that would impair the ability of the control to protect the public health and environment;*
- Nothing has occurred that would constitute a violation or failure to comply with any Site management plan for this control;*
- 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;*
- If a financial assurance mechanism is required under the oversight document for the Site, the mechanism remains valid and sufficient for the intended purpose under the document;*
- Use of the Site is compliant with the environmental easement.*
- The information presented in this report is accurate and complete.*

I certify that all information and statements in this certification form 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, Xin Yuan, P.E, of Impact Environmental., 170 Keyland Court, Bohemia, NY 11777, am certifying as Owner's Designated Site Representative (and if the Site consists of multiple properties) for the Site."

- No new information has come to my attention, including groundwater monitoring data from wells located at the Site boundary, if any, to indicate that the assumptions*

made in the qualitative exposure assessment of off-Site contamination are no longer valid; and

- *The assumptions made in the qualitative exposure assessment remain valid.*

PE Name Xin Yuan

PE Signature/Stamp



Date April 21, 2025

Attached: Site Inspection Form and Photographic Log

Attachments

Project Name: ***VillaBXV Condominium***

Project Number: ***C360081***

Site Management Reporting Period: ***2023-2025***

ENGINEERING CONTROLS ANNUAL INSPECTION REPORT - 2023

Prepared By: Thomas Stone

WEATHER	Snow		Rain		Overcast		Partly Cloudy	X	Bright Sun	
TEMP.	< 32		32-50		50-70	X	70-85		>85	

NYSDEC #	C360081			Date:	04/21/2023
Project Name:	5-27 Kensington Road, Bronxville, New York				

Environmental Consultant:

Impact Environmental Closures, Inc. (IEC)
Xin Yuan, P.E.
New York Professional Engineer License No. # 096444

Property Manager:

Bill Bocchino
Barhite and Holzinger Inc.

Inspection Narrative:

Pursuant to the Site Management Plan (SMP) that is included in the OER approved Remedial Action Report (RAR), dated March 22, 2016, Impact Environmental Closures, Inc. (Impact) conducted an inspection of the employed Engineering Controls (EC) installed to ensure permanent protection of public health from residual materials remaining on site on April 21, 2023. This site has one (1) Engineering Control System:

- Composite Cover System:
 - The Composite Cover System consists of the building foundation slab, walls, and clean fill cap. Basement slab and foundation walls were inspected for any cracks, fissures, or damaged that could compromise its integrity. The clean fill cap was inspected within the landscaped courtyard areas surrounding the building for any evidence of damage or integrity issues.
 - The foundation slab presented with minor surficial hairline cracks likely caused by vehicle traffic, but not found to be affecting the integrity of the slab.
 - There were no visible cracks, fissures, or damage along the foundation walls that would undermine the integrity of the structure.
 - The clean fill cap on the landscaped areas of the property has not been altered since the construction process.
 - The Composite Cover System has not been breached or damaged and does not require any special operation or activities at this time.

An Inspection Photo Log has been attached illustrating the condition of the Engineering Control deployed at Villa BXV.

Photo Log

Photo 1 –

Photo showing the landscaped area along Kensington Road near the main building entrance.



Photo 2 –

View facing south along Kensington Road of the landscaped areas along the front of the building.



Photo 3 –

View facing north along east side of the Property adjoining the railway tracks



Photo 4 –

View of main communal courtyard area showing no signs of alterations or damage.



Photo 5 –

Photo of the main basement parking lot area showing no signs of alteration or damage

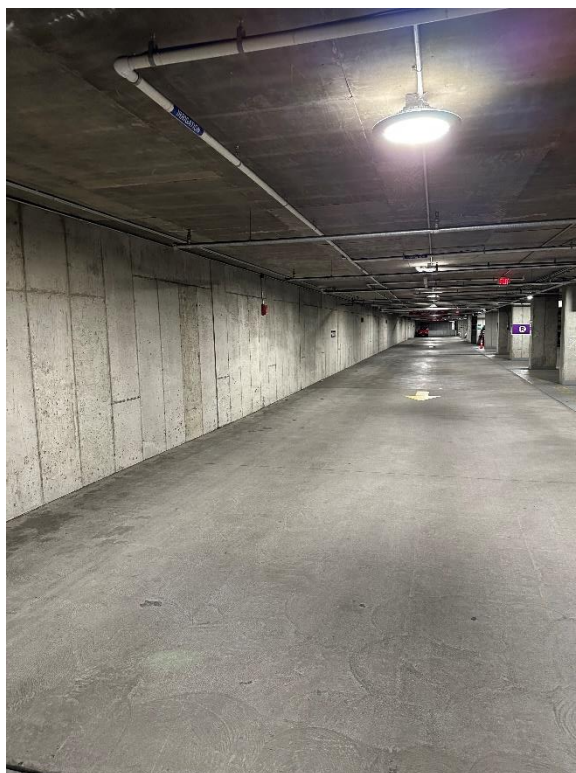


Photo 6 –

Photo of the basement walls in the parking lot showing no signs of damage

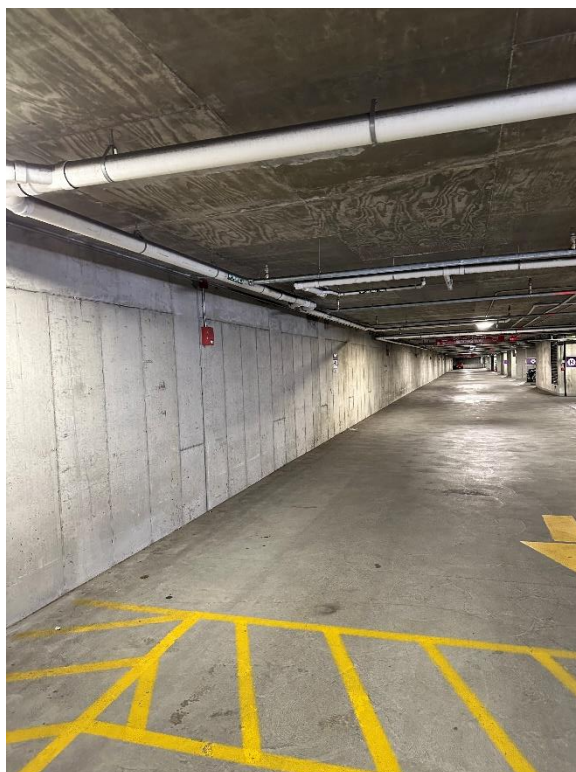


Photo 7 –

Photo showing the additional view of the parking lot floors showing no signs of significant damage.

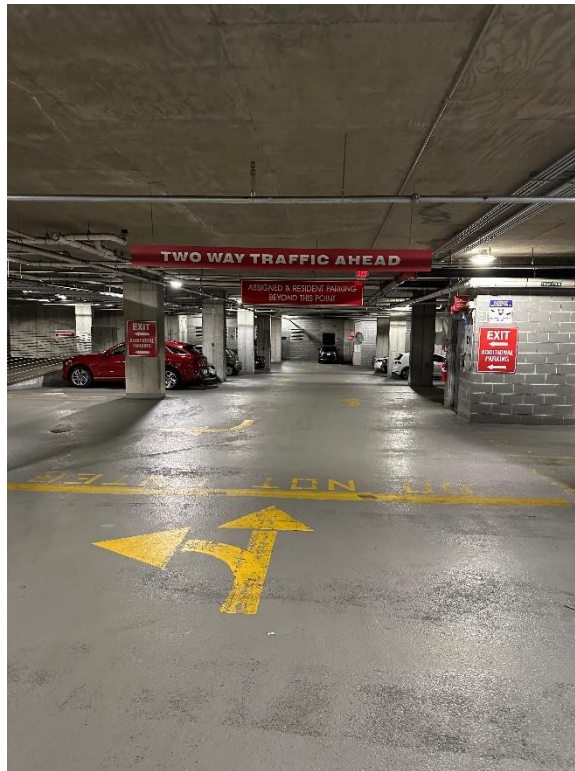


Photo 8 –

Photo within residential parking area showing cracks in the concrete slab. Cracks are all surficial with no evidence of undermining the structural integrity of the slab.

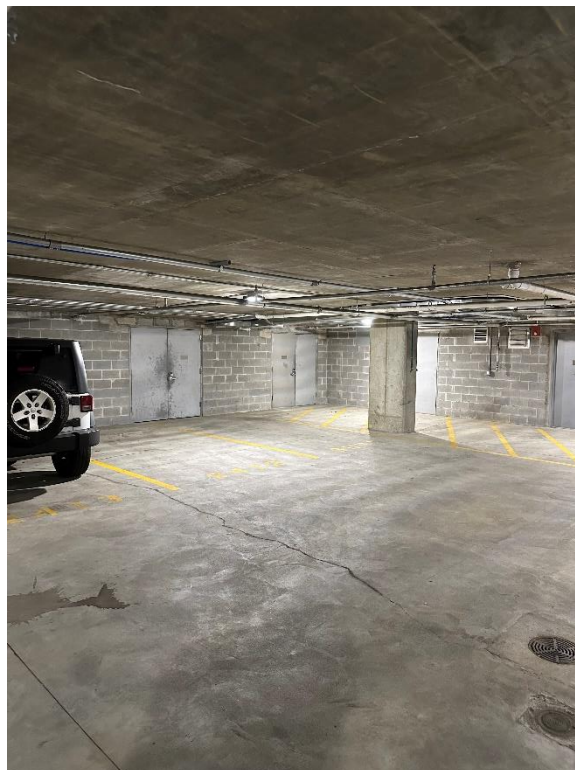


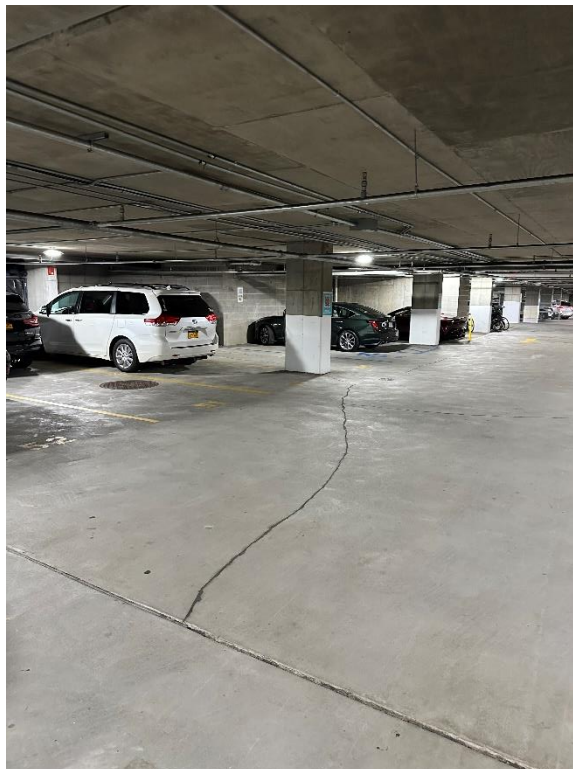
Photo 9 –

Photo showing typical terrace on ground floor showing no alterations or damage.



Photo 10 –

Photo showing the overall view of the residential parking area with surficial cracks.



ENGINEERING CONTROLS ANNUAL INSPECTION REPORT - 2024

Prepared By: Alex Keenan

WEATHER	Snow		Rain		Overcast	X	Partly Cloudy		Bright Sun	
TEMP.	< 32		32-50	X	50-70		70-85		>85	

NYSDEC #	C360081			Date:	04/18/2024
Project Name:	5-27 Kensington Road, Bronxville, New York				

Environmental Consultant:

Impact Environmental Closures, Inc. (IEC)
Xin Yuan, P.E.
New York Professional Engineer License No. # 096444

Property Manager:

Bill Bocchino
Barhite and Holzinger Inc.

Inspection Narrative:

Pursuant to the Site Management Plan (SMP) that is included in the OER approved Remedial Action Report (RAR), dated March 22, 2016, Impact Environmental Closures, Inc. (Impact) conducted an inspection of the employed Engineering Controls (EC) installed to ensure permanent protection of public health from residual materials remaining on site on April 18, 2024. This site has one (1) Engineering Control System:

- **Composite Cover System:**

- The Composite Cover System consists of the building foundation slab, walls, and clean fill cap. Basement slab and foundation walls were inspected for any cracks, fissures, or damaged that could compromise its integrity. The clean fill cap was inspected within the landscaped courtyard areas surrounding the building for any evidence of damage or integrity issues.
- The foundation slab presented with minor surficial hairline cracks likely caused by vehicle traffic, and proximity to the Bronxville Train Station, but not found to be affecting the integrity of the slab.
- There were no visible cracks, fissures, or damage along the foundation walls that would undermine the integrity of the structure.
- The clean fill cap on the landscaped areas of the property has not been altered since the construction process.
- The Composite Cover System has not been breached or damaged and does not require any special operation or activities at this time.

An Inspection Photo Log has been attached illustrating the condition of the Engineering Control deployed at Villa BXV.

Photo Log

Photo 1 –

Photo showing the landscaped area along Kensington Road near the main building entrance.



Photo 2 –

View facing north along Kensington Road of the landscaped areas along the front of the building.



Photo 3 –

View of main communal courtyard area showing no signs of alterations or damage.



Photo 4 –

Photo of the main basement parking lot area showing no signs of alteration or damage

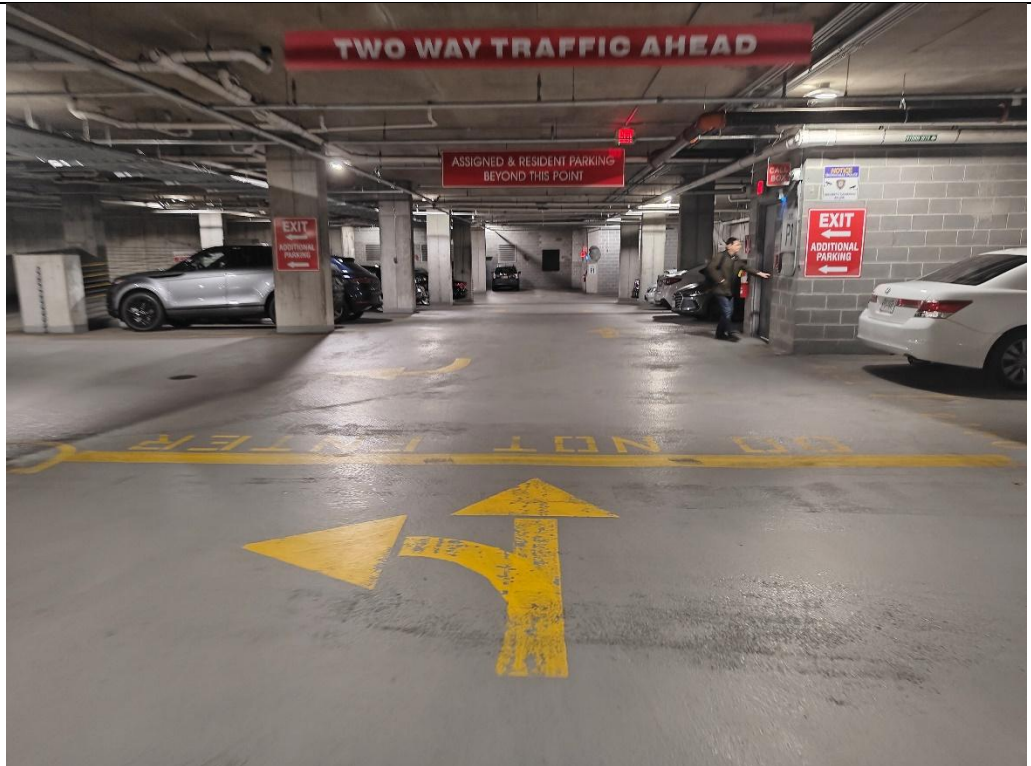


Photo 5 –

Photo of the basement walls in the parking lot showing no signs of damage

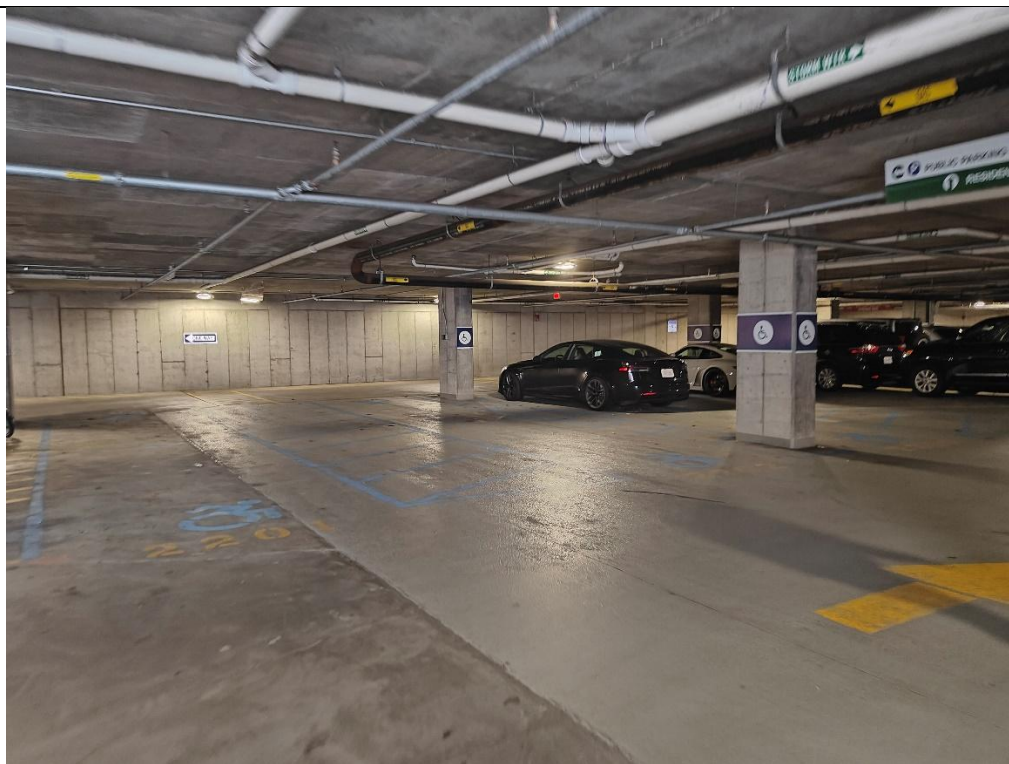


Photo 6 –

Photo showing the additional view of the parking lot floors repaired cracks.



Photo 7 –

Photo within residential parking area showing cracks in the concrete slab. Cracks are all surficial with no evidence of undermining the structural integrity of the slab.

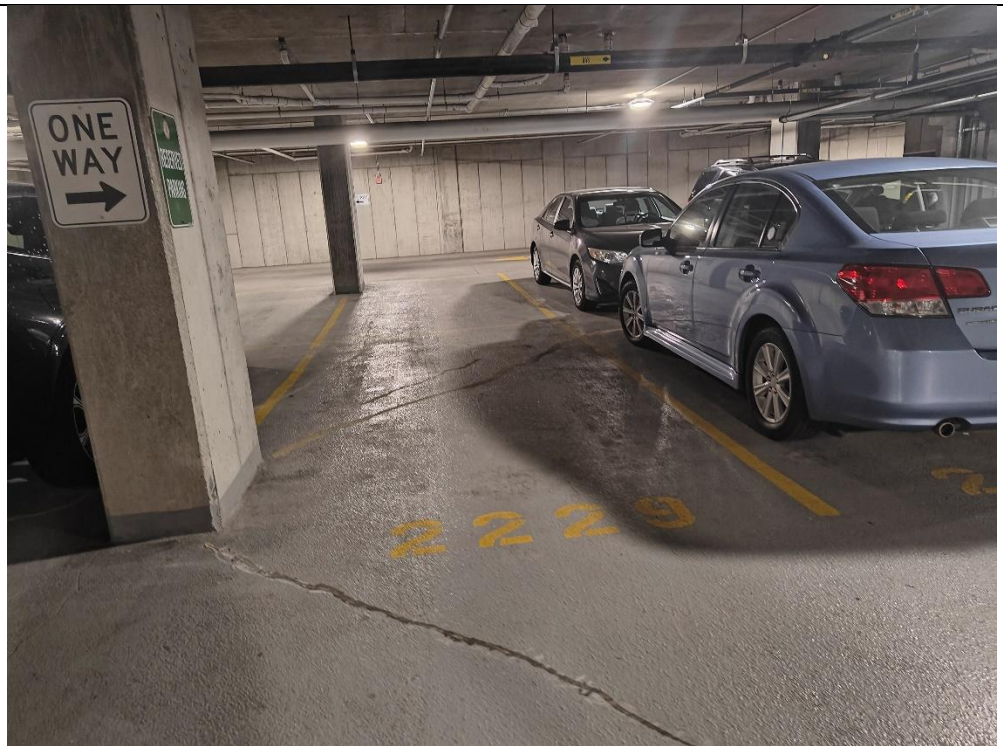


Photo 8 –

Photo showing typical terrace on ground floor showing no alterations or damage.

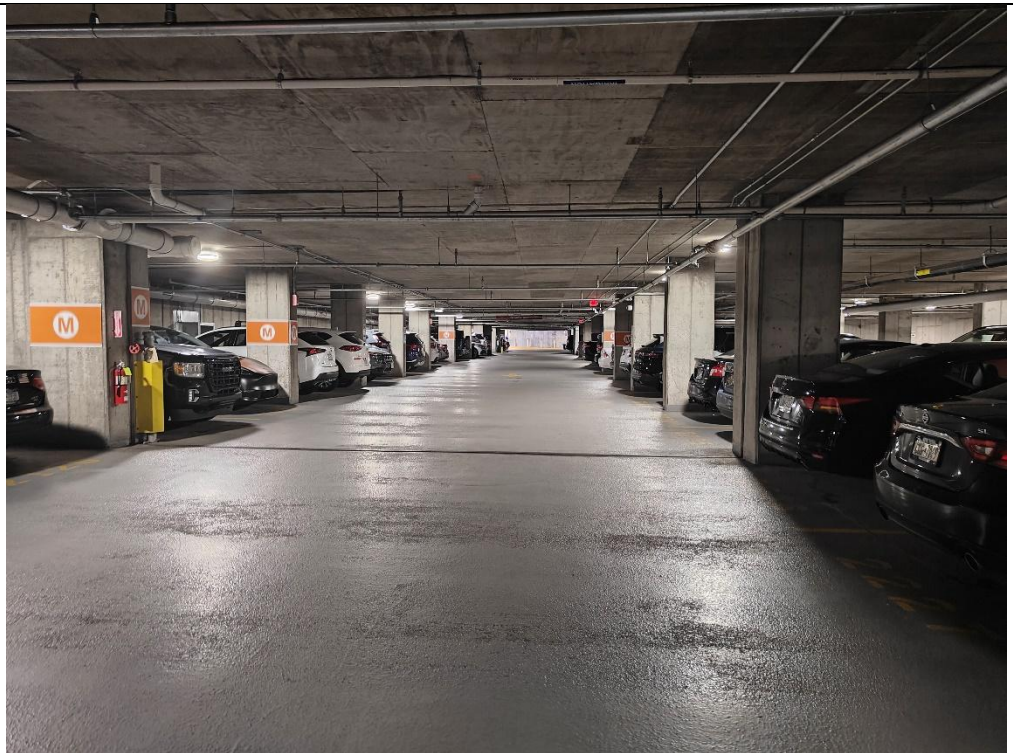


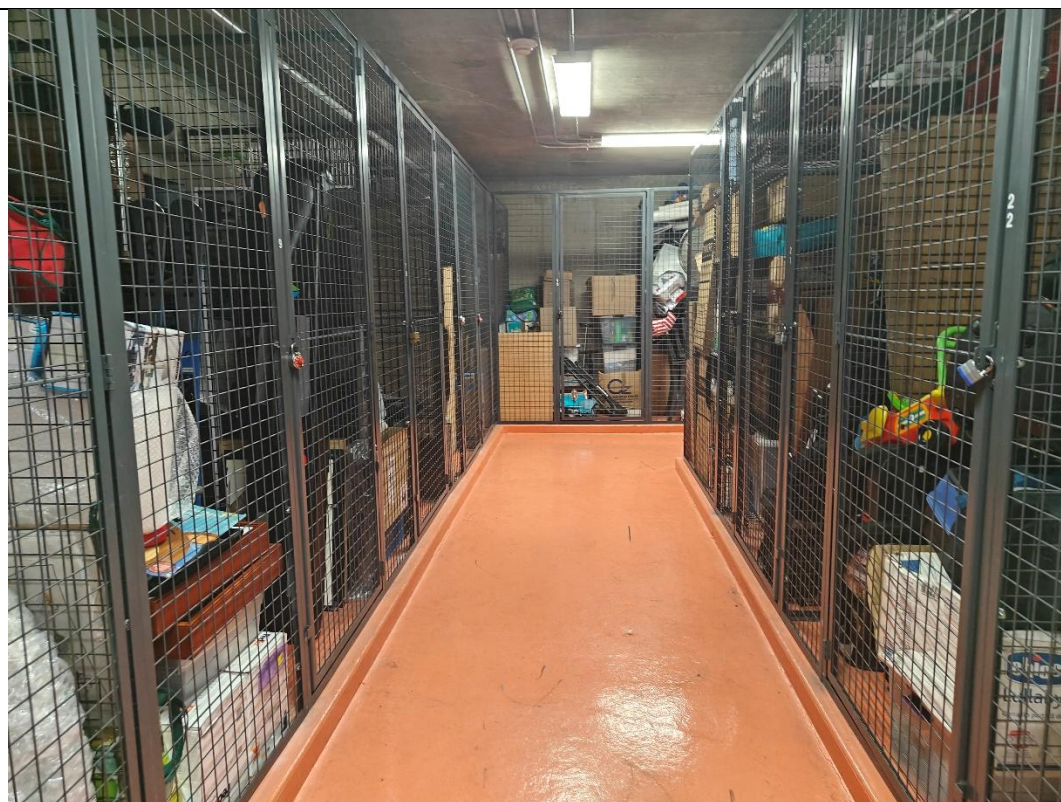
Photo 9 –

Photo showing the overall view of the residential parking area with surficial cracks.



Photo 10 –

Photo showing typical tenant storage area located in the parking garage.



ENGINEERING CONTROLS ANNUAL INSPECTION REPORT - 2025

Prepared By: Christopher Connolly

WEATHER	Snow		Rain		Overcast	X	Partly Cloudy		Bright Sun	
TEMP.	< 32		32-50	X	50-70		70-85		>85	

NYSDEC #	C360081			Date:	04/4/2025
Project Name:	5-27 Kensington Road, Bronxville, New York				

Environmental Consultant:

Impact Environmental Closures, Inc. (IEC)
Xin Yuan, P.E.
New York Professional Engineer License No. # 096444

Property Manager:

Bill Bocchino
Barhite and Holzinger Inc.

Inspection Narrative:

Pursuant to the Site Management Plan (SMP) that is included in the OER approved Remedial Action Report (RAR), dated March 22, 2016, Impact Environmental Closures, Inc. (Impact) conducted an inspection of the employed Engineering Controls (EC) installed to ensure permanent protection of public health from residual materials remaining on site on April 4, 2025. This site has one (1) Engineering Control System:

- Composite Cover System:

- The Composite Cover System consists of the building foundation slab, walls, and clean fill cap. Basement slab and foundation walls were inspected for any cracks, fissures, or damaged that could compromise its integrity. The clean fill cap was inspected within the landscaped courtyard areas surrounding the building for any evidence of damage or integrity issues.
- The foundation slab presented with minor surficial hairline cracks likely caused by vehicle traffic, and proximity to the Bronxville Train Station, but not found to be affecting the integrity of the slab.
- There were no visible cracks, fissures, or damage along the foundation walls that would undermine the integrity of the structure.
- The clean fill cap on the landscaped areas of the property has not been altered since the construction process.
- The Composite Cover System has not been breached or damaged and does not require any special operation or activities at this time.

An Inspection Photo Log has been attached illustrating the condition of the Engineering Control deployed at Villa BXV.

Photo Log

Photo 1 –

Photo showing the landscaped area along Kensington Road near the main building entrance.



Photo 2 –

View facing north along Kensington Road of the landscaped areas along the front of the building.

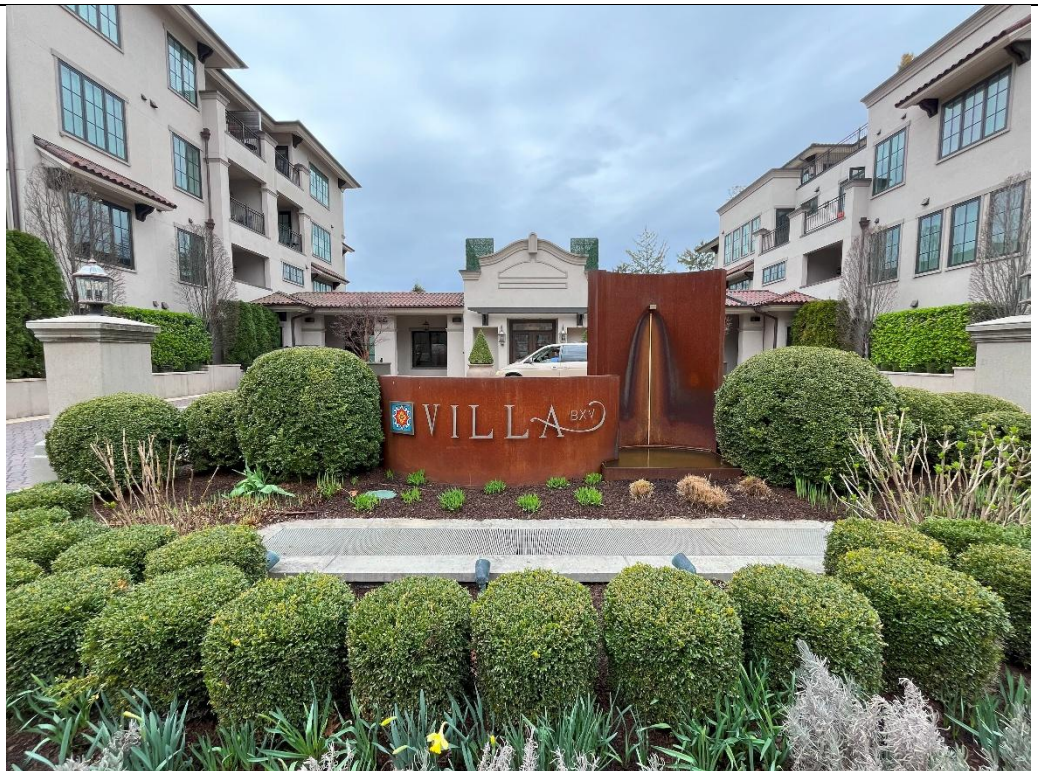


Photo 3 –

View of main building entrance



Photo 4 –

Photo of the main basement parking lot area showing no signs of alteration or damage

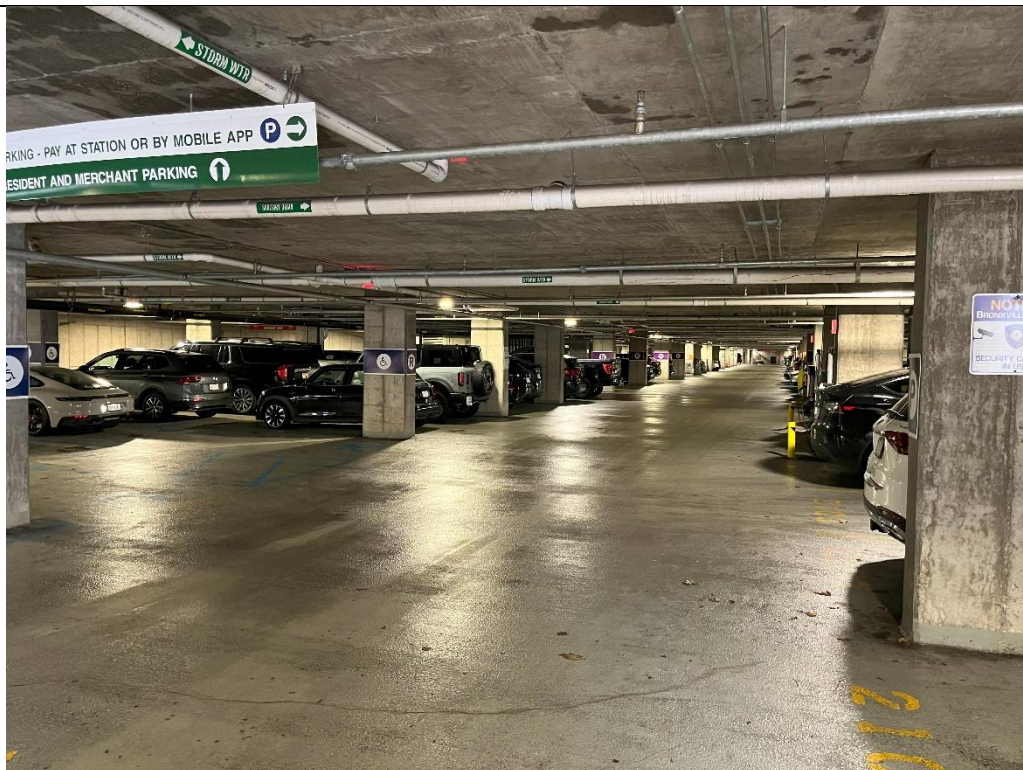


Photo 5 –

Photo of the basement walls in the parking lot showing no signs of damage

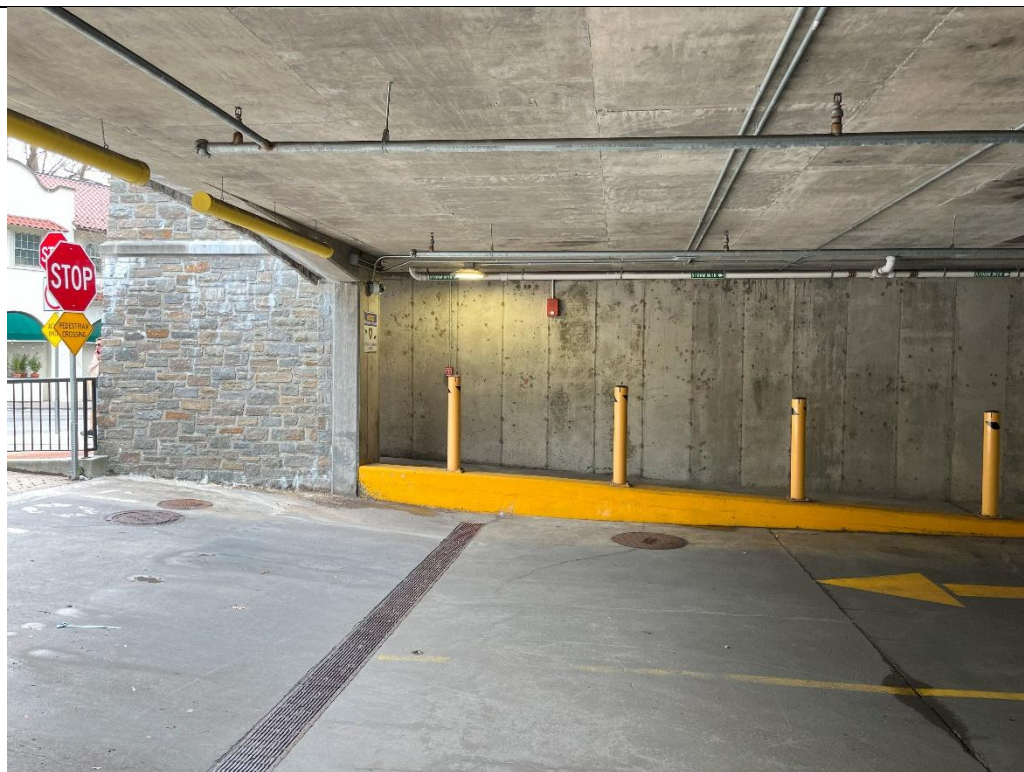


Photo 6 –

Photo showing the additional view of the parking lot floors repaired cracks.



Photo 7 –

Photo within residential parking area showing cracks in the concrete slab. Cracks are all surficial with no evidence of undermining the structural integrity of the slab.



Photo 8 –

Photo showing southern pedestrian entrance to the parking lot.

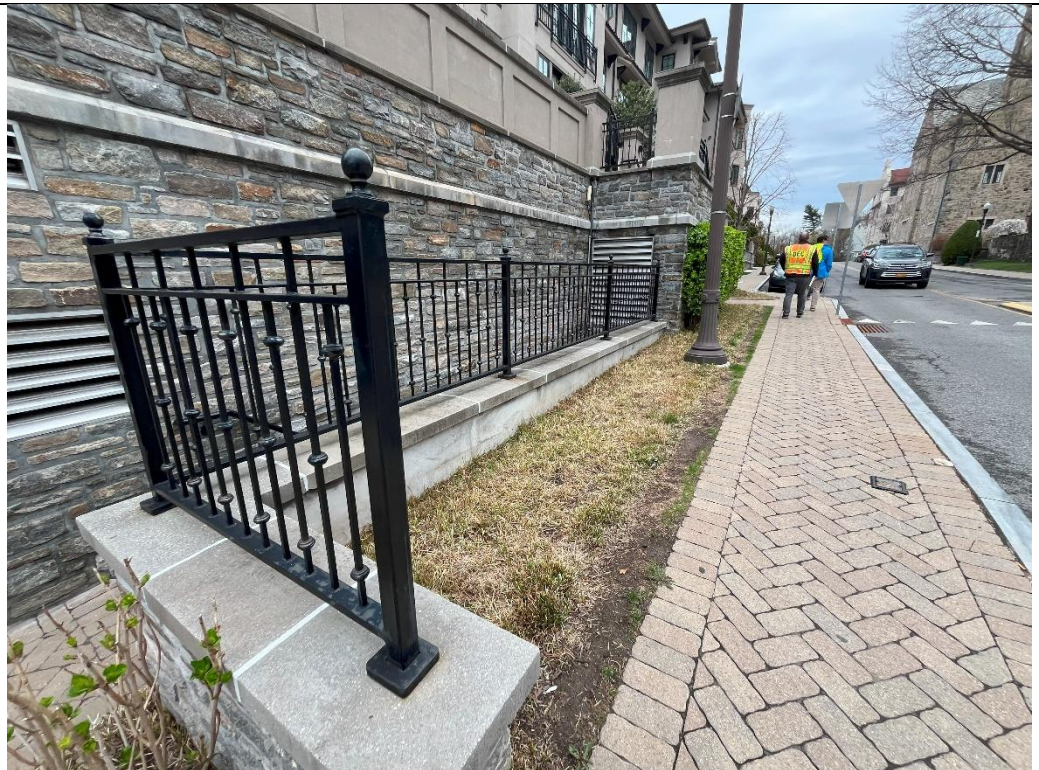


Photo 9 –

Photo showing the overall view of the residential parking area with surficial cracks.



Photo 10 –

Photo showing backfilled capped area to the north of the buildings.

