FORMER HALSTEAD QUINN/ATI TANK FARM SITE

WESTCHESTER COUNTY

YONKERS, NEW YORK

Periodic Review Report

December 1, 2017 – January 21, 2020

BCP Site Number: C360090
AKRF Project Number: 40566

Prepared for:

Avalon Yonkers ATI Site, LLC
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Prepared by:

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JANUARY 2020

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P.E. CERTIFICATION

I, Rebecca Kinal, am currently a registered professional engineer licensed by the State of New York. I had primary direct responsibility for implementation of the New York State Department of Environmental Conservation (NYSDEC)-approved Site Management Plan (SMP) dated December 2013 (revised January 2020) and SMP modifications outlined in the "Soil & Water Management, CAMP & Reporting (Revised)" Letter to the NYSDEC dated November 30, 2017, and I certify that the documentation of site management activities is accurately presented in the December 2017 to January 2020 Periodic Review Report for the Former Halstead Quinn/ATI Tank Farm Site (BCP Site No. C360090).

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

1. The institutional control or engineering control employed at this site is unchanged from the date the control was put in place, or last approved by the New York State Department of Environmental Conservation (NYSDEC) Division of Environmental Remediation (DER), with the exceptions cited in this Periodic Review Report;
2. Nothing has occurred that would impair the ability of such institutional control and engineering control to protect public health and the environment;
3. Nothing has occurred that would constitute a violation or failure to comply with any Site Management Plan for this control; and
4. Access to the site will continue to be provided to DER to evaluate the remedy, including access to evaluate the continued maintenance of these controls.

	02/25/21	
NYS Professional Engineer #082046-1	Date	Signature

EXECUTIVE SUMMARY

This Periodic Review Report (PRR) is a required element of the Site Management Plan (SMP) for the Former Halstead Quinn/ATI Tank Farm Site (also known as "Building 1"), Yonkers, New York (hereinafter referred to as the "Site" or the "Controlled Property"). The Site was remediated in accordance with Brownfield Cleanup Agreement Index # A3-0590-0607, BCP Site # C360090, and received its Certificate of Completion (COC) on December 30, 2013.

The December 2013 SMP specified that PRRs would be submitted on an annual basis beginning 15 months after the COC was issued. However, the requirement for annual submission of a PRR was temporarily suspended by NYSDEC after May 31, 2015 (the date of the previous PRR submission) until completion of Site redevelopment. This PRR was prepared for the period from December 1, 2017 to January 21, 2020 to document site management activities during and immediately following site redevelopment. Annual PRR submissions will resume starting on January 29, 2021, unless otherwise approved or directed by the NYSDEC.

The purpose of this PRR is to document the site management activities associated with the Site's Engineering and Institutional Controls (ECs/ICs) and to certify that the controls are being implemented in accordance with the December 2013 SMP and subsequent modifications. Specifically, this PRR documents the environmental management activities performed during Site redevelopment, which included installation of a permanent Site-Wide Cover System, vapor barrier system, and sub-slab depressurization system (SSDS). These environmental management activities are described in further detail in the January 2020 Remedial Closure Report (RCR). This PRR includes IC/EC certification forms, inspection results pertaining to the SMP Monitoring Plan, and operation inspection results pertaining to the SMP Operation & Maintenance (O&M) Plan.

The following monitoring events occurred during the reporting period and are required for the subsequent reporting period as outlined below:

SMP Monitoring Plan Schedule

Monitoring Program	Frequency*	Monitoring Parameter	Inspection or Means	Date Completed
Site-wide Inspection	Annually	Site-wide Surface Conditions	Visual inspection of observable surface conditions and condition of exposed ECs.	January 21, 2020
SSDS Startup Inspection	Quarterly (first year)	Flow Rate (each riser)	Visual inspection of flow sensor to confirm within operating range [75 to 200 cubic feet per minute (cfm)]	January 21, 2020
		Vacuum Reading (each blower)	Visual inspection of magnehelic gauges to confirm within operating range (0.5 to 2 inches of H_2O)	January 21, 2020
		Induced Vacuum (vacuum monitoring points)	Visual inspection of monitoring points to confirm within operating range (a minimum of 0.005 inches of H_2O)	January 21, 2020

A routine and detailed operations inspection was performed to identify/rectify any operations-based maintenance items, such as malfunctioning SSDS risers, piping runs, and/or other system components. Operation inspection items included:

- Confirmation that the blower is operating and air is discharging through the exhaust stack on the roof;
- Confirmation that the magnehelic vacuum gauge on each riser is clean and within normal ranges;
- Confirmation that the flow sensor on each riser is clean and within normal ranges;
- Confirmation/assessment of blower performance and integrity (including assessing the necessity for a replacement);
- Confirmation that the induced vacuum at MP-1 though MP-4 is within normal ranges; and
- Confirmation/assessment the structural integrity of concrete floor slabs overlying constructed SSDS manifold and piping runs.

Results of the SMP Monitoring Plan and O&M Plan inspections are detailed below.

The Site-Wide Cover System inspection and Routine/Detailed SSDS inspections were performed on January 21, 2020. The Site-Wide Cover System was observed to be in good condition throughout all portions of the Site. No evidence of surficial cracks that breached the Site-Wide Cover System were observed during the inspection and no corrective measures were necessary. The SSDS fans were operating properly and air was observed discharging through the exhaust stacks on the roof. All vacuum and flow rate gauges were observed in clean condition. Applied vacuum and flow rate readings on each SSDS riser and induced sub-slab vacuum readings at the SSDS monitoring points were all within acceptable ranges.

In summary, based on the SMP Monitoring Plan and O&M Plan inspection results for this reporting period (December 1, 2017 to January 21, 2020), the ECs/ICs remain effective and protective of human health and the environment. No corrective measures or changes to any ECs/ICs are recommended at this time.

1.0 INTRODUCTION

This Periodic Review Report (PRR) is a required element of the remedial program for the Former Halstead Quinn/ATI Tank Farm Site (also known as "Building 1") located at 79-91 Alexander Street, Yonkers, New York (hereinafter referred to as the "Site" or the "Controlled Property"). The Site was remediated in accordance with: Brownfield Cleanup Agreement Index # A3-0590-0607, BCP Site # C360090, executed on June 29, 2007 (the "BCA"); the Department's Decision Document Record of Decision ("ROD"), dated March 2006; and the Remedial Design Report (RDR), dated December 2009. A Certificate of Completion (COC) was issued by NYSDEC on December 30, 2013 following their review and approval of the December 2013 Final Engineering Report (FER). Subsequent redevelopment activities were completed between November 2017 and August 2019. Environmental management during building construction was conducted in accordance with the December 16, 2013 Site Management Plan (SMP) and a November 30, 2017 letter to NYSDEC titled "Soil & Water Management, CAMP & Reporting" (a.k.a. "November 2017 SMP Modifications"). Monitoring, operation, and maintenance activities were conducted in accordance with the revised SMP, dated January 2020, and submitted concurrently with this PRR.

The December 2013 SMP specified that PRRs would be submitted on an annual basis beginning 15 months after the COC was issued. However, the annual PRR submission requirement was temporarily suspended by NYSDEC from May 31, 2015 (the date of the previous PRR submission) until completion of the Site's redevelopment activities. Annual PRR submissions will resume following this PRR, unless otherwise approved or directed by the NYSDEC.

1.1 Site Location and Description

The Site is located on the eastern bank of the Hudson River in the City of Yonkers, Westchester County, New York and is identified as the upland portions of Section 2, Block 2610, Lots 12, 14, 18, 22, 30, 35, 44 and 48 on the Yonkers Tax Map. The Site metes and bounds description is consistent with the upland area of the Site defined as the Environmental Easement Area (refer to Appendix A of the SMP). The Site has the street address of 79–91 Alexander Street and is situated southwest of the intersection of Alexander Street and Ashburton Avenue. The 2.94-acre Site is bordered by: the former Sun Polychrome R&D BCP Site (C360099) to the north at 137-145 Alexander Street; Alexander Street to the east, followed by the former Sun Polychrome Manufacturing BCP Site (C360098), located at 80-94 Alexander Street; other industrial properties to the southeast (Patclin Chemical) and south (Altman Lighting); and the Hudson River to the west. The United States Geological Survey (USGS) Site Location Map is provided as Figure 1.

Site redevelopment, completed by Avalon Yonkers ATI Site, LLC (Avalon) between 2017 and 2019, included construction of one large five-story residential apartment building with parking located on the majority of the ground floor, multiple courtyards above portions of the parking garage not utilized by residential apartments, landscaped areas, grass pavers, a short asphalt driveway along the northern Site boundary, a rip-rap engineered shoreline, bulkhead, and a community walkway (a.k.a. esplanade) along the inland side of the rip-rap engineered shoreline. The Site zoning designation at the time of this PRR is Industrial; however, the City of Yonkers adopted a Planned Urban Redevelopment (PUR) special use permit that allows redevelopment with multi-family residential use. The adjacent Polychrome R&D BCP Site (C360099) and Polychrome Manufacturing BCP Site (C360098) are also being redeveloped by Avalon with similar residential use.

1.2 Site History

This Site and adjacent properties were formed between 1886 and 1898 by filling a section of the Hudson River. During the subsequent years, the Site was occupied by a lumber company, an

elevator company, a fuel company and a coal and wood company. In 1951, Standard Oil acquired the property for use as a tank farm. Standard Oil installed nine aboveground storage tanks (ASTs) in the early 1950s. In 1978, the property was sold to A. Tarricone Incorporated (ATI). ATI installed two (2) 1.1 million gallon ASTs in 1983. The total of 11 ASTs had a combined capacity of approximately five million gallons of unleaded gasoline, diesel, and fuel oil. Between 1995 and 2001, ATI sold the Site or the name changed to Halstead-Quinn Propane, Inc. Halstead-Quinn declared bankruptcy in 2001, and the Site was transferred to Yonkers Alexander Street Redevelopment, Inc. (YASR). Under the New York State Bond Act Program, YASR, a local development corporation, secured funding for Site demolition and investigation. Pursuant to NYSDEC supervision, YASR directed the demolition and removal of the known tanks on-site and performed Site investigation activities to the satisfaction of NYSDEC and consistent with the Original Environmental Easement, which was imposed on the Site at that time. CFS-ATI LLC purchased the Site from YASR in 2007, entered the BCP, and agreed to conduct the subsurface remediation and Site redevelopment under the NYSDEC BCP. Following the completion of remedial activities in November 2013, the Site remained a vacant lot with intermittent parking until October 2017. The Site then was purchased by Avalon and redeveloped as part of a larger redevelopment project also encompassing the two adjacent sites, Polychrome R&D BCP site (C360099) and Polychrome Manufacturing BCP site (C360098). In 2019, Avalon completed redevelopment of the Site into one large five-story residential apartment (also known as "Building 1").

1.3 Remedial History

The Site was remediated in accordance with the NYSDEC-approved Remedial Design Report (RDR), dated December 2009. The remedial activities were completed between 2012 and 2013, and included removal of 19,348 tons of historical fill/contaminated soil and installation of a temporary or interim Site cover.

The complete implementation and results of the remedial activities are summarized within the December 2013 FER for the Site. The Site received its Certificate of Completion (COC) on December 30, 2013.

1.4 Building Construction Environmental Management Activities

Building construction activities at the Site occurred during this PRR reporting period. The majority of building construction at the Site occurred between December 2017 and August 2019, with a temporary certificate of occupancy received in August of 2019. Environmental management activities performed during building construction included: soil screening and off-site disposal of fill materials and petroleum contaminated soils; treatment and on-Site discharge of dewatering fluids; construction of the Site-Wide Cover System (inclusive of the vapor barrier and SSDS); and startup of the SSDS system. The environmental management activities were performed in compliance with the December 2013 SMP and November 2017 SMP Modifications and are further detailed in the January 2020 RCR prepared by AKRF.

1.5 Remaining Contamination

Between 2012 and 2013, a total of 19,348 tons of historical fill/contaminated soil exceeding the Site-Specific (SCOs) of 50 times the TAGM 4046 RSCOs was removed from the Site, as detailed in the December 2013 FER. Between 2017 and 2019 (i.e., during building construction activities), an additional 2,949 tons of contaminated material exceeding the reuse criteria specified in the November 2017 SMP Modifications were removed from the Site. Since the material removal during building construction was limited to excavations required for pile caps, utility pits, and other foundation elements, it is expected that additional contaminated material remains below the Site-

Wide Cover System that would not meet the on-Site soil reuse criteria specified in the November 2017 SMP Modifications.

Groundwater underlying the Site may be impacted, but the remedy does not require further action as the groundwater is not considered to be a sole-source aquifer, the majority of the source area contaminated soils were removed, and natural attenuation of the Residual Contamination is expected to occur.

Soil vapor samples were not collected at the Site during previous investigations; however, it is possible that residual soil vapor contamination related to past Site operations and/or off-Site sources of contamination exist in the Site subsurface.

Since Remaining Contamination is present at this Site, ECs and ICs have been implemented to protect public health and the environment for the applicable future use.

2.0 ENGINEERING & INSTITUIONAL CONTROLS PLAN COMPLIANCE REPORT

Since Remaining Contamination is present beneath the Site surface, EC and ICs are required to protect human health and the environment. This Engineering and Institutional Control Plan Compliance Report describes the procedures for the implementation and management of all ECs and ICs at the Site. The IC/EC Certification Form is also discussed within this section and is included as Appendix A.

2.1 Engineering Controls

Remaining contamination at the Site is addressed by Engineering Controls, which are:

1. A Site-Wide Cover System consisting of concrete building slabs, soil cover areas with a underlying demarcation layer, pavement, and other hardscape components; and
2. A vapor barrier system and SSDS beneath the on-Site building.

2.1.1 Site-Wide Cover System

Exposure to Remaining Contamination at the Site is prevented by the Site-Wide Cover System. The Site-Wide Cover System components were installed as part of the Site's redevelopment activities, and installation is further detailed in the January 2020 RCR. The Site-Wide Cover System components consist of the following:

- Soil Cover: A minimum 2-foot thick surface soil cover consisting of imported soil materials that meet the lower of protection of groundwater and Restricted Residential (RRES) Use Soil Cleanup Objectives (SCOs) listed in 6 NYCRR Part 375, Table 375-6.8(b), with the upper 6 inches of surface soil cover of sufficient quality to maintain a vegetative layer. A demarcation layer (which consists of a highly visible orange synthetic snow fence material) is installed beneath the soil cover to visually identify the limits of the cover system component;
- Parking Garage Concrete Slab: A minimum 6-inch thick concrete building slab for the parking garage area underlain by a vapor barrier (detailed in Section 2.1.2). The vapor barrier acts as the demarcation layer for this component;
- Building Concrete Slab: A minimum 6-inch thick concrete building slab for the residential building area underlain by a vapor barrier and SSDS (detailed in Sections 2.1.2 and 2.1.3, respectively). The non-woven geotextile fabric beneath the SSDS layer acts as the demarcation layer for this component;
- Rip-Rap: A minimum 2-foot thick stone rip-rap layer along the western property boundary (i.e., the mean high water line);
- Asphalt Surface: A minimum 2-foot thick asphalt pavement section consisting of asphalt surface, sub base, clean fill, and an underlying demarcation layer (i.e., highly visible orange synthetic snow fence material); and
- Esplanade and Walkways: A minimum 2-foot thick concrete or brick sidewalk/esplanade section consisting of a concrete/brick surface, subbase, clean fill, and an underlying demarcation fabric (i.e., highly visible orange synthetic snow fence material).

Figure 2 presents the location and cross-sections of the Site-Wide Cover System components.

2.1.2 Vapor Barrier System

A Vapor Barrier System was installed beneath the building and parking garage concrete slab. The Vapor Barrier System consists of a Stego® Wrap (20 mil) liner installed beneath the horizontal slab on grade. The vapor barrier system will serve in conjunction with the active SSDS (described in subsequent section) to mitigate the potential for soil vapor intrusion to occur at the Site.

Figure 2 presents the location and typical cross-sections of the Vapor Barrier System. As-built drawings of the Vapor Barrier System are provided as Appendix B.

2.1.3 SSDS

A SSDS was designed and installed beneath residential portions of the concrete slab of the on-Site building to allow the lateral movement, collection, and venting of soil gas vapor from below the building. Two permanent blowers and exhaust stacks were installed prior to occupancy in August 2019 (see RCR for additional information).

The SSDS consists of a subgrade 4-inch, Schedule 40 slotted polyvinyl chloride (PVC) piping network installed within a minimum 6-inch thick layer of gas-permeable aggregate, which is manifolded into two 4-inch Schedule 40 PVC risers, two blowers, and two exhaust stacks located on the roof. The major components of the SSDS include:

- Six slotted 4-inch diameter PVC horizontal pipe runs embedded in a gas-permeable aggregate layer (ASTM #5 - ¾-inch stone) above the compacted subgrade;
- Two 4 inch Schedule 40 PVC headers, each that manifold three of the six horizontal pipe runs into 4-inch Schedule 40 PVC riser pipes;
- Two 4-inch Schedule 40 riser pipes that extend from the first floor to the roof;
- Two in-line blowers (Fantech RN-3) installed in each vertical 4-inch Schedule 40 PVC riser at the first floor level, located in a separately-ventilated maintenance room within the parking garage;
- Two exhaust stacks, terminating above the top of the building's roof [and 25 feet from any adjoining or adjacent buildings, operable windows, heating, ventilating and air conditioning (HVAC) intakes, or any other air inlets]; and
- Four sub-slab vacuum monitoring points.

Figure 2 present the location and typical cross-sections of the subgrade SSDS components. As-built drawings of the SSDS are provided as Appendix B.

2.2 Institutional Controls

A series of ICs is required by the ROD to: (1) implement, maintain and monitor EC systems; (2) prevent future exposure to Remaining Contamination by controlling disturbances of the subsurface; and (3) limit the use and development of the Site to restricted residential or industrial/commercial use in accordance with the ROD, Section 6, Page 8. Adherence to these ICs on the Site is required by the Environmental Easement and will be implemented under the SMP. The ICs are identified below:

- Compliance with the Environmental Easement by the Grantor and the Grantor's successors and assigns;
- Operation and Maintenance of all ECs as specified in the SMP;

- Inspection and Certification of all ECs on the Site annually and in a manner defined in the SMP;
- Monitoring environmental or public health-related media must be performed as defined in the SMP; and
- Reporting of information pertinent to Site Management for the Controlled Property annually and in a manner defined in the SMP. Soil vapor intrusion will need to be evaluated for any buildings developed on-site, including provisions for mitigation for any impacts identified.

ICs identified within the Environmental Easement may not be discontinued without an amendment to or extinguishment of the Environmental Easement, which may occur when the Track 1 SCOs are achieved.

The Site has a series of ICs in the form of Site restrictions. Adherence to these ICs is required by the Environmental Easement. Site restrictions that apply to the Controlled Property are identified below:

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

2.2.1 Excavation Work Plan

The Site was remediated for restricted residential use. Any future intrusive work that will penetrate the Site-Wide Cover System, or encounter or disturb the Remaining Contamination, including any modifications or repairs to the existing cover system, will be performed in compliance with the Excavation Work Plan (EWP) included as Appendix E to the SMP. The SMP requires that work pursuant to the EWP is included in the PRRs. Documentations pertaining to EWP compliance during this reporting period was included in the January 2020 RCR.

2.3 Engineering and Institutional Control Certification Form

After completing the required inspections for this reporting period, a qualified environmental professional prepared and signed the NYSDEC PRR IC/EC Certification Form, provided by NYSDEC as Enclosure 2 within the November 25, 2019 letter titled "Reminder Notice: Site Management PRR and IC/EC Certification Submittal". Inspections were performed in accordance with the procedures set forth in the Monitoring Plan of the SMP (further detailed in Section 3.0 of this PRR) and the Operation and Maintenance Plan (further detailed in Section 4.0 of this PRR). A copy of the signed IC/EC Certification Form is provided as Appendix A.

Since a change in ownership from CFS-ATI LLC to Yonkers ATI Site LLC occurred during this reporting period, the Notice of Transfer of the COC is provided as an attachment to the IC/EC Certification Form.

Pertinent permits and approvals are included within the RCR.

3.0 MONITORING PLAN COMPLIANCE REPORT

The Monitoring Plan of the SMP describes the measures for evaluating the performance and effectiveness of the implemented ECs to contain and provide for proper management of the Remaining Contamination at the Site to protect public health and the environment. ECs at the Site include the Site-Wide Cover System, a vapor barrier system, and a SSDS beneath residential portions of the concrete slab of the on-Site building. AKRF performed the Site-wide Inspection and SSDS Inspection in accordance with the Monitoring Plan on January 21, 2020.

Inspections conducted under the Monitoring Plan are summarized in the table below and results are detailed within this section.

Monitoring Program	Monitoring Parameter	Inspection or Means	Date Completed
Site-wide Inspection	Site-wide Surface Conditions	Visual inspection of observable surface conditions and condition of exposed ECs.	January 21, 2020
SSDS Inspection	Flow Rate (each riser)	Visual inspection of flow sensor to confirm within operating range [75 to 200 cubic feet per minute (cfm)]	January 21, 2020
	Vacuum Reading (each blower)	Visual inspection of magnehelic gauges to confirm within operating range (0.5 to 2 inches of H_2O)	January 21, 2020
	Induced Vacuum (vacuum monitoring points)	Visual inspection of monitoring points to confirm within operating range (a minimum of 0.005 inches of H_2O)	January 21, 2020

Site-wide Inspection

An annual Site-wide Inspection was performed by AKRF on January 21, 2020. The Site-wide Inspection included a visual inspection of observable surface conditions for evidence of damage (e.g., cracking, holes, etc.). The Site-Wide Cover System was observed in good condition throughout all portions of the Site. No evidence of surficial cracks that breached the Site-Wide Cover System were observed during the inspection and no corrective measures were necessary. The results of the inspection were recorded on the Site-Wide Inspection Site Management Form included in Appendix C. A photographic log is also provided as Appendix D.

SSDS Inspection

The first quarterly SSDS Inspection was performed by AKRF on January 21, 2020. The SSDS inspection included the following:

- Visual inspection of flow sensor to confirm within operating range (75 to 200 cfm);
- Visual inspection of magnehelic gauges to confirm within operating range (0.5 to 2 inches of H2O); and
- Visual inspection of monitoring points to confirm within operating range (a minimum of 0.005 inches of H2O).

Applied vacuum and flow rate readings on each SSDS riser and induced sub-slab vacuum readings at the SSDS monitoring points were all within acceptable ranges. The results of the inspection were recorded on the SSDS Inspection Forms included in Appendix E. Photographs of the SSDS system components are provided in Appendix D.

Based on the results of the Monitoring Plan inspections, the ECs appear to remain effective and protective of human health and the environment. No corrective measures are required/recommended at this time.

4.0 OPERATION AND MAINTENANCE COMPLIANCE REPORT

The SMP O&M Plan provides a description of the measures necessary to operate, monitor, and maintain the mechanical components of the SSDS remedy selected for the Site. As detailed in the SMP O&M Plan, "routine" and "detailed" system inspections will be performed in accordance with the frequency set forth in the table below.

Schedule of Monitoring/Inspection Reports

Monitoring Inspection or Sampling Type	Frequency	Maintenance Task
SSDS Routine Operations Inspection	Quarterly (first year) Annually (after first year)	System Inspections
SSDS Detailed Operation Inspection	Semi-annually (first year) Annually (after first year)	System Components

The routine SSDS inspection check consists of a visual inspection noting the individual flow rate and vacuum readings for each of the SSDS risers. The routine inspection also includes documenting any alarms or unusual conditions (e.g., unusual odors, leaks, blower noise, etc.). Typical routine maintenance items include:

- Confirmation that the blower is operating and air is discharging through the exhaust stack on the roof; and
- Confirmation that the gauges on each riser are clean and within normal ranges.

The detailed operations check is performed to identify/rectify operations-based maintenance items, such as malfunctioning SSDS risers, piping runs, and/or other system components. Typical detailed maintenance items include:

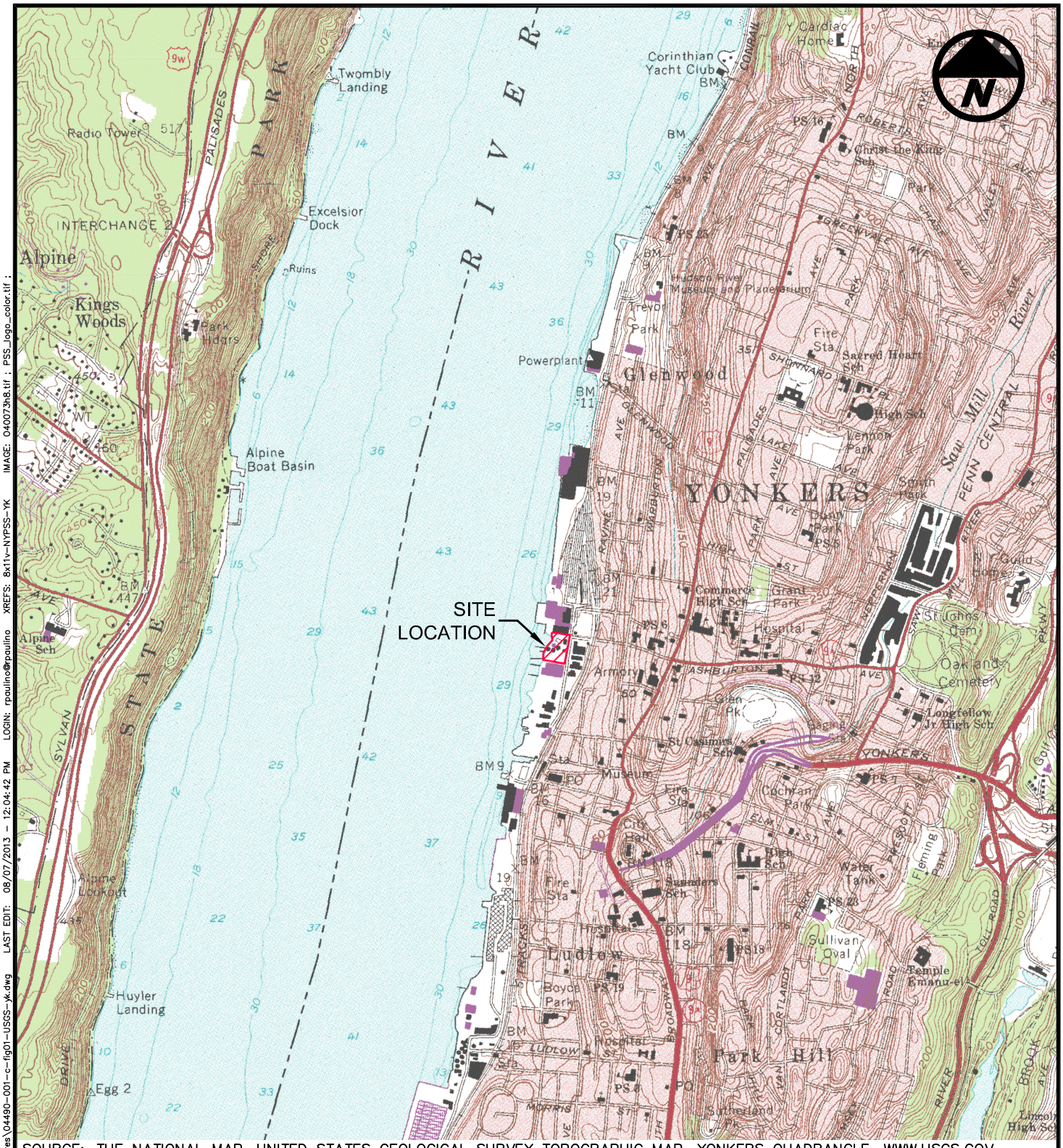
- Confirm/assess blower performance and integrity;
- Assess blower and determine need for replacement;
- Confirm/assess the operating condition of vacuum monitoring points MP-1 though MP-4; and
- Confirm/assess the structural integrity of concrete floor slabs overlying constructed SSDS manifold and piping runs.

Both the "routine" and "detailed" SSDS system inspections were performed by AKRF on January 21, 2020. The SSDS fans were operating properly and air was observed discharging through the exhaust stacks on the roof. All vacuum and flow rate gauges were observed in clean condition. Vacuum monitoring point MP-1 through MP-4 were each observed in operable condition and properly secured within manholes. No damage was observed to the structural integrity of concrete floor slabs overlying constructed SSDS manifold and piping runs. The results of the inspection were recorded on the SSDS Inspection Forms included in Appendix E. Photographs SSDS system components are provided as Appendix D.

5.0 CONCLUSIONS

This PRR was prepared to document the Site management activities associated with the Site's Engineering and Institutional Controls (ECs/ICs) and to certify that the controls are being implemented in accordance with the December 2013 SMP and subsequent revisions. Based on the inspection results for this reporting period (December 1, 2017 to January 21, 2020), the ECs/ICs remain effective and protective of human health and the environment. All inspections were performed in accordance with the Revised January 2020 SMP. No corrective measures or changes to any ECs/ICs are recommended at this time.

FIGURES



PS&S

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PROJECT TITLE

FORMER HALSTEAD QUINN/ATI TANK FARM SITE
SITE MANAGEMENT PLAN

CITY OF YONKERS, WESTCHESTER COUNTY, NY

SHEET TITLE

USGS SITE LOCATION MAP

NYSDEC SITE NUMBER: C360090
BROWNFIELD SITE CLEANUP AGREEMENT INDEX NUMBER: A3-0590-0607

DATE: 08/09/13	DRN. BY: MM	PROJ. NO.: 04490001
SCALE: 1"=2000'	CK'D BY: ALG	SHT. NO.: FIGURE 1

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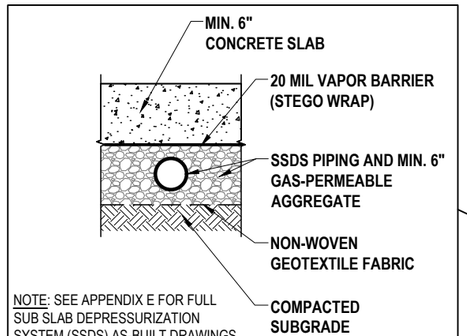
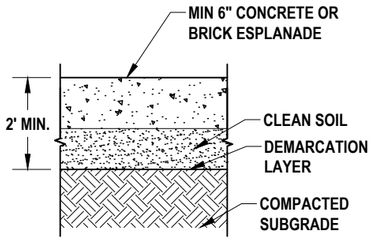
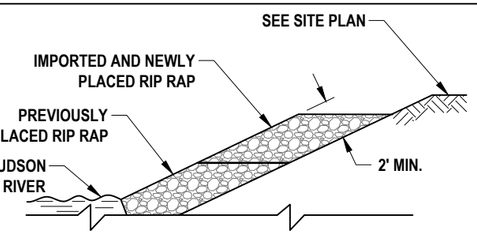


NOTE: SEE APPENDIX E FOR FULL SUB SLAB DEPRESSURIZATION SYSTEM (SSDS) AS-BUILT DRAWINGS.

TYPICAL BUILDING SLAB
Not To Scale

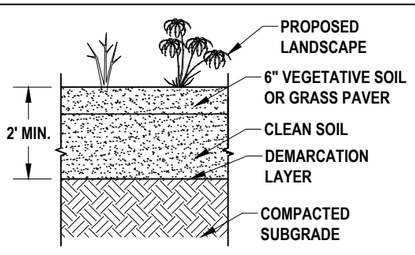


TYPICAL ESPLANADE OR CONCRETE WALKWAY
Not To Scale

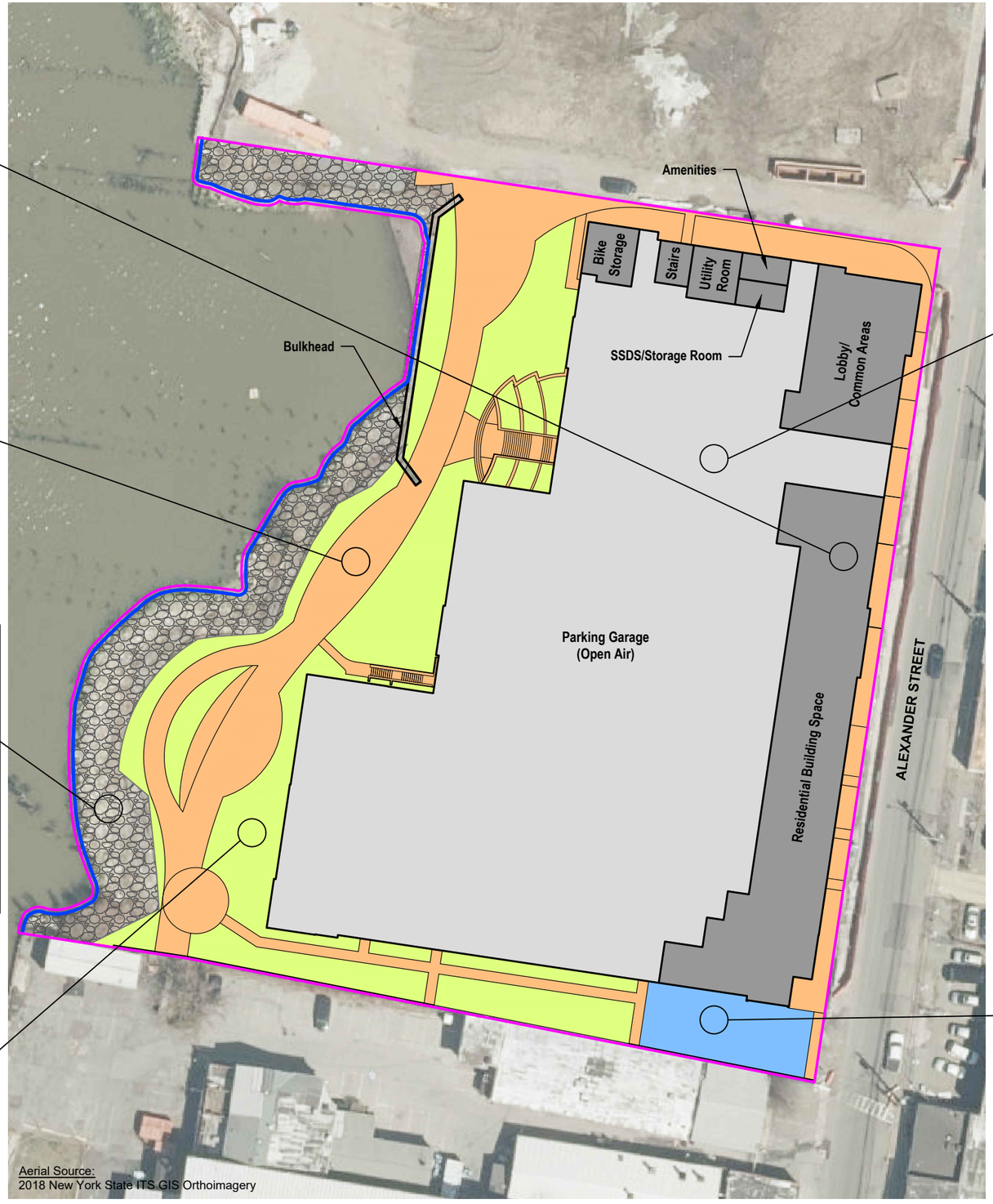


TYPICAL RIP-RAP
Not To Scale

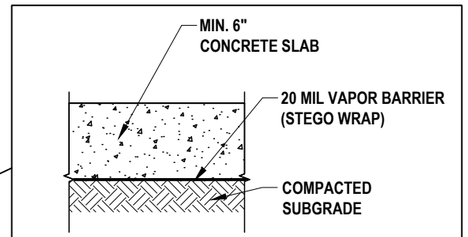
NOTE: SEE APPENDIX G OF THE RAWP FOR SITE SPECIFIC RIP RAP DETAIL.



TYPICAL LANDSCAPED AREA
Not To Scale



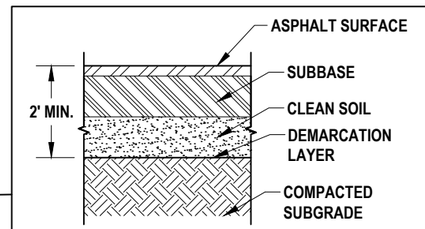
Aerial Source:
2018 New York State ITS GIS Orthoimagery



TYPICAL PARKING GARAGE SLAB
Not To Scale

LEGEND

- BCP SITE BOUNDARY
- MEAN HIGH WATER LINE
- RESIDENTIAL BUILDING SPACE
- PARKING (OPEN AIR)
- ESPLANADE OR SIDEWALK
- LANDSCAPED
- RIP RAP
- ASPHALT



TYPICAL ASPHALT SURFACE
Not To Scale

0 30 60 120
SCALE IN FEET

AKRF
440 Park Avenue South, New York, NY 10016

Former Halstead Quinn/ATI Tank Farm Site
NYSDEC Site (BCP # C360090)
Yonkers, New York

FINAL COVER SYSTEM

DATE
1/24/2020

PROJECT NO.
40566

FIGURE
2

 Q:\Projects\40566 - AVALONBAY YONKERS - BLD 1\Technical\Hazmat\CAD\RCR\40566 Fig 3 Cover System.dwg last save: mveilleux 1/24/2020 8:37 AM

APPENDICES

APPENDIX A

INSTITUTIONAL AND ENGINEERING CONTROL CERTIFICATION FORM

Enclosure 2

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form

Site Details **Box 1**

Site No. **C360090**

Site Name **Halstead-Quinn/ATI Tank Farm**

Site Address: 79-91 Alexander Street Zip Code: 10701
City/Town: Yonkers
County: Westchester
Site Acreage: 2.940

Reporting Period: May 31, 2015 to December 30, 2019

	YES	NO
1. Is the information above correct?	☒	☐
If NO, include handwritten above or on a separate sheet.		
2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?	☒	☐
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?	☒	☐
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	☒	☐
If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.		
5. Is the site currently undergoing development?	☒	☐

Box 2

	YES	NO
6. Is the current site use consistent with the use(s) listed below? Restricted-Residential, Commercial, and Industrial	☒	☐
7. Are all ICs/ECs in place and functioning as designed?	☒	☐

IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative Date

	Box 2A	
	YES	NO
8. Has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid?	☐	☒
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)	☒	☐
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. C360090 **Box 3**

Description of Institutional Controls

Parcel	Owner	Institutional Control
002-2610-018	Avalon Yonkers ATI Site LLC	Ground Water Use Restriction Landuse Restriction Site Management Plan IC/EC Plan Soil Management Plan O&M Plan

1. Compliance with the Environmental Easement.

2. Operation and Maintenance of all ECs as specified in the SMP.

3. Inspection and Certification of all ECs on the Site annually and in a manner defined in the SMP.

4. Monitoring environmental or public health-related media must be performed as defined in the SMP.

5. Reporting of information pertinent to Site Management for the Controlled Property annually and in a manner defined in this SMP.

002-2610-022	Avalon Yonkers ATI Site LLC	Soil Management Plan O&M Plan Ground Water Use Restriction Landuse Restriction Site Management Plan IC/EC Plan

1. Compliance with the Environmental Easement.

2. Operation and Maintenance of all ECs as specified in the SMP.

3. Inspection and Certification of all ECs on the Site annually and in a manner defined in the SMP.

4. Monitoring environmental or public health-related media must be performed as defined in the SMP.

5. Reporting of information pertinent to Site Management for the Controlled Property annually and in a manner defined in this SMP.

002-2610-030	Avalon Yonkers ATI Site LLC	Ground Water Use Restriction Landuse Restriction Site Management Plan IC/EC Plan Soil Management Plan O&M Plan

1. Compliance with the Environmental Easement.

2. Operation and Maintenance of all ECs as specified in the SMP.

3. Inspection and Certification of all ECs on the Site annually and in a manner defined in the SMP.

4. Monitoring environmental or public health-related media must be performed as defined in the SMP.

5. Reporting of information pertinent to Site Management for the Controlled Property annually and in a manner defined in the SMP.

002-2610-035 Avalon Yonkers ATI Site LLC

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

1. Compliance with the Environmental Easement.

2. Operation and Maintenance of all ECs as specified in the SMP.

3. Inspection and Certification of all ECs on the Site annually and in a manner defined in the SMP.

4. Monitoring environmental or public health-related media must be performed as defined in the SMP.

5. Reporting of information pertinent to Site Management for the Controlled Property annually and in a manner defined in the SMP.

002-2610-044 Avalon Yonkers ATI Site LLC

Ground Water Use Restriction
Landuse Restriction
Site Management Plan
IC/EC Plan

Soil Management Plan
O&M Plan

1. Compliance with the Environmental Easement.

2. Operation and Maintenance of all ECs as specified in the SMP.

3. Inspection and Certification of all ECs on the Site annually and in a manner defined in the SMP.

4. Monitoring environmental or public health-related media must be performed as defined in the SMP.

5. Reporting of information pertinent to Site Management for the Controlled Property annually and in a manner defined in the SMP.

002-2610-048 Avalon Yonkers ATI Site LLC

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

1. Compliance with the Environmental Easement.

2. Operation and Maintenance of all ECs as specified in the SMP.

3. Inspection and Certification of all ECs on the Site annually and in a manner defined in the SMP.

4. Monitoring environmental or public health-related media must be performed as defined in the SMP.

5. Reporting of information pertinent to Site Management for the Controlled Property annually and in a manner defined in the SMP.

2-2610-12 Avalon Yonkers ATI Site LLC

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

Soil Management Plan

1. Compliance with the Environmental Easement.

2. Operation and Maintenance of all ECs as specified in the SMP.

3. Inspection and Certification of all ECs on the Site annually and in a manner defined in the SMP.

4. Monitoring environmental or public health-related media must be performed as defined in the SMP.

5. Reporting of information pertinent to Site Management for the Controlled Property annually and in a manner defined in the SMP.

2-2610-14 Avalon Yonkers ATI Site LLC

Soil Management Plan
Ground Water Use Restriction
Landuse Restriction
Site Management Plan
IC/EC Plan

O&M Plan

1. Compliance with the Environmental Easement.

2. Operation and Maintenance of all ECs as specified in the SMP.

3. Inspection and Certification of all ECs on the Site annually and in a manner defined in the SMP.

4. Monitoring environmental or public health-related media must be performed as defined in the SMP.

5. Reporting of information pertinent to Site Management for the Controlled Property annually and in a manner defined in the SMP.

Box 4

Description of Engineering Controls

Parcel	Engineering Control
002-2610-018	
	Cover System
	Vapor Mitigation

1. A soil cover consisting of either 2 feet of soil or 6 inches of asphalt, concrete, or similar.

2. Soil vapor intrusion will need to be evaluated for any buildings developed on-site, including provisions for mitigation for any impacts identified.

002-2610-022

Vapor Mitigation
Cover System

Parcel	Engineering Control
1. A soil cover consisting of either 2 feet of soil or 6 inches of asphalt, concrete, or similar. 2. Soil vapor intrusion will need to be evaluated for any buildings developed on-site, including provisions for mitigation for any impacts identified.	
002-2610-030	Cover System Vapor Mitigation
1. A soil cover consisting of either 2 feet of soil or 6 inches of asphalt, concrete, or similar. 2. Soil vapor intrusion will need to be evaluated for any buildings developed on-site, including provisions for mitigation for any impacts identified.	
002-2610-035	Vapor Mitigation Cover System
1. A soil cover consisting of either 2 feet of soil or 6 inches of asphalt, concrete, or similar. 2. Soil vapor intrusion will need to be evaluated for any buildings developed on-site, including provisions for mitigation for any impacts identified.	
002-2610-044	Cover System Vapor Mitigation
1. A soil cover consisting of either 2 feet of soil or 6 inches of asphalt, concrete, or similar. 2. Soil vapor intrusion will need to be evaluated for any buildings developed on-site, including provisions for mitigation for any impacts identified.	
002-2610-048	Vapor Mitigation Cover System
1. A soil cover consisting of either 2 feet of soil or 6 inches of asphalt, concrete, or similar. 2. Soil vapor intrusion will need to be evaluated for any buildings developed on-site, including provisions for mitigation for any impacts identified.	
2-2610-12	Cover System Vapor Mitigation
1. A soil cover consisting of either 2 feet of soil or 6 inches of asphalt, concrete, or similar. 2. Soil vapor intrusion will need to be evaluated for any buildings developed on-site, including provisions for mitigation for any impacts identified.	
2-2610-14	Vapor Mitigation Cover System
1. A soil cover consisting of either 2 feet of soil or 6 inches of asphalt, concrete, or similar. 2. Soil vapor intrusion will need to be evaluated for any buildings developed on-site, including provisions for mitigation for any impacts identified.	

Box 5

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

   a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

   b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and compete.

YES	NO
☒	☐

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

   (a) the Institutional Control and/or Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

   (b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

   (c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

   (d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

   (e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES	NO
☒	☐

IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

Date

IC CERTIFICATIONS
SITE NO. C360090

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 Christopher Reynolds (print name) at Avalon Bay Communities, 1633 Broadway, New York, NY 10019 (print business address),

am certifying as Owner - Designated Representative (Owner or Remedial Party)

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

Christopher Reynolds — Signature of Owner, Remedial Party, or Designated Representative Rendering Certification

1/31/20 — Date

IC/EC CERTIFICATIONS

Box 7

Qualified Environmental Professional 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.

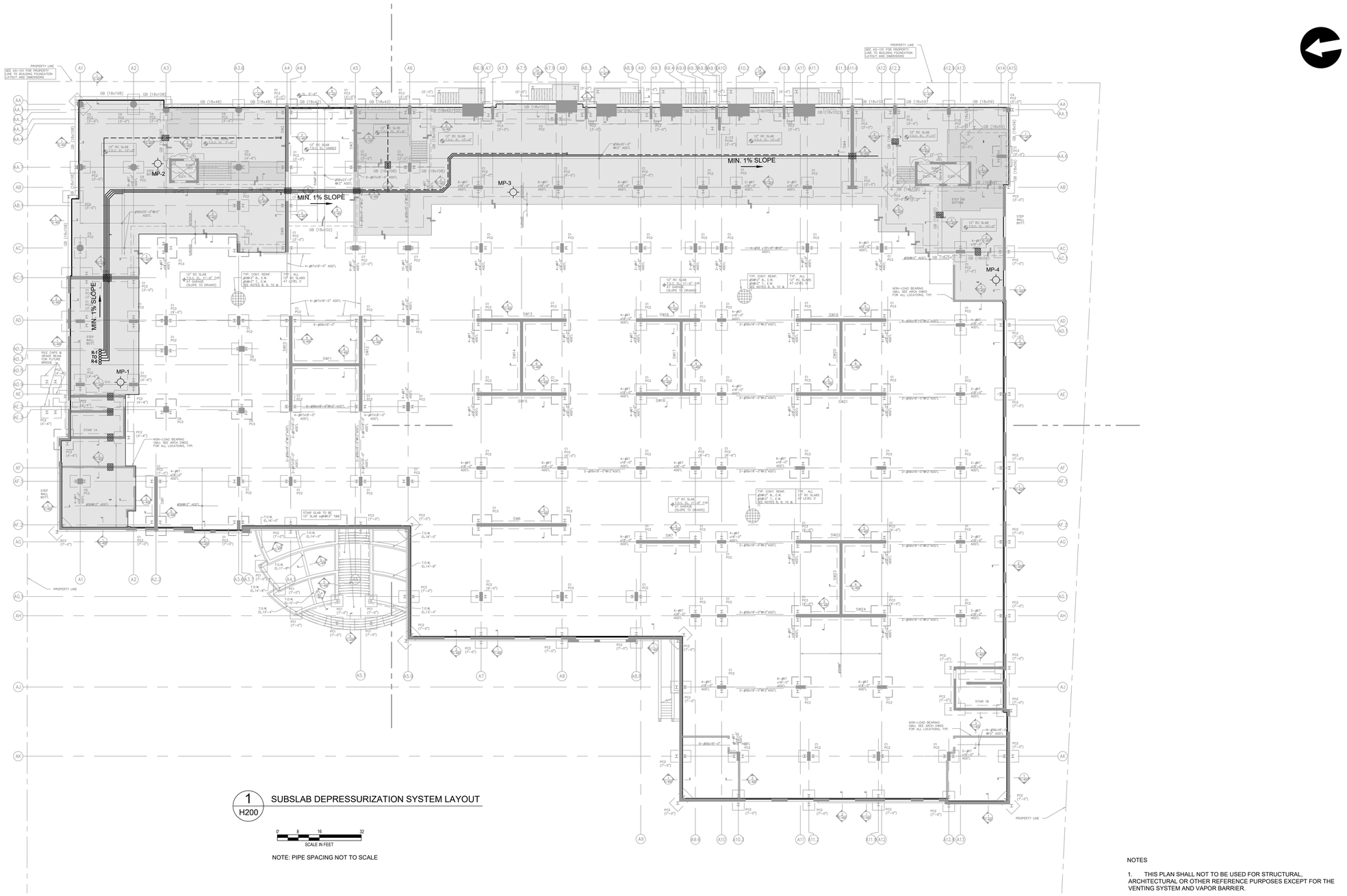
I Rebecca A. Kinal (print name) at AKRF, Inc.; 34 S. Broadway, White Plains, NY (print business address),

am certifying as a Qualified Environmental Professional for the Avalon Yonkers ATI Site LLC (Owner or Remedial Party)

Signature of Qualified Environmental Professional, for the Owner or Remedial Party, Rendering Certification	Stamp (Required for PE)	Date
		02/25/21

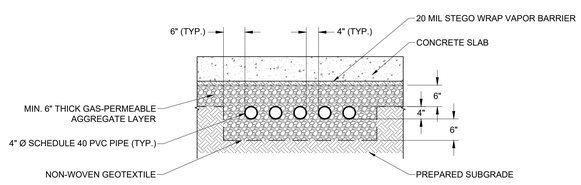
APPENDIX B

VAPOR BARRIER AND SSDS AS-BUILTS



1 H200 SUBSLAB DEPRESSURIZATION SYSTEM LAYOUT

NOTE: PIPE SPACING NOT TO SCALE



2 H200 TYPICAL PIPING TRENCH
SCALE: N.T.S

LEGEND

- EXTENT OF VAPOR BARRIER UNDER SLAB
- EXTENT OF GAS PERMEABLE AGGREGATE UNDER SLAB
- PIPE SLEEVE THROUGH GRADE BEAM
- 4" Ø SLOTTED SCHEDULE 40 PVC PIPE WITH PVC END CAP
- 4" Ø SOLID SCHEDULE 40 PVC PIPE
- 4" Ø RISER SLAB PENETRATION
- VACUUM MONITORING POINT

MONITORING POINT LOCATIONS		
ID	COLUMN LOCATION	ROOM
MP-1	A2-AD.9	UTILITY ROOM
MP-2	A3-AA.7	LEASING OFFICE
MP-3	A7.5-AB	CORRIDOR
MP-4	A14-AC.1	ELECTRICAL ROOM

NOTES

1. THIS PLAN SHALL NOT TO BE USED FOR STRUCTURAL, ARCHITECTURAL OR OTHER REFERENCE PURPOSES EXCEPT FOR THE VENTING SYSTEM AND VAPOR BARRIER.

2. SOLID HORIZONTAL VENTING SYSTEM PIPE SLOPED A MINIMUM OF 1% UNIFORMLY TOWARDS THE VENTING SYSTEM SLOTTED PIPING.

3. BASEMAP FROM PERKINS EASTMAN "BLDG 1 S110 FDN.DWG", DATED 11-20-2017.

7. GAS PERMEABLE AGGREGATE SHALL HAVE NOMINAL SIZE OF 1 INCH TO 1/2 INCH AND COMFORM TO ASTM C33 STANDARD SPECIFICATION FOR CONCRETE AGGREGATE SIZE #5 AS PER THE TABLE BELOW:

ASTM #5 AGGREGATE GRADATION (FOR PIPE TRENCHES)

SIEVE SIZE	PERCENT FINER BY WEIGHT
1.5 inch	100
1 inch	90 to 100
3/4 inch	20 to 55
1/2 inch	0 to 10
3/8 inch	0 to 5

NO.	DATE	
1	12/28/17	COORDINATION PLAN
2	01/31/18	FINAL DESIGN
3	02/09/18	REVISION 1
4	03/02/18	REVISION 2 AND STAMP
5	01/31/20	AS-BUILT

SEAL

KEY PLAN

Perkins Eastman
422 SUMMER STREET
STAMFORD, CT 06901
T. 203.251.7400
F. 203.251.7474

Owner:
AvalonBay
1499 POST ROAD, SECOND FL
FAIRFIELD, CT 06824

Civil / Site:
PS&S
55 MAIN ST, 3RD FL
YONKERS, NY 10701

Landscape:
Topia
5055 NORTH HARBOR DR, SUITE 200
SAN DIEGO, CA 92106

Structural:
VEITAS & VEITAS ENGINEERS, INC.
639 GRANITE STREET
BRAINTREE, MA 02184

MEP/FP:
R.W. SULLIVAN ENGINEERING
THE SCHRAFFT CENTER
529 MAIN STREET, SUITE 203
BOSTON, MA 02129

ENVIRONMENTAL:
AKRF
THE SCHRAFFT CENTER
34 SOUTH BROADWAY
4TH FLOOR
WHITE PLAINS, NY 10601

PROJECT TITLE:
AVALON YONKERS BUILDING 1

ALEXANDER ST, YONKERS, NY

PROJECT No: 65190.00

DRAWING TITLE:
SSDS AND VAPOR BARRIER AS-BUILT

SCALE: AS NOTED

H-200

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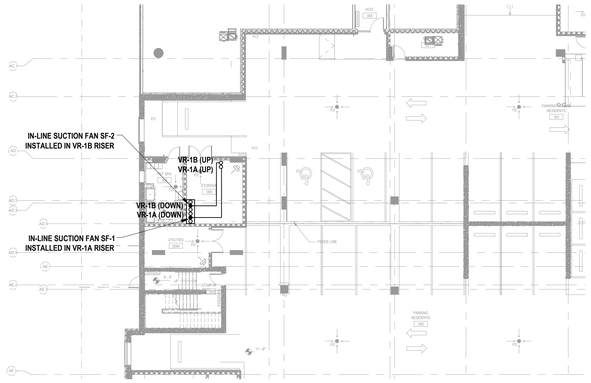
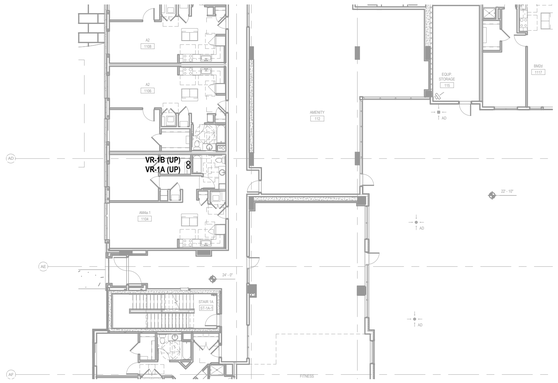
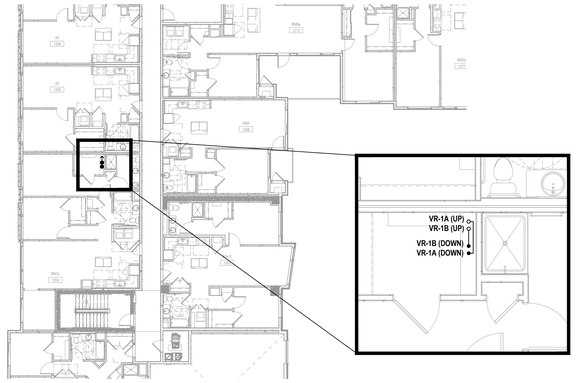


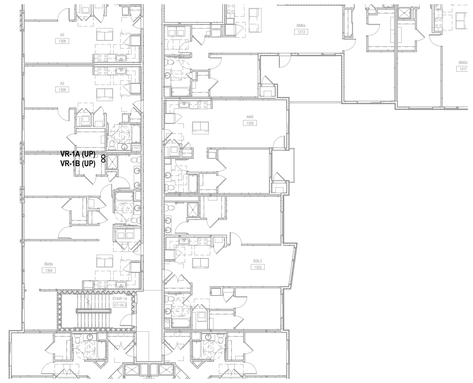
1 H201 LEVEL 0
SCALE: 3/4" = 1'-0"



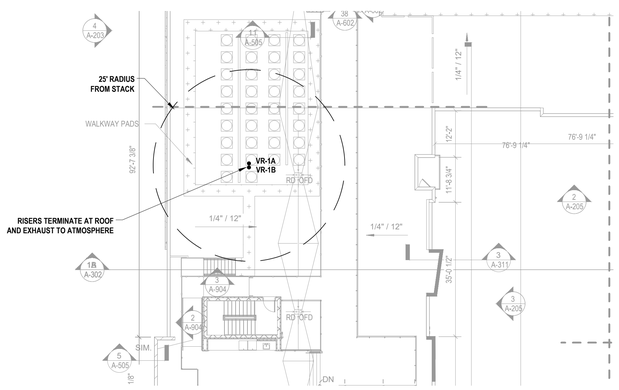
2 H201 LEVEL 1
SCALE: 3/4" = 1'-0"



3 H201 LEVEL 2
SCALE: 3/4" = 1'-0"



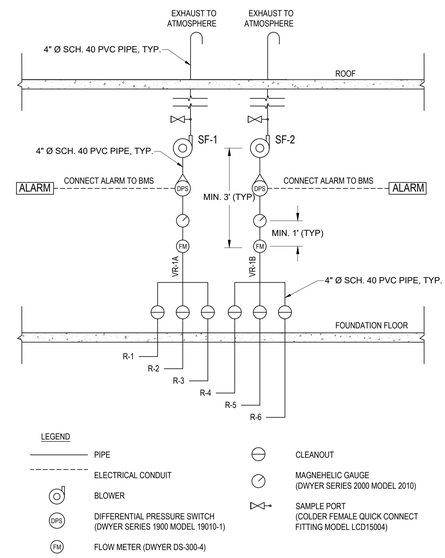
4 H201 LEVEL 3 - LEVEL 5
SCALE: 3/4" = 1'-0"



5 H201 ROOF
SCALE: 3/4" = 1'-0"

LEGEND

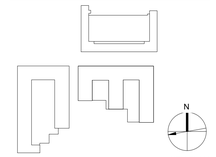
———	6" Ø SCH. 40 PVC PIPE
VR-1A ○	VERTICAL RISER AND IDENTIFICATION NUMBER
UP ○—● DOWN	VERTICAL RISER OFFSET
⊠⊠⊠	PIPING MANIFOLD



6 H201 PIPING AND INSTRUMENTATION DIAGRAM
Not to Scale

NO.	DATE	
1	12/28/17	COORDINATION PLAN
2	01/31/18	FINAL DESIGN
3	02/09/18	REVISION 1
4	03/02/18	REVISION 2 AND STAMP
5	01/31/20	AS-BUILT

SEAL



KEY PLAN

Perkins Eastman
422 SUMMER STREET
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T. 203.251.7400
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1499 POST ROAD, SECOND FL
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55 MAIN ST, 3RD FL
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5055 NORTH HARBOR DR, SUITE 200
SAN DIEGO, CA 92106

Structural:
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639 GRANITE STREET
BRAINTREE, MA 02184

MEP/FP:
R.W. SULLIVAN ENGINEERING
THE SCHRAFFT CENTER
529 MAIN STREET, SUITE 203
BOSTON, MA 02129

ENVIRONMENTAL:
AKRF
THE SCHRAFFT CENTER
34 SOUTH BROADWAY
4TH FLOOR
WHITE PLAINS, NY 10601

PROJECT TITLE:
AVALON YONKERS
BUILDING 1

ALEXANDER ST, YONKERS, NY

PROJECT No: 65190.00

DRAWING TITLE:
SSDS RISER PLAN AND PROCESS FLOW DIAGRAM

SCALE: AS NOTED

H-201

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APPENDIX C
SITE-WIDE INSPECTION LOG

SITE MANAGEMENT FORM – SITE-WIDE INSPECTION
FORMER HALSTEAD QUINN/ATI TANK FARM SITE - (C360090)
79-91 ALEXANDER STREET, YONKERS, NEW YORK

Inspector: Steve Gress (AKRF)

Date: 1/21/2020 @ 16:30

1. Site Use Restrictions

No on-site vegetable gardens? NO

No groundwater withdrawal for potable/non-potable use? NO

Restricted residential use maintained? Yes

2. Site Cap

Note the date that the annual site cap inspection was performed: 1/21/2020

Repairs made as noted during inspection?

3. Soil Management

Note the date(s) of any soil disturbance activities conducted during the past year:
Soil disturbance activities were performed between January and June 2019.

Proper soil management procedures implemented (cite appropriate close-out reports)? Yes. All soil management procedures were perfomed in accordance with December 2018 SMP and November 2017 SMP modifications.

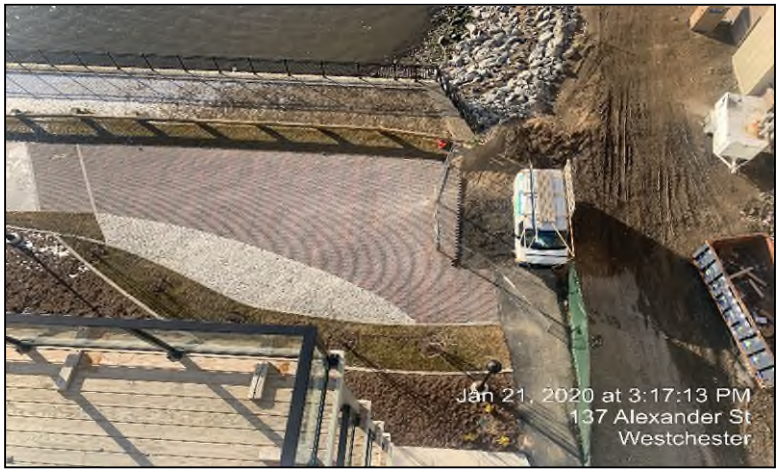
4. Recordkeeping

Check that the following records/reports are being maintained/completed (note report/log dates as appropriate):

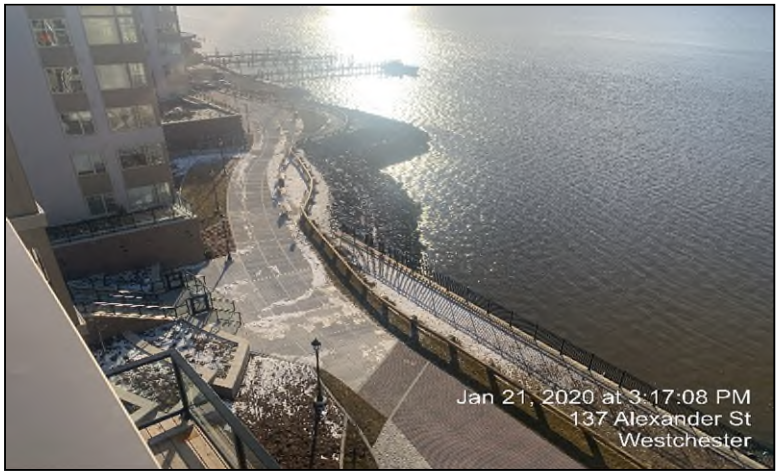
1) Annual site cap inspection log: The January 21, 2020 site cap inspection log will be kept on-site following approval of the 2019 PRR. Reports will be kept in the site management office.
2) Close-out report(s) for soil disturbance activities (including manifests for soil disposal):
Close-out reports will be kept on-site in the site-management office, including the January 2020 RCR.

5. Comments – None

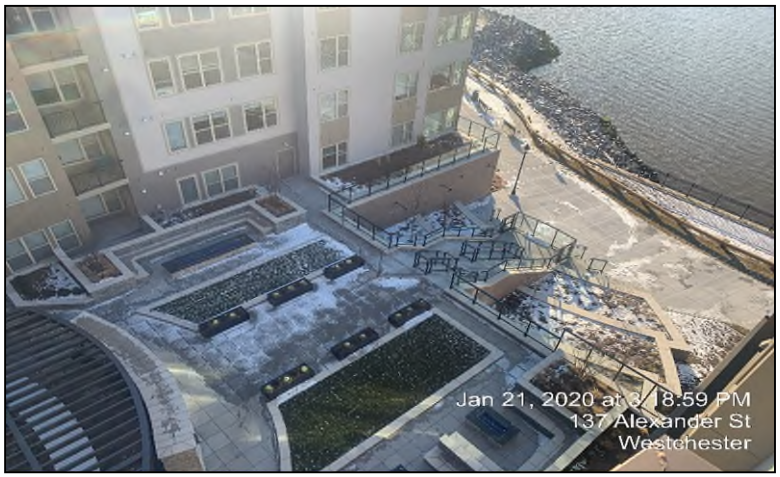
APPENDIX D
PHOTOGRAPHIC LOG



Photograph 1: Overhead view of the northwestern portion of the Site.



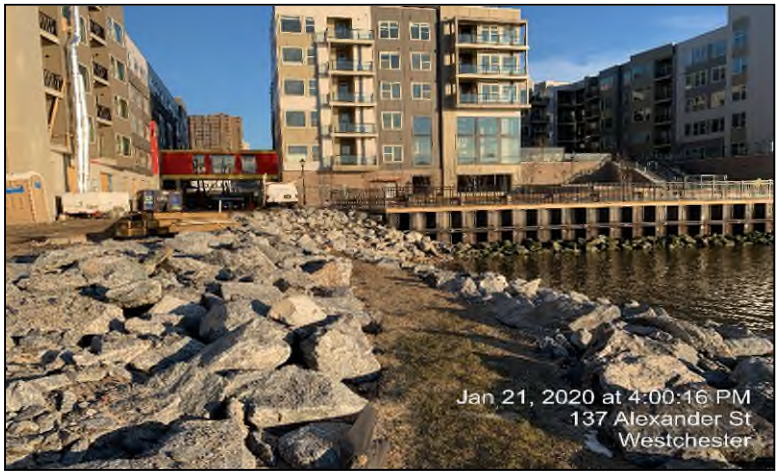
Photograph 2: Overhead view of the esplanade on the western portion of the Site.



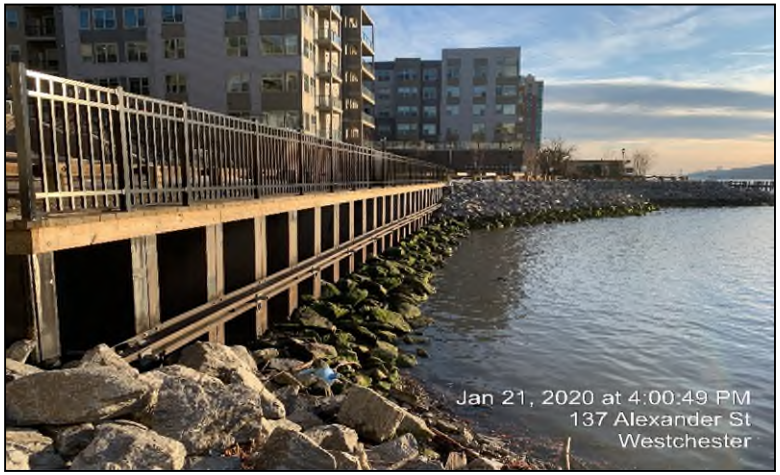
Photograph 3: Overhead view of the rear Site entrance on the northwestern portion of the Site.

Photograph 4: The northern portion of the Site (looking west).

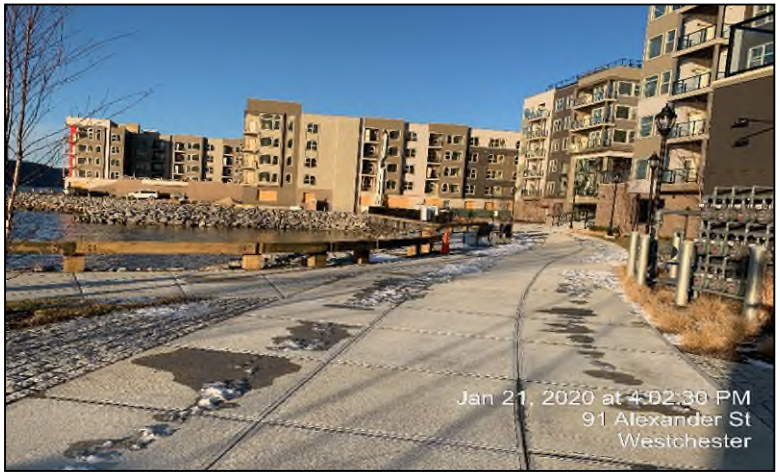
Photograph 5: The western portion of the Site (looking south).



Photograph 6: Looking east toward the bulkhead from the ATI peninsula.



Photograph 7: Southern view of the ATI bulkhead.

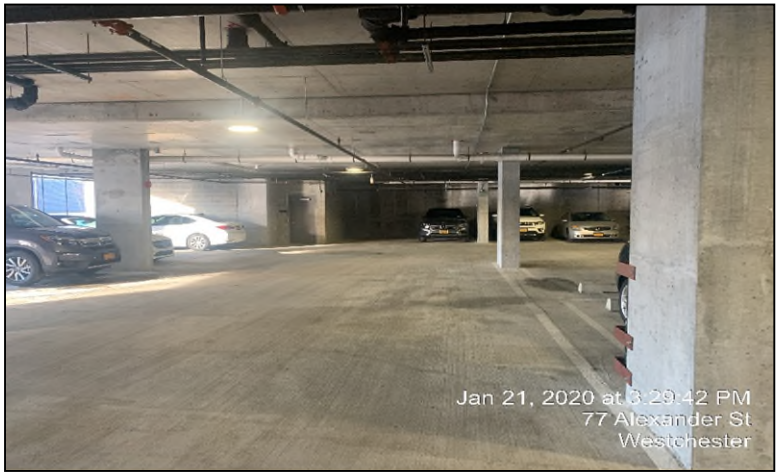


Photograph 8: The western portion of the Site (looking north).

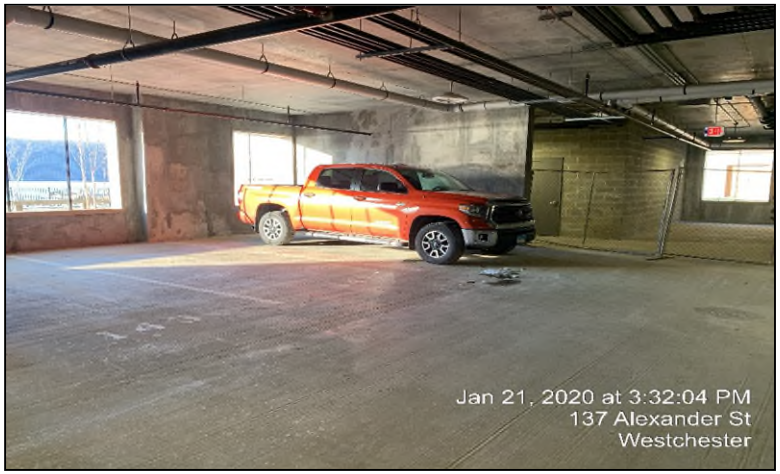
Photograph 9: The southern portion of the Site (looking east).

Photograph 10: Asphalt-paved area on the southeastern portion of the Site.

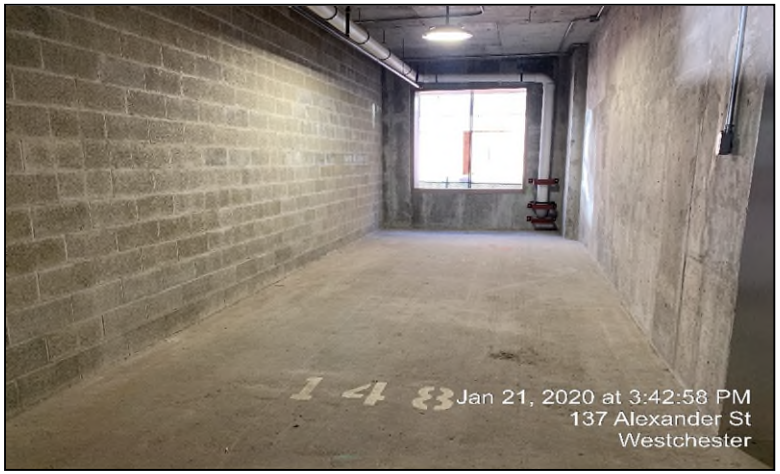
Photograph 11: The sidewalk on the eastern portion of the Site (looking north).



Photograph 12: The southeastern portion of the parking garage (looking north).



Photograph 13: The northwestern portion of the parking garage.



Photograph 14: Parking space in the northwestern portion of the parking garage.

Photograph 15: The parking garage entrance ramp on the northeastern portion of the Site.

Photograph 16: First floor lobby area on the southeastern portion of the Site.

Photograph 17: First floor common area on the northeastern portion of the Site.

Photograph 18: First floor office area on the northeastern portion of the Site.

Photograph 19: View of the first floor hallway in the eastern portion of the Site.

Photograph 20: First floor mail room in the southeastern portion of the Site.

APPENDIX E

SUB-SLAB DEPRESSURIZATION SYSTEM (SSDS) INSPECTION LOGS

SITE MANAGEMENT FORM - ROUTINE SYSTEM MONITORING INSPECTION FORM
FORMER HALSTEAD QUINN/ATI TANK FARM SITE (C360090)
79-91 Alexander Street, Yonkers, NY

Inspector Name:	Steve Gvens	**Date:**	1/21/2020
Time In:	14:15	**Time Out:**	16:15

General

Is the blower running? (yes) or no (*circle one*)
If blower is off, immediately notify an emergency contact.

Are gauges and exterior of SSDS control panel clean? (yes) or no *(circle one)*

Are there any unusual odors, spills or leaks near the system? yes or (no) (*circle one*)
If yes, decribe suspected source and notify emergency contact.

Is air discharging from the exhaust piping to the roof? yes

Are there any problems with the exhaust piping? yes or (no) (circle one)
If yes, describe location of problem and notify emergency contact.

SSDS Operations

Riser Pipe	Flow Rate in Accepted Range? [1,2] (75 to 200 cfm)	Vacuum Reading in Accepted Range? [1,2] (0.5 to 10 in. H_2O)
VR-1A	☒ YES ☐ NO	☒ YES ☐ NO
VR-1B	☒ YES ☐ NO	☒ YES ☐ NO

Comments: CFM Readings fluctuate +/- 5 CFM at VR-1A
CFM Readings fluctuate +/- 7 CFM at VR-1B

Notes:
1. Normal system flow rates range from 75 to 200 cfm. Vacuum readings range from 0.5 to 10 in. H_2O. System eadings will be obtained from each riser (VR-1A and VR-1B).
2. If readings are outside of the ranges indicated, inform emergency contacts below.

in. of H_2O - inches of water cfm - cubic feet per minute

Emergency Contact Information

Name	Title	Contact Numbers
Patrick McHugh	AKRF - PE/QEP	914-922-2387 (office)
Christopher Reynolds	Avalon Bay - Site Owner Representative	516-501-6004 (office)
Matthew Hubicki	NYSDEC - Project Manager	518-402-9605 (office)

SITE MANAGEMENT FORM - DETAILED SYSTEM MONITORING INSPECTION FORM
FORMER HALSTEAD QUINN/ATI TANK FARM SITE (C360090)
79-91 Alexander Street, Yonkers, NY

Inspector Name:	Steve Gores	**Date:**	1/21/2020
Time In:	14:15	**Time Out:**	16:15

General

Weather:	Temperature:	Barometric Pressure:	
Clear	18°F	30.44 in Hg	

When was the last rain event? 1/10/2020

Is the blower currently operating? Yes / No (circle one)

If no, please list reason/alarm condition:

Any evidence of system tampering, vandalism or damage in the first floor equipment room? No

Any evidence of system tampering, vandalism, or damage to the exhaust stack? No

Were all cleanout/sampling port caps securely attached prior to system testing? yes

If no, list location and contact Project Manager/Project Director.

Is the concrete floor slab overlying all of the SSDS piping runs intact? yes

If no, list location and contact Project Manager/Project Director.

SSDS Operations

Sample Identification	Sample Location	Flow Rate[1] cfm	Applied Vacuum[1] in. H2O	Induced Vacuum[2] in. H2O	Notes
MP-1	Parking Garage	NA	NA	-0.019	
MP-2	Entrance Lobby	NA	NA	-0.099	
MP-3	Ground Floor Hallway	NA	NA	-0.09	
MP-4	Electrical Room	NA	NA	-0.034	
VR-1A	Parking Garage Storage Room	122	0.5	NA	
VR-1B	Parking Garage Storage Room	112.5	0.5	NA	

Comments:

Notes:
1. Normal system flow rates range from 75 to 200 cfm. Applied vacuum readings range from 0.5 to 10 in. H_2O. System readings will be obtained from each riser leg (VR-1A and VR-1B).
2. Normal system induced vacuum readings should be a minimum of 0.005 in. H_2O. System readings will be obtained from each monitoring point (MP-1 through MP-4).
3. If observations are confirmed to be outside of this range, inform emergency contacts below and prepare corrective action plan, if necessary.

in. of H_2O - inches of water
cfm - cubic feet per minute
NA - not applicable

Emergency Contact Information

Name	Title	Contact Numbers
Patrick McHugh	AKRF - PE/QEP	914-922-2387 (office)
Christopher Reynolds	Avalon Bay - Site Owner Representative	516-501-6004 (office)
Matthew Hubicki	NYSDEC - Project Manager	518-402-9605 (office)