



October 22, 2013

Ms. Jamie Verrigni  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
Remedial Bureau C  
625 Broadway – 11th Floor  
Albany, New York 12233-7014

**RE: Periodic Review Report**  
Carmel Shop-Rite Plaza  
180 Gleneida Avenue  
Carmel, New York 10512  
NYSDEC Site Number V00104

Dear Ms. Verrigni:

Enclosed is the *Periodic Review Report* for the above referenced site prepared by Groundwater & Environmental Services, Inc. (GES) on behalf of Urstadt Biddle Properties Inc. The report summarizes work performed at the site from June 8, 2012 to September 25, 2013.

If you have any questions or comments regarding this submittal, please contact Timothy Maus or Michael DeGloria of GES at (866) 839-5195 at extensions 3861 and 3839 respectively.

Sincerely,

Timothy W. Maus  
Staff Geologist

Michael DeGloria  
Project Manager

cc: Daniel Logue, Urstadt Biddle Properties Inc.  
Stephan Rapaglia, Urstadt Biddle Properties Inc  
James Candiloro, New York State Department of Environmental Conservation  
Edward Moore, New York State Department of Environmental Conservation  
Gerald H. Cresap, Jr., P.E., Groundwater & Environmental Services, Inc.

Attachment

**PERIODIC REVIEW REPORT**  
**October 2013**

**Carmel Shop-Rite Plaza**  
**Putnam County, New York**

**NYSDEC Site Number: V00104**

*Prepared for:*

**Urstadt Biddle Properties Inc.**  
321 Railroad Avenue  
Greenwich, Connecticut 06830

*Prepared by:*



**Groundwater & Environmental Services, Inc.**  
70 Jon Barrett Road, Suite B  
Patterson, New York 12563



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## 1.0 EXECUTIVE SUMMARY

This document is required as an element of the remedial program at the Carmel Shop-Rite Plaza, located in the Town of Carmel, County of Putnam, New York (hereinafter referred to as the “Site”) under the New York State (NYS) Voluntary Cleanup Program (VCP) administered by the New York State Department of Environmental Conservation (NYSDEC). The site remediation activities have been conducted in accordance with the Voluntary Cleanup Agreement (VCA) Index #D3-0001-97-04, Site #V00104. MIF Realty, L.P. (hereinafter referred to as the “MIF”) entered into a VCA with the NYSDEC to investigate a 19-acre property located in Carmel, Putnam County, New York. The VCA required MIF to investigate contaminated media at the site. The property was sold by MIF to Urstadt Biddle Properties Inc. of Greenwich, Connecticut.

Procedures required to manage remaining contamination at the site outlined in the Site Management Plan (SMP) have been successful. No major non-compliance issues have been identified during the monitoring period. However, during the annual site wide inspection completed by Groundwater & Environmental Services, Inc. on September 9, 2013, a transformer on the site was observed to have staining on the side from a possible leak. The utility company was contacted by the property owner on September 10, 2013 and informed of the issue. GES contacted the New York State Electric & Gas (NYSEG) company on October 15, 2013 and was informed the transformer is scheduled to be replaced in the next two months. Additionally, the utility company informed GES, that according to their records, the transformer did not contain Polychlorinated Biphenyls (PCBs). A call log summarizing the correspondence with the utility company has been included in **Appendix C**.

Remedial activities to date have consisted of excavation of tetrachloroethylene (PCE) impacted soils, installation of a soil vapor extraction (SVE) system to remediate the remaining PCE impacted soil, installation of a sub-slab depressurization system (SSDS), development and implementation of a SMP for the long term management of remaining contamination as required by the deed restriction, and execution and recording of a Deed Restriction to restrict land use and prevent future exposure to any contamination remaining at the site. Remedial activities were completed at the site in March of 2010. A complete summary of remedial activities at the site can be referenced in the *Site Investigation Summary & Remedial Action Plan* prepared by Vertex Environmental Services, Inc. on May 24, 2002, the *Remedial Investigation/Feasibility Study & Remedial Action Report* prepared by Vertex Environmental Services, Inc. on February 23, 2004, the Work Plan prepared by Vertex Environmental Services, Inc. in December of 2006, and the *Site Management Plan* prepared by Vertex Environmental Services, Inc. on February 28, 2012.

## 2.0 SITE OVERVIEW

The site is located in Carmel, County of Putnam, New York and is identified as Tax Map Number 44.9-1-9 on the Putnam County Tax Map. The approximate geographical coordinates for the Property are 41 degrees, 26 minutes, 7.5 seconds North (Latitude) by 73 degrees, 40 minutes, 48.1 seconds West (Longitude). The Property is comprised of one (1) parcel that covers an area of approximately 19 acres. A Site Location Map (**Figure 1**) for the general Property location and



a Site Map (**Figure 2**) showing the current key site features at the subject Property have been included. The boundaries of the site are more fully described in **Appendix D**.

Lauren's Dry Cleaner and A&A Cleaners are noted as the historic tenants of concern in the shopping center and their historical operations resulted in PCE contamination at the site. Site investigation activities were conducted between 1994 and 2004. During the investigation, a source area was observed beneath the concrete slab of the drycleaner tenant space. The source area dimensions were noted as approximately 8 feet (ft) by 12 ft, to a depth of approximately 3 to 4 feet below grade (fbg). In total, approximately 49.66 tons of PCE impacted soil were excavated from the site and removed for disposal off-site. Confirmation soil borings were performed subsequent to the completion of excavation activities and indicated the presence of residual contamination of PCE beneath the slab. An SVE system was installed at the site to remediate the residual PCE impacted soil. Monitoring of the SVE indicated the remediation of the PCE impacted soils was completed. A SSDS was installed at the site in 2010. The purpose of the SSDS is to prevent potential residual contamination of PCE beneath the concrete slab of the tenant spaces located adjacent to the former drycleaners from impacting indoor air quality. The SSDS will continue operation until the selected remedy has achieved the remedial action objectives identified by the decision document. The framework for determining when remedial processes are complete is provided in Section 6.5 of NYSDEC DER-10.

### **3.0 EVALUATION OF REMEDY PERFORMANCE AND EFFECTIVENESS**

#### **3.1 Sub-Slab Depressurization System Evaluation**

Routine site visits over the monitoring period indicate the remedy has been effective in achieving the remedial goals for the site. During routine operation and maintenance visits to the site completed by GES, the SSDS was found to be operational, with the exception of the March 18, 2013 visit. During the March 18, 2013 site visit, GES personnel observed the blower fan associated with the Renendo's Pizza tenant space was non-operational. On April 4, 2013, Thru Way Plumbing & Heating Inc., completed the replacement of the non-operational blower fan with an identical model blower fan (invoice included in **Appendix C**). On April 11, 2013, GES returned to the Site and verified the operation of the blower fan associated with the Renendo's Pizza tenant space (inspection form included in **Appendix A**). GES prepared and submitted a Non-routine Maintenance Report to the NYSDEC on April 19, 2013, summarizing the like for like replacement of the blower fan (report included as **Appendix C**).

In addition to routine maintenance, the SMP requires the tenant space occupants be trained on how to check the SSDS to ensure proper operation. On March 18, 2013, GES completed training of the current occupants of the Redendo's Pizza, Jina's Nails and More, Sunscape Tan, Grapevine Wine and Spirits, and Chinatown Restaurant tenant spaces. After the completion of the training, each occupant signed a training sheet, documenting completion and understanding of the training (Training Sheet included in **Appendix A**).



## 4.0 INSTITUTIONAL CONTROL & ENGINEERING CONTROL PLAN COMPLIANCE

### 4.1 Institutional Controls

The site has a series of Institutional Controls in the form of site restrictions. Adherence to these Institutional controls is required by the Deed Restriction. Site restrictions that apply to the Control Property are:

- The property owner is required to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8(h)(3);
- The use and development of the controlled property for commercial and industrial uses as defined by Part 375-1.8(g) is allowed, though land use is subject to local zoning laws;
- The use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the Department, NYSDOH or County DOH, is restricted;
- Agriculture or vegetable gardens on the controlled property are prohibited; and
- Compliance with the Department approved Site Management Plan is required.

During site inspections completed during the monitoring period, site restrictions were observed to be in place. Certification of institutional and engineering controls in accordance with Part 375-1.8(h)(3) is attached as **Appendix B**. No new development at the site has occurred during the monitoring period. Groundwater was not observed as a source of potable or process water. No agricultural or vegetable gardens were observed. Additionally, monitoring and reporting completed during the monitoring period were in compliance with the department approved SMP.

### 4.2 Engineering Controls

The SMP requires that a single engineering control (SSDS) be maintained at the site. Maintenance and inspections of the SSDS at the site are required by the SMP to be completed within 18 month of the installation of the system and then every 12 to 18 months thereafter. In total, four separate SSDS were installed in three tenant spaces, as summarized in the below table and depicted on **Figure 3**.

Tenant Space	Number of Suction Points	Radon-Away Fan Type
Redendo's Pizza	3	HP-5000
Jina's Nail Salon	3	HP-5000
Sunscape Tan	Trench (existing)	RP-265
Chinatown Restaurant (2 systems)	3	HP-5000
	3	HP-5000



Routine operation and maintenance of the system consisted of the following activities:

- Check each visible suction point for leaks and/or holes in the seals. Repair with caulk as necessary.
- Where seals are not visible due to drywall or metal enclosures, a subjective noise survey of the suction points will be conducted. Although a low suction sound can be heard during system operation, an unusually loud hissing sound could indicate a compromised seal.
- Inspect all pipes and/or pipe enclosures for any signs of damage.
- Inspect all system pipes and/or pipe enclosures to ensure that no unauthorized piping connections have been made to the system.
- Where piping is visible, check that labeling and liquid manometers remain in place.

Routine operation and maintenance of the system equipment consisted of the following activities:

- Check that the fan is still running.
- Check that no air intakes have been installed within 20 feet of the exhaust pipe.
- Where liquid manometers are installed on system piping (two westernmost points at Redendo's pizza), check that suction is occurring in the system.
- Review the manufacturer's specifications, including operation and maintenance manuals for both fans for any manufacturer's recommendations.

GES completed one non-routine visit on April 11, 2013 to confirm operation of the newly installed blower fan at Renendo's Pizza tenant space.

## **5.0 OPERATION & MAINTENANCE PLAN COMPLIANCE**

The Operation and Maintenance Plan describes the measures necessary to operate, monitor and maintain the mechanical components of the remedy selected for the site. This Operation and Maintenance Plan includes the following:

- The steps necessary to allow individuals unfamiliar with the site to operate and maintain the SSD system;
- An operation and maintenance contingency plan; and,
- Will be updated periodically to reflect changes in site conditions or the manner in which the SSD system are operated and maintained.

Five fans are mounted on the exterior rear walls of the subject tenant spaces. The SSDSs at the site use one of the following two fans:

- Model RP-265 – manufactured by Radon-Away of Ward Hill, MA
- Model HP-5000 – manufactured by Radon-Away of Ward Hill, MA

The SSDS installed at the Site is designed to run continuously. No active interactions are necessary to maintain the system operation. However, periodic system inspections were



completed to ensure that the system continues to operate as designed. As a result of verification of successful system operation, indoor air or soil gas sampling was not completed.

GES completed two routine site wide inspections and one non-routine visit to the site during the monitoring period. The most recent site wide inspection was completed on September 9, 2013. During the most recent site wide inspection all restrictions listed under the institutional controls for the site were observed to be in compliance. Additionally, during the September 9, 2013 site wide inspection, the SSDS was observed to be functioning at all tenant locations.

## **6.0 CONCLUSIONS**

### **6.1 Site Management Plan Compliance**

During this monitoring plan all requirements set forth in the SMP have been complied with. Institutional controls are in compliance and no major issues were identified during the monitoring period. Engineering controls are in compliance. The SSDS continues to operate as designed.

### **6.2 Performance and Effectiveness of Remedy**

The SSDS has functioned as required during this monitoring period. The SSDS has been successful in creating and maintaining a negative pressure field beneath each of the subject tenant spaces. The negative pressure field mitigates the potential of residual concentrations of PCE beneath the concrete slab of the tenant spaces adjacent from the former drycleaners space from impacting indoor air quality.

Prepared by:

Reviewed by:

A handwritten signature in black ink, appearing to read 'T. Maus'.

Timothy W, Maus  
Staff Geologist

10/22/2013

Date

A handwritten signature in black ink, appearing to read 'Michael DeGloria'.

Michael DeGloria  
Project Manager

10/22/2013

Date



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## FIGURES



Site Location Map  
Site Map  
Sub-Slab Depressurization System Layout



SOURCE: USGS 7.5 MINUTE SERIES  
TOPOGRAPHIC QUADRANGLE 1981  
LAKE CARMEL, NEW YORK  
CONTOUR INTERVAL = 10'

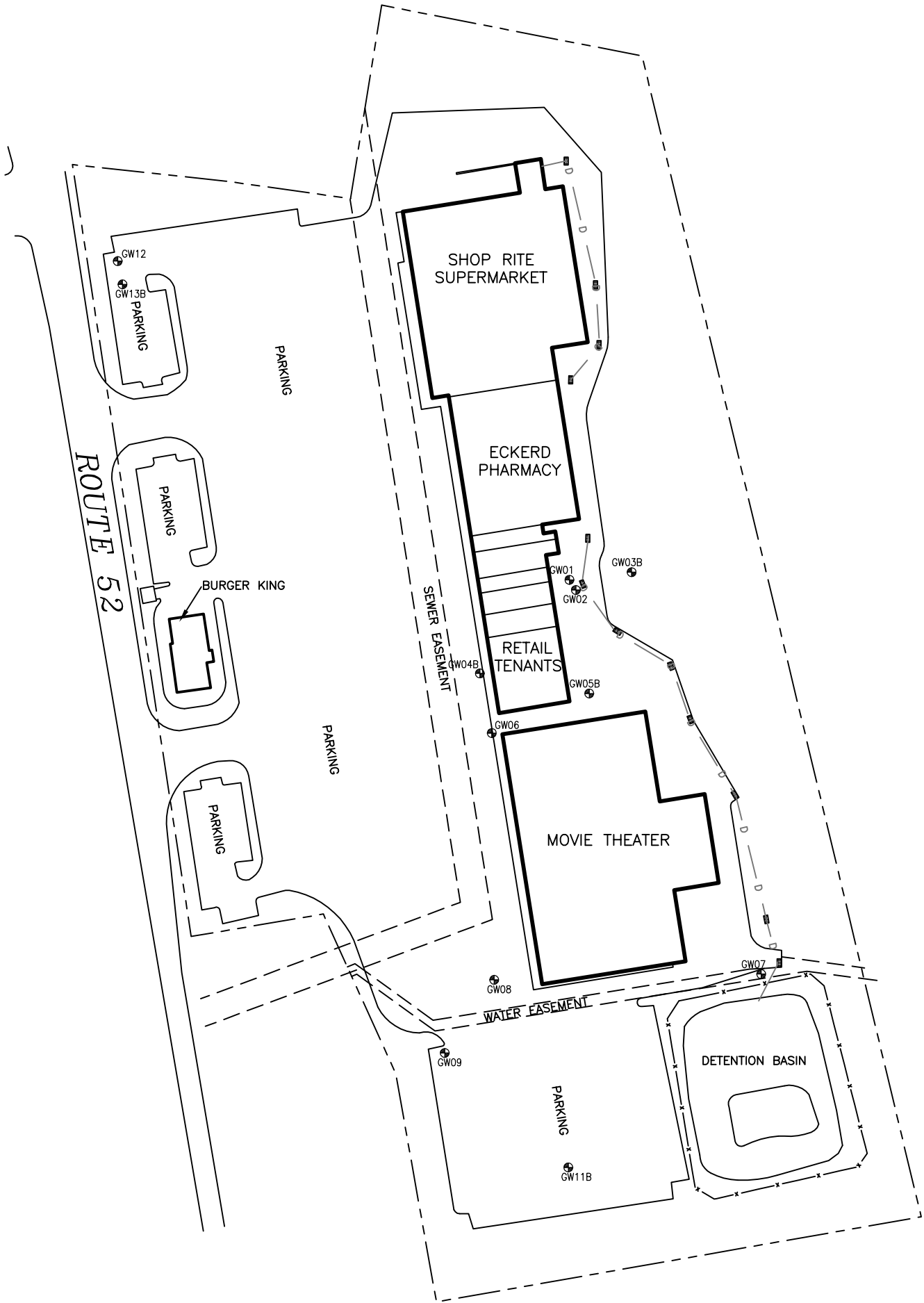


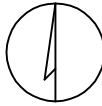

QUADRANGLE LOCATION

DRAFTED BY: W.G.S. (N.J.)	SITE LOCATION MAP		
CHECKED BY:	URSTADT BIDDLE PROPERTIES INC. CARMEL SHOP RITE CENTER 180 GLENEIDA AVENUE CARMEL, NEW YORK		
REVIEWED BY:	Groundwater & Environmental Services, Inc. 70 JON BARRETT ROAD, ROBIN HILL CORP. PARK, PATTERSON, NY 12563		
NORTH 	SCALE IN FEET  0 2000	DATE 9-23-13	FIGURE 1

LEGEND





- PROPERTY BOUNDARY
- x — FENCE
- ▢ CATCH BASIN
- ⊕ MONITORING WELL
- D — UNDERGROUND DRAIN LINE

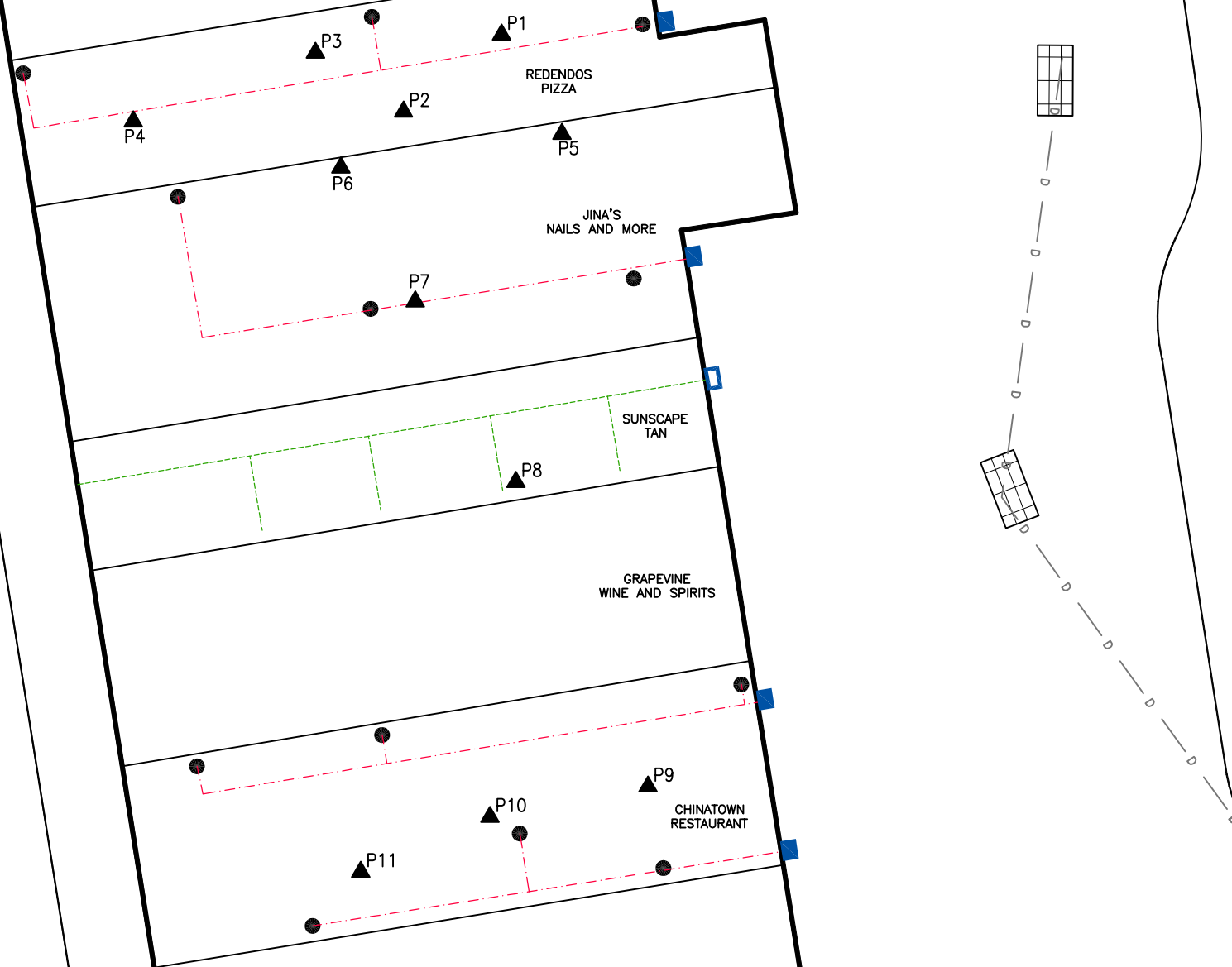


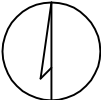
DRAFTED BY: W.G.S. (N.J.)	SITE MAP		
CHECKED BY:	URSTADT BIDDLE PROPERTIES INC. CARMEL SHOP RITE CENTER 180 GLENEIDA AVENUE CARMEL, NEW YORK		
REVIEWED BY:	Groundwater & Environmental Services, Inc. 70 JON BARRETT ROAD, SUITE B, PATTERSON, NY 12563		
NORTH 	SCALE IN FEET  0 APPROXIMATE 150	DATE 9-23-13	FIGURE 2



# LEGEND

- PROPERTY BOUNDARY
- x - FENCE
-  CATCH BASIN
-  MONITORING WELL
- D - UNDERGROUND DRAIN LINE
- SSDS SUCTION POINT
- - - OVERHEAD 3" PVC PIPING
- - - UNDERGROUND 6" PERFORATED PVC TRENCH (existing)
-  HP-5000 FAN
-  RP-265 FAN
- ▲ POST MITIGATION SAMPLING POINT



DRAFTED BY: W.G.S. (N.J.)	SUB-SLAB DEPRESSURIZATION SYSTEM LAYOUT		
CHECKED BY:	URSTADT BIDDLE PROPERTIES INC. CARMEL SHOP RITE CENTER 180 GLENEIDA AVENUE CARMEL, NEW YORK		
REVIEWED BY:	Groundwater & Environmental Services, Inc. 70 JON BARRETT ROAD, SUITE B, PATTERSON, NY 12563		
NORTH 	SCALE IN FEET 0 APPROXIMATE 20	DATE 9-23-13	FIGURE 3

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## **APPENDIX A**

Site Inspection Forms

## SITE-WIDE INSPECTION CHECKLIST

**Carmel Shop-Rite Plaza**

**Site No. V00104-3**

Date of Inspection: 3/18/13  
Time of Inspection: 12:30  
Inspector Name: Rich Brown  
Inspector Company: GES  
Weather Conditions: Cloudy ~ 30°F

Do current site operations include usage other than commercial and/or industrial purposes (i.e. residential)?

☐ YES<sup>1</sup> ☒ NO

Are vegetables gardens and/or other agricultural uses present at the site?

☐ YES<sup>1</sup> ☒ NO

Is groundwater at the site being used for potable or process purposes?

☐ YES<sup>1</sup> ☒ NO

Do you observe any activities that are not in compliance with the Site Management Plan for the site?

☐ YES<sup>1</sup> ☒ NO

<sup>1</sup> If the Answer To Any Of The Above Is "Yes" Please Report To GES As Soon As Possible At 866-839-5195

Please describe general site conditions at the time of the inspection:

Site appears to be in good working order.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Complete Sub-Slab Depressurization O&M Checklist For Each Tenant Space:

- ☒ Redendo's Pizza SSDS O&M Checklist
- ☒ Jina's Nails and More SSDS O&M Checklist
- ☒ Sunscape Tan SSDS O&M Checklist
- ☒ Chinatown SSDS O&M Checklist

Please describe any SSDS maintenance or system modifications conducted since the last site-wide inspection:

Hung placards by each fan + inside each  
tenant space.  
\_\_\_\_\_  
\_\_\_\_\_

*(include color photographs, sketches, maintenance receipts, etc. where appropriate)*

**Redendo's Pizza:**

**SUB-SLAB DEPRESSURIZATION O&M CHECKLIST**

Name: Rich Brown Date: 3/18/13

**ROUTINE SYSTEM MAINTENANCE:**

**Note:** the following checklist should be performed for each slab entry point.

**FANS:**

- ☐ Check that the fans are still running *Not Running*
- ☒ Check that no new air intakes have been installed within 20 feet of exhaust pipe

**SEALS:**

- ☒ If possible, observe section point where PVC pipe enters the floor slab
- ☒ Observe the seal around PVC pipes for visual cracks or a loud audible hissing. Indications of leaks should be reported to GES as soon as possible

**PIPING:**

- ☒ Check liquid manometers (look like U-shaped thermometers) for a difference in water level on each side of the U-shape.
- ☒ Inspect all system pipes and/or pipe enclosures to ensure that no damage has occurred
- ☒ Inspect all system pipes and/or pipe enclosures to ensure that no unauthorized piping connections have been made
- ☒ Where piping is visible check that labeling and liquid manometers remain in place

**IF THE INTEGRITY OF THE SYSTEM HAS BEEN  
COMPROMISED PLEASE REPORT TO GES AS SOON AS  
POSSIBLE AT 866-839-5195**

Jina's Nails and More:

**SUB-SLAB DEPRESSURIZATION O&M CHECKLIST**

Name: Rich Brown Date: 3/18/13

**ROUTINE SYSTEM MAINTENANCE:**

Note: the following checklist should be performed for each slab entry point.

**FANS:**

- ☒ Check that the fan is still running
- ☒ Check that no new air intakes have been installed within 20 feet of exhaust pipe

**SEALS:**

- ☒ If possible, observe section point where PVC pipe enters the floor slab
- ☒ Observe the seal around PVC pipes for visual cracks or a loud audible hissing. Indications of leaks should be reported to GES as soon as possible

**PIPING:**

- ☒ Inspect all system pipes and/or pipe enclosures to ensure that no damage has occurred
- ☒ Inspect all system pipes and/or pipe enclosures to ensure that no unauthorized piping connections have been made
- ☒ Where piping is visible check that labeling remains in place

**IF THE INTEGRITY OF THE SYSTEM HAS BEEN  
COMPROMISED PLEASE REPORT TO GES AS SOON AS  
POSSIBLE AT 866-839-5195**



**Sunscape Tan:**

**SUB-SLAB DEPRESSURIZATION O&M CHECKLIST**

Name: Rich Brown

Date: 3/18/13

**ROUTINE SYSTEM MAINTENANCE:**

**FANS:**

- ☒ Check that the fan is still running
- ☒ Check that no new air intakes have been installed within 20 feet of exhaust pipe

**SEALS:**

- ☒ If possible, observe section point where PVC pipe enters the floor slab *Covered*
- ☒ Observe the seal around PVC pipes for visual cracks or a loud audible hissing. Indications of leaks should be reported to GES as soon as possible

**PIPING:**

- ☒ Inspect all system pipes and/or pipe enclosures to ensure that no damage has occurred
- ☒ Inspect all system pipes and/or pipe enclosures to ensure that no unauthorized piping connections have been made
- ☒ Where piping is visible check that labeling remains in place

**IF THE INTEGRITY OF THE SYSTEM HAS BEEN  
COMPROMISED PLEASE REPORT TO GES AS SOON AS  
POSSIBLE AT 866-839-5195**

**Chinatown Restaurant:**

**SUB-SLAB DEPRESSURIZATION O&M CHECKLIST**

Name: Rich Brown Date: 3/18/13

**ROUTINE SYSTEM MAINTENANCE:**

**Note:** the following checklist should be performed for each slab entry point.

**FANS:**

- ☒ Check that the fan is still running
- ☒ Check that no new air intakes have been installed within 20 feet of exhaust pipe

**SEALS:**

- ☒ If possible, observe section point where PVC pipe enters the floor slab *Covered*
- ☒ Observe the seal around PVC pipes for visual cracks or a loud audible hissing. Indications of leaks should be reported to GES as soon as possible

**PIPING:**

- ☒ Inspect all system pipes and/or pipe enclosures to ensure that no damage has occurred
- ☒ Inspect all system pipes and/or pipe enclosures to ensure that no unauthorized piping connections have been made
- ☒ Where piping is visible check that labeling remains in place

**IF THE INTEGRITY OF THE SYSTEM HAS BEEN  
COMPROMISED PLEASE REPORT TO GES AS SOON AS  
POSSIBLE AT 866-839-5195**

# SITE-WIDE INSPECTION CHECKLIST

**Carmel Shop-Rite Plaza**

**Site No. V00104-3**

Date of Inspection: 4/11/13  
Time of Inspection: 0915  
Inspector Name: Rich Brown  
Inspector Company: GES  
Weather Conditions: overcast - 60°F

Do current site operations include usage other than commercial and/or industrial purposes (i.e. residential)?

☐ YES<sup>1</sup> ☒ NO

Are vegetables gardens and/or other agricultural uses present at the site?

☐ YES<sup>1</sup> ☒ NO

Is groundwater at the site being used for potable or process purposes?

☐ YES<sup>1</sup> ☒ NO

Do you observe any activities that are not in compliance with the Site Management Plan for the site?

☐ YES<sup>1</sup> ☒ NO

<sup>1</sup> If the Answer To Any Of The Above Is "Yes" Please Report To GES As Soon As Possible At 866-839-5195

Please describe general site conditions at the time of the inspection:

No change  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Complete Sub-Slab Depressurization O&M Checklist For Each Tenant Space:

- ☒ Redendo's Pizza SSDS O&M Checklist
- ☐ Jina's Nails and More SSDS O&M Checklist
- ☐ Sunscape Tan SSDS O&M Checklist
- ☐ Chinatown SSDS O&M Checklist

Please describe any SSDS maintenance or system modifications conducted since the last site-wide inspection:

All fans running  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(include color photographs, sketches, maintenance receipts, etc. where appropriate)

**Redendo's Pizza:**

**SUB-SLAB DEPRESSURIZATION O&M CHECKLIST**

Name: Rich Brown Date: 4/11/13

**ROUTINE SYSTEM MAINTENANCE:**

**Note:** the following checklist should be performed for each slab entry point.

**FANS:**

- ☒ Check that the fans are still running
- ☒ Check that no new air intakes have been installed within 20 feet of exhaust pipe

**SEALS:**

- ☒ If possible, observe section point where PVC pipe enters the floor slab
- ☒ Observe the seal around PVC pipes for visual cracks or a loud audible hissing. Indications of leaks should be reported to GES as soon as possible

**PIPING:**

- ☒ Check liquid manometers (look like U-shaped thermometers) for a difference in water level on each side of the U-shape.
- ☒ Inspect all system pipes and/or pipe enclosures to ensure that no damage has occurred
- ☒ Inspect all system pipes and/or pipe enclosures to ensure that no unauthorized piping connections have been made
- ☒ Where piping is visible check that labeling and liquid manometers remain in place

**IF THE INTEGRITY OF THE SYSTEM HAS BEEN  
COMPROMISED PLEASE REPORT TO GES AS SOON AS  
POSSIBLE AT 866-839-5195**

## SITE-WIDE INSPECTION CHECKLIST

**Carmel Shop-Rite Plaza**

**Site No. V00104-3**

Date of Inspection: 9/6/13  
Time of Inspection: 1300  
Inspector Name: Rich Brown  
Inspector Company: GES  
Weather Conditions: Clear - 80°F

Do current site operations include usage other than commercial and/or industrial purposes (i.e. residential)?

☐ YES<sup>1</sup> ☒ NO

Are vegetables gardens and/or other agricultural uses present at the site?

☐ YES<sup>1</sup> ☒ NO

Is groundwater at the site being used for potable or process purposes?

☐ YES<sup>1</sup> ☒ NO

Do you observe any activities that are not in compliance with the Site Management Plan for the site?

☐ YES<sup>1</sup> ☒ NO

<sup>1</sup> If the Answer To Any Of The Above Is "Yes" Please Report To GES As Soon As Possible At 866-839-5195

Please describe general site conditions at the time of the inspection:

Site is clean + free of debris. No change  
Since last inspection.  
\_\_\_\_\_  
\_\_\_\_\_

Complete Sub-Slab Depressurization O&M Checklist For Each Tenant Space:

- ☒ Redendo's Pizza SSDS O&M Checklist
- ☒ Jina's Nails and More SSDS O&M Checklist
- ☒ Sunscape Tan SSDS O&M Checklist
- ☒ Chinatown SSDS O&M Checklist

Please describe any SSDS maintenance or system modifications conducted since the last site-wide inspection:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*(include color photographs, sketches, maintenance receipts, etc. where appropriate)*

**Redendo's Pizza:**

**SUB-SLAB DEPRESSURIZATION O&M CHECKLIST**

Name: Rich Brown Date: 9/6/13

**ROUTINE SYSTEM MAINTENANCE:**

**Note:** the following checklist should be performed for each slab entry point.

**FANS:**

- ☒ Check that the fans are still running
- ☒ Check that no new air intakes have been installed within 20 feet of exhaust pipe

**SEALS:**

- ☒ If possible, observe section point where PVC pipe enters the floor slab
- ☒ Observe the seal around PVC pipes for visual cracks or a loud audible hissing. Indications of leaks should be reported to GES as soon as possible

**PIPING:**

- ☒ Check liquid manometers (look like U-shaped thermometers) for a difference in water level on each side of the U-shape.
- ☒ Inspect all system pipes and/or pipe enclosures to ensure that no damage has occurred
- ☒ Inspect all system pipes and/or pipe enclosures to ensure that no unauthorized piping connections have been made
- ☒ Where piping is visible check that labeling and liquid manometers remain in place

**IF THE INTEGRITY OF THE SYSTEM HAS BEEN  
COMPROMISED PLEASE REPORT TO GES AS SOON AS  
POSSIBLE AT 866-839-5195**

Jina's Nails and More:

**SUB-SLAB DEPRESSURIZATION O&M CHECKLIST**

Name: Rich Brown Date: 9/6/13

**ROUTINE SYSTEM MAINTENANCE:**

Note: the following checklist should be performed for each slab entry point.

**FANS:**

- ☒ Check that the fan is still running
- ☒ Check that no new air intakes have been installed within 20 feet of exhaust pipe

**SEALS:**

- ☒ If possible, observe section point where PVC pipe enters the floor slab
- ☒ Observe the seal around PVC pipes for visual cracks or a loud audible hissing. Indications of leaks should be reported to GES as soon as possible

**PIPING:**

- ☒ Inspect all system pipes and/or pipe enclosures to ensure that no damage has occurred
- ☒ Inspect all system pipes and/or pipe enclosures to ensure that no unauthorized piping connections have been made
- ☒ Where piping is visible check that labeling remains in place

**IF THE INTEGRITY OF THE SYSTEM HAS BEEN  
COMPROMISED PLEASE REPORT TO GES AS SOON AS  
POSSIBLE AT 866-839-5195**

Sunscape Tan:

**SUB-SLAB DEPRESSURIZATION O&M CHECKLIST**

Name: Rich Brown Date: 9/6/13

**ROUTINE SYSTEM MAINTENANCE:**

**FANS:**

- ☒ Check that the fan is still running
- ☒ Check that no new air intakes have been installed within 20 feet of exhaust pipe

**SEALS:**

- ☒ If possible, observe section point where PVC pipe enters the floor slab
- ☒ Observe the seal around PVC pipes for visual cracks or a loud audible hissing. Indications of leaks should be reported to GES as soon as possible

**PIPING:**

- ☒ Inspect all system pipes and/or pipe enclosures to ensure that no damage has occurred
- ☒ Inspect all system pipes and/or pipe enclosures to ensure that no unauthorized piping connections have been made
- ☒ Where piping is visible check that labeling remains in place

**IF THE INTEGRITY OF THE SYSTEM HAS BEEN  
COMPROMISED PLEASE REPORT TO GES AS SOON AS  
POSSIBLE AT 866-839-5195**



**Chinatown Restaurant:**

**SUB-SLAB DEPRESSURIZATION O&M CHECKLIST**

Name: Rich Brown Date: 9/6/13

**ROUTINE SYSTEM MAINTENANCE:**

**Note:** the following checklist should be performed for each slab entry point.

**FANS:**

- ☒ Check that the fan is still running
- ☒ Check that no new air intakes have been installed within 20 feet of exhaust pipe

**SEALS:**

- ☒ If possible, observe section point where PVC pipe enters the floor slab
- ☒ Observe the seal around PVC pipes for visual cracks or a loud audible hissing. Indications of leaks should be reported to GES as soon as possible

**PIPING:**

- ☒ Inspect all system pipes and/or pipe enclosures to ensure that no damage has occurred
- ☒ Inspect all system pipes and/or pipe enclosures to ensure that no unauthorized piping connections have been made
- ☒ Where piping is visible check that labeling remains in place

**IF THE INTEGRITY OF THE SYSTEM HAS BEEN  
COMPROMISED PLEASE REPORT TO GES AS SOON AS  
POSSIBLE AT 866-839-5195**

## **APPENDIX B**

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EC/IC Certification Forms



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. V00104

Site Name Carmel Shop-Rite Plaza

Site Address: 180 Gleneida Avenue Zip Code: 10512-  
City/Town: Carmel  
County: Putnam  
Site Acreage: 19.0

Reporting Period: June 08, 2012 to September 25, 2013

- |   | 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?<br>Commercial and Industrial | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Are all ICs/ECs 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.

 (on behalf of GES)  
Signature of Owner, Remedial Party or Designated Representative

10/22/13  
Date

**Description of Institutional Controls**ParcelOwnerInstitutional Control

44.9-1-9

Urstadt Biddle Properties Inc.

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

The owner of the property shall prohibit the property from ever being used for purposes other than for commercial (including, without limitation, retail and office) or Industrial use as defined in 6 NYCRR Part 375-1.8, without the express written waiver of such prohibition by the Department of Relevant Agency.

The owner of the property shall prohibit the use of the groundwater underlying the property without treatment rendering it safe for drinking water or industrial purposes, as appropriate, unless the user first obtains permission to do so from the Department or Relevant Agency.

The owner of the property shall prohibit agriculture or vegetable gardens on the property.

The owner of the property shall provide a periodic certification, prepared and submitted by a professional engineer or environmental professional acceptable to the Department or Relevant Agency, which will certify that the institutional and engineering controls put in place are unchanged from the previous certification, comply with the SMP, and have not been impaired.

Box 4

**Description of Engineering Controls**ParcelEngineering Control

44.9-1-9

Vapor Mitigation

### 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 complete.

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.**

*J. L. [Signature]* (on behalf of G+ES)  
Signature of Owner, Remedial Party or Designated Representative

10/22/13  
Date

IC CERTIFICATIONS  
SITE NO. V00104

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 Timothy W. Mares at 70 Jon Barrett Rd, Patterson, NY  
print name print business address

am certifying as Remedial Party (Owner or Remedial Party)

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

[Signature] (on behalf of G&S)  
Signature of Owner, Remedial Party, or Designated Representative  
Rendering Certification

10/22/13  
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 Gerald Cresap at 364 Littleton Road, Westford, MA  
print name print business address

am certifying as a Qualified Environmental Professional for the Owner  
Owner or Remedial Party)

[Signature]  
Signature of Qualified Environmental Professional, for  
the Owner or Remedial Party, Rendering Certification



10/10/13  
Date

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## **APPENDIX C**

### Non-Routine Maintenance Report & Correspondence





April 19, 2013

Ms. Jamie Verrigni  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
Remedial Bureau C  
625 Broadway – 11th Floor  
Albany, New York 12233-7014

**RE: Non-Routine Maintenance Report**  
Carmel Shop-Rite Center  
NYSDEC Site Number V00104

Dear Ms. Verrigni:

Groundwater & Environmental Services, Inc. (GES) on behalf of Urstadt Biddle Properties Inc. (Urstadt Biddle), has prepared this *Non-Routine Maintenance Report* for the above referenced location.

On March 19, 2013, GES was at the Carmel Shop-Rite Center (the Site), located at 180 Gleneida Avenue, Carmel, New York, to perform site inspection activities. During the site inspection, GES personnel observed the blower fan associated with the Renendo's Pizza tenant space was non-operational.

On April 4, 2013, Thru Way Plumbing & Heating Inc., completed the replacement of the non-operational blower fan with an identical model blower fan (invoices attached). On April 11, 2013, GES returned to the Site and verified the operation of the blower fan associated with the Renendo's Pizza tenant space (inspection form attached).

If you have any questions or comments regarding this submittal, please contact Timothy Maus or Michael DeGloria of GES at (866) 839-5195 at extensions 3861 and 3839 respectively.

Sincerely,

Timothy W. Maus  
Staff Geologist

Michael DeGloria  
Project Manager

cc: Daniel Logue, Urstadt Biddle Properties Inc.  
James Candiloro, New York State Department of Environmental Conservation

Attachment

**Thru Way Plumbing & Heating Inc.**717 Union Valley Road  
Mahopac, NY 10541**INVOICE**

Invoice Number: 54414

Invoice Date: Apr 4, 2013

Page: 1

Voice: 914-241-0968

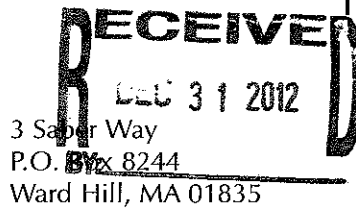
Fax: 914-241-6209

**Bill To:**Urstadt Biddle Properties, Inc  
321 Railroad Ave  
Greenwich, CT 06830**Ship to:**Shop Rite Shopping Center  
184 Route 52  
Carmel, NY 10512

Customer ID	Customer PO	Payment Terms	
Urstadt		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	41675	4/2/13	5/4/13

Quantity	Item	Description	Unit Price	Amount
		Tech responded to a call, check breaker & replace fan behind pizzeria. Tested radon fan for power, power is present at unit. System is pulling full RLA amperage. Located power source, shut down power to unit in electrical room. Removed unit, installed new, rewired, restored power, tested, working properly.		
1.00	L	Labor: 1hr for 1 tech @ \$85	85.00	85.00
1.00	T	Travel	85.00	85.00
1.00	M	Material	15.95	15.95

Subtotal	185.95
Sales Tax	15.57
Total Invoice Amount	201.52
Payment/Credit Applied	
<b>TOTAL</b>	<b>201.52</b>



# INVOICE

Date: 12/26/12 Inv. No.: 234271  
Cust. No.: 005843 Page No.: 1

RSTD

BILL TO:  
Groundwater & Env. Svcs  
STE. B  
70 JON BARRETT RD  
PATTERSON, NY 12563-2164

SHIP TO:  
Groundwater & Env. Svcs  
STE. B  
70 JON BARRETT RD  
PATTERSON, NY 12563-2164

SHIP VIA UPS GROUND	FOB 1	TERMS Net 30	YOUR PO #	SALES REP LAB
------------------------	----------	-----------------	-----------	------------------

PART #	DESCRIPTION	ORDERED	SHIPPED	UNIT PRICE	EXTENDED PRICE
23004-6 *	HS5000 Blower w/Switch Box (Extra insur.) REV A	1.00	1.00	1,225.00	1,225.00

## PLEASE PAY DIRECTLY FROM THIS INVOICE

REMIT TO: RadonAway  
3 Saber Way  
P.O. Box 8244  
Ward Hill, MA 01835

(800) 767-3703 FAX (978) 521-3964

SUB TOTAL	1,225.00
TAX	105.10
SHIP & HANDLING	30.00
TOTAL	1,360.10
PAYMENT	.00
NET TO PAY	1,360.10

CUSTOMER

**Redendo's Pizza:**

**SUB-SLAB DEPRESSURIZATION O&M CHECKLIST**

**Name: Richard Brown**

**Date: 4/11/13**

**ROUTINE SYSTEM MAINTENANCE:**

**Note:** the following checklist should be performed for each slab entry point.

**FANS:**

- ☒ Check that the fans are still running
- ☒ Check that no new air intakes have been installed within 20 feet of exhaust pipe

**SEALS:**

- ☒ If possible, observe section point where PVC pipe enters the floor slab
- ☒ Observe the seal around PVC pipes for visual cracks or a loud audible hissing. Indications of leaks should be reported to VERTEX as soon as possible

**PIPING:**

- ☒ Check liquid manometers (look like U-shaped thermometers) for a difference in water level on each side of the U-shape.
- ☒ Inspect all system pipes and/or pipe enclosures to ensure that no damage has occurred
- ☒ Inspect all system pipes and/or pipe enclosures to ensure that no unauthorized piping connections have been made
- ☒ Where piping is visible check that labeling and liquid manometers remain in place

**IF THE INTEGRITY OF THE SYSTEM HAS BEEN  
COMPROMISED PLEASE REPORT TO VERTEX AS SOON AS  
POSSIBLE AT (781) 952-6000**



**Groundwater  
& Environmental Services, Inc.**

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70 Jon Barrett Road • Robin Hill Corporate Park • Patterson, New York 12563 • (845) 878-8067

## **Record of Telephone Conversation**

Date: 10/10/2013 & 10/15/2013

Recorded by: Timothy Maus

Client: Urstadt Biddle Properties Inc.

Job Name: Carmel Shop Rite Center

Job Number: 1102389

Nature of call: Incoming

Outgoing

Spoke with: Paul Mancuso (NYSEG)

Phone number of person spoken with: (845) 278-8120

Main Subject of Call: Transformer Staining Follow-up

Items Discussed: Called on 10/10/13 and left message with Paul requesting any information he had pertaining to the transformer located at the Carmel Shop-Rite Center.

Called on 10/15/2013 and spoke with Paul Mancuso. He said the transformer is scheduled to be replaced sometime in the next two months. He also stated the transformer was installed in 1985 and the records he had indicated the transformer content was "NP". According to Paul "NP" is the designation for "NON-PCB".

## **APPENDIX D**

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Site Survey and Metes and Bounds

Z:\S\1989 - 2010 Active Jobs\96214201 URP REPORT\96214201 SURVEY 2011-12-22.dwg 1/13/2012 2:02:57 PM bdermodey 1:1

## **SITE METES AND BOUNDS**

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Carmel, County of Putnam and State of New York, bounded and described as follows:

Lot Number 1 and Lot Number 2A as shown on a map entitled "Subdivision Plat of Lot No. 2B of property of Lewis E. Nichols and Neta Cole Nichols", Towns of Carmel and Kent, Putnam County, New York, which was filed in the Office of the Clerk of Putnam County on December 3, 1981, as Map No. 1663B plus a portion of the 12 foot strip of land as shown on said map running through Lot 1 between the Easterly and Westerly Lot Lines of Lot 1 on said map, which last and said portion of the 12 foot strip of land when taken together are more particularly bounded and described as follows:

BEGINNING at the intersection of the southerly lot line of land now or formerly of Armer Realty Corp. and the easterly line of Route 52 (S.H. 570) as widened; thence S 72° 40' 00" E 59.51 feet, S 77° 10' 50" E 127.90 feet, S 72° 26' 10" E 124.19 feet, N 18° 59' 10" E 212.24 feet, S 70° 15' 48" E 290.00 feet, S 3° 58' 38" E 1,321.00 feet, S 89° 00' 42" W 527.41 feet, N 1° 10' 23" W 263.00 feet, N 16° 31' 47" W 187.22 feet, and S 89° 53' 22" W 149.00 feet to a point on the easterly side of Route 52 as widened; thence along the easterly side of Route 52 as

widened the following two courses and distances: N 0° 25' 21" E 538. 06 feet and N 0° 26' 38" W 327.57 feet to the point or place of beginning. Containing 18.8339 Acres more or less.