



Groundwater & Environmental Services, Inc.

63 E Main Street, Suite 3
Pawling, New York 12564

T. 866.839.5195

December 22 2023

Mr. Matthew Hubicki
New York State Department of Environmental Conservation Division of
Environmental Remediation
Remedial Bureau C
625 Broadway – 12th Floor
Albany, New York 12233-7014

Re: Periodic Review Report (Revised) – October 2022 to October 2023
Carmel Shop-Rite Plaza
180 Gleneida Avenue
Carmel, New York
NYSDEC Site Number V00104

Dear Mr. Hubicki:

Enclosed is the *Periodic Review Report* for the above referenced site prepared by Groundwater & Environmental Services, Inc. (GES) on behalf of Regency Centers. This document is required as an element of the remedial program at the Carmel Shop-Rite Plaza, located in Carmel, Putnam County, New York in accordance with the Voluntary Cleanup Program (VCP) administered by the New York State Department of Environmental Conservation (NYSDEC).

If you have any questions or comments regarding this submittal, please contact the undersigned at (866) 839-5195, extension 3839.

Sincerely,
Groundwater & Environmental Services, Inc.

Michael DeGloria, P.G.
Principal Project Manager

cc: Monica Roth, Regency Centers, (MonicaRoth@regencycenters.com)
Kerry Maloney, NYSDEC Section Chief, (kerry.maloney@dec.ny.gov)

Regency Centers

Periodic Review Report

Carmel Shop-Rite Plaza

180 Gleneida Avenue, Carmel, New York

NYSDEC Site Number V00104

December 22, 2023

Version 2





Periodic Review Report

Carmel Shop-Rite Plaza
180 Gleneida Avenue
Carmel, New York

Prepared for:
Regency Centers
321 Railroad Avenue
Greenwich, Connecticut

Prepared by:
Groundwater & Environmental Services, Inc.
63 East Main Street, Suite 3
Pawling, New York 12564
TEL: 866-839-5195
www.gesonline.com

GES Project:
1102826

Date:
December 22, 2023

A handwritten signature in black ink that reads "Jessica Montaldo".

Jessica Montaldo
Project Remediation Specialist

A handwritten signature in black ink that reads "Michael DeGloria".

Michael DeGloria, P.G.
Principal Project Manager

A handwritten signature in blue ink that reads "Genevieve F. Bock".

Genevieve F. Bock, P.E.
NE Region Engineering Manager

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Acronyms

EC	Engineering Control
ft	feet
fbg	feet below grade
GES	Groundwater & Environmental Services, Inc.
IC	Institutional Control
MIF	MIF Realty, L.P.
NYS	New York State
NYSDEC	New York State Department of Environmental Conservation
NYSDOH	New York State Department of Health
O&M	operation and maintenance
PCE	tetrachloroethylene
SMP	Site Management Plan
SSDS	sub-slab depressurization system
SVE	soil vapor extraction
VCA	Voluntary Cleanup Agreement
VCP	Voluntary Cleanup Program

1 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, State of New York (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. (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. In August 2023, Urstadt Biddle Properties Inc. merged with Regency Centers.

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.

Historical remedial activities 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 detailed 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 Site Overview

The site is located in the Town of Carmel, County of Putnam, State of 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 A** (Site Survey and Metes and Bounds).

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 dry cleaner 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 and removed for disposal off-site. Confirmation soil borings were completed subsequent to the excavation activities and indicated the presence of residual PCE contamination beneath the building slab. A SVE system was installed at the site to remediate the residual PCE impacted soil. The SVE system was shut down when monitoring of the SVE system indicated that remediation of the PCE impacted soils was complete. Following the SVE system deactivation, a SSDS was installed at the site in 2010 for the purpose of preventing potential residual contamination of PCE beneath the concrete slab 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 Evaluation of Remedy Performance and Effectiveness

3.1 Sub-Slab Depressurization System Evaluation

Routine site visits completed over the monitoring period indicate the remedy has been effective in achieving the remedial goals for the site. Routine operation and maintenance visits to the site were conducted in November 2022, February 2023, May 2023, and July 2023. The annual site inspection was conducted on September 27 and 29, 2023.

During the September 27, 2023 site inspection, one (1) of the SSDS fans located at the New Journey Nail & Spa (formerly Jina's Nails & Spa) tenant space was observed to be non-operational. GES replaced the malfunctioning SSDS fan on September 29, 2023. Following replacement of the SSDS fan, all SSDS components on-site were operational.

A copy of the *Non-routine Maintenance Report* and all correspondence with the NYSDEC are included in **Appendix B**.

4 Institutional Control (IC) & Engineering Control (EC) Plan Compliance

4.1 Institutional Controls

The site has a series of Institutional Controls required by the Decision Document to: (1) implement, maintain, and monitor Engineering Control systems; (2) prevent future exposure to remaining contamination by controlling disturbances of the subsurface contamination; and, (3) limit the use and development of the site to commercial and/or industrial uses only.

Adherence to the following Institutional Controls on the site is required by the Deed Restriction implemented as part of the SMP.

- 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, NYS Department of Health (DOH) or County DOH, is restricted.
- Agriculture or vegetable gardens on the controlled property are prohibited.
- Compliance with the Department approved SMP is required.

No new development in the EC/IC area 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.

During site inspections completed during the monitoring period, site restrictions were observed to be in place. The annual site wide inspection was conducted on September 27 and September 29, 2023. The Groundwater & Environmental Services, Inc. (GES) personnel conducting the inspection noted no new development in the EC/IC area of the site. Photographs taken of the EC/IC area during the annual site wide inspection are included as **Appendix C**. Certification of institutional and engineering controls in accordance with Part 375-1.8(h)(3) is attached as **Appendix D**.

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, five (5) SSDS fans were installed in four (4) tenant spaces, as summarized in the below table and depicted on **Figure 3**.

Tenant Space	Number of Suction Points	Radon-Away Fan Type
RC Pizza Restaurant LLC (formerly Redendos Pizza)	3	HS-5000
New Journey Nail & Spa (formerly Jina's Nails and More)	3	HS-5000
Electric Paradise Tanning II (formerly Sunscape Tan)	Trench (existing)	RP-265
Chinatown Restaurant	3	HS-5000
	3	HS-5000

Note: Tenant space names were updated to reflect Regency Centers Site Plan available at <https://www.regencycenters.com/property/detail/70043/Carmel-ShopRite-Plaza>. Names of tenant spaces reflected on the Non-Routine Reports submitted during the monitoring period may differ slightly from the tenant space names referenced above.

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

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

Certification of institutional and engineering controls in accordance with Part 375-1.8(h)(3) is attached as **Appendix D**.

5 Operation & Maintenance Plan Compliance

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

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

Five (5) fans are mounted on the exterior rear walls of the subject tenant spaces. The SSDSs at the site use one (1) of the following two (2) fans:

- Model RP-265 – manufactured by Radon-Away of Ward Hill, MA
- Model HS-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. No new tenants were identified during the monitoring period.

Quarterly system inspections were completed on November 9, 2022, and February 13, May 22, and July 21, 2023 to ensure that the system continues to operate as designed. Details regarding all quarterly system inspections completed during the monitoring period are summarized in the *Non-routine Maintenance Reports* submitted to the NYSDEC. A copy of the *Non-routine Maintenance Reports* including the site inspection forms are included in **Appendix B**.

GES completed the annual site wide inspection of the site on September 27 and September 29, 2023 during this monitoring period. During the inspection on September 27, 2023, all SSDS components were operational with the exception of the Radon-Away HS-5000 fan located at the New Journey Nail & Spa tenant space. This fan failed sometime between the July 21 and September 27 inspections. Following the September 27, 2023 inspection, the NYSDEC was contacted via email on September 27, 2023 to provide notification of the system status as required by the Site Management Plan. Email correspondence is included in **Appendix B**. On September 29, 2023, GES removed and replaced the existing Radon-Away HS-5000 fan with an identical replacement. Upon departure from the site on September 29, 2023, GES confirmed operation of the SSDS system and all restrictions listed under the institutional controls for the site were observed to be in compliance.

6 Conclusions and Recommendations

6.1 SMP Compliance

During this monitoring period, all controls established by the SMP continue to be met. Institutional controls are in compliance and no major issues were identified during the monitoring period with

the exception of the Radon-Away HS-5000 fan located at the New Journey Nail & Spa tenant space as noted in **Section 5.0** above. Engineering controls are also in compliance with the SSDS continuing to operate as designed.

6.2 Performance and Effectiveness of Remedy

Since the SSDS has functioned as required during this monitoring period, except as noted in **Section 5.0** above. The negative pressure field mitigates the potential of residual concentrations of PCE beneath the concrete slab of the tenant spaces adjacent to the former dry cleaner space from impacting indoor air quality.

6.3 Site Closeout

In accordance with Section 6.5 of NYSDEC DER-10, site closeout may be initiated when soil vapor intrusion mitigation measures meet the most recent NYSDOH guidance. To assess if soil vapor intrusion mitigation measures have met the NYSDOH guidelines for “No Further Action” as recommended by the NYSDOH Soil Vapor Intrusion Decision Matrices (updated May 2017), GES recommends the following:

- Preparation of a workplan outlining actions to evaluate the potential for vapor intrusion.
- Temporary shutdown of the SSDS components at the four (4) tenant spaces.
- Installation of Vapor Pin® sampling devices in select tenant spaces to collect soil vapor samples.
- During the annual heating season, collect soil vapor and indoor air samples from the tenant spaces. Indoor air samples would be collected to coincide with soil vapor samples.
- Compare soil vapor and indoor air sample results to the NYSDOH Soil Vapor Intrusion Decision Matrices. If “No Further Action” is recommended based on the Matrices results, GES and Regency Centers would request approval from NYSDEC and NYSDOH for permanent shutdown of the SSDS components at the site.
- If approval to permanently shutdown the SSDS components is received and additional soil vapor and indoor air sampling is not required, a final PRR will be submitted to the NYSDEC.

Figures



Source:
USGS 7.5 Minute Series
Topographic Quadrangle, 1981
Lake Carmel, New York
Contour Interval = 10'



Site Location Map

Regency Centers
Carmel Shop Rite Center
180 Gleneida Avenue
Carmel, New York

Drawn
M.R.H.
Designed
J.M.
Approved



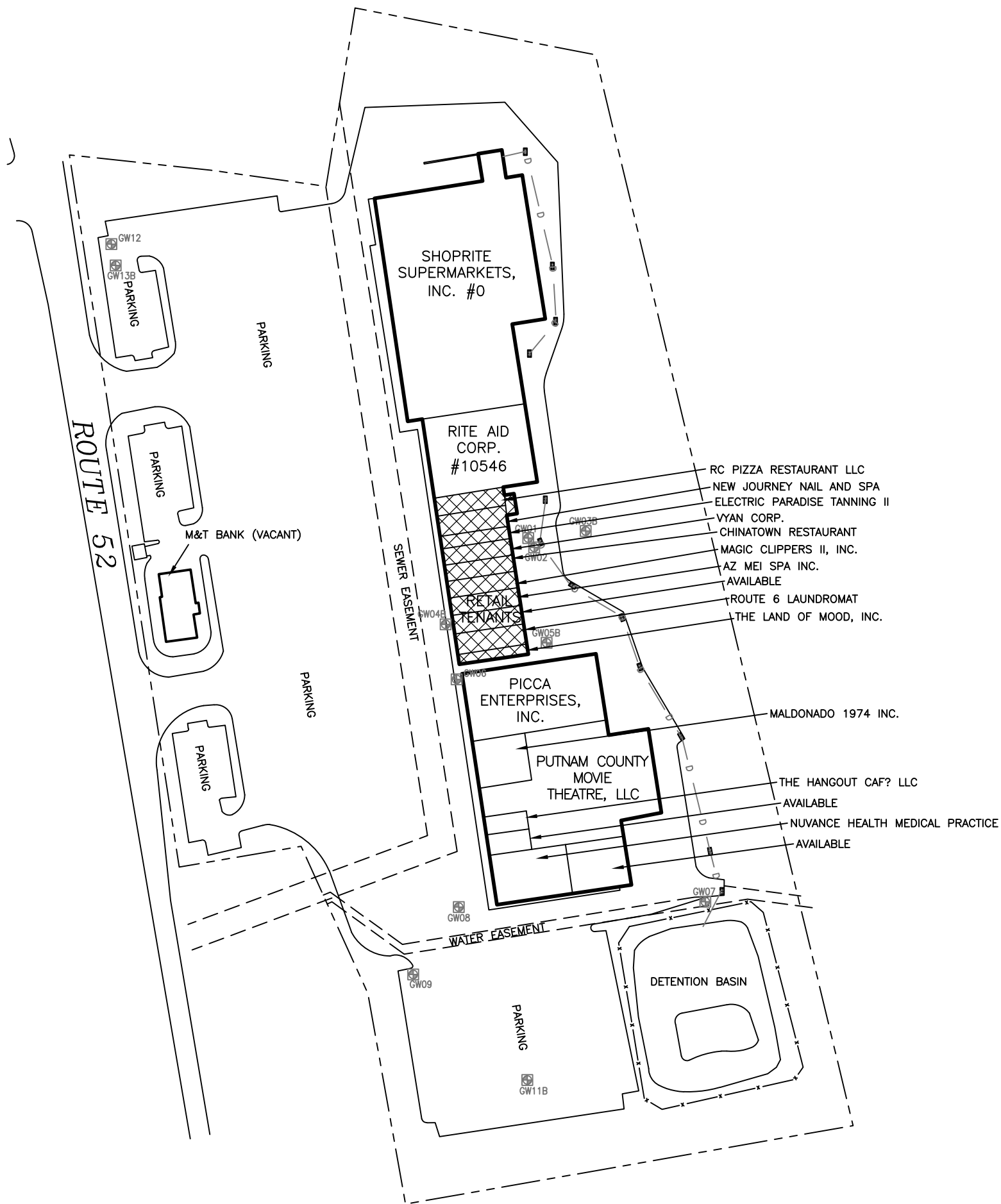
Scale In Feet
0 2000



Groundwater & Environmental Services, Inc.

Date
10/20/23
Figure
1

C:\Users\MHollister\Documents\Michelle\251947 Carmel SM.dwg, B150 sm, 10/20/2023 11:36:35 AM, mhollister



LEGEND

- PROPERTY BOUNDARY
- x - FENCE
- [Grid] CATCH BASIN
- [Circle with cross] DESTROYED/ABANDONED WELL
- D - UNDERGROUND DRAIN LINE
- [X's] SOIL MANAGEMENT AREA

Site Map

Regency Centers
Carmel Shop Rite Center
180 Gleneida Avenue
Carmel, New York

Drawn
M.R.H.
Designed
Approved

Date
10/20/23
Figure
2



Scale In Feet

0 150

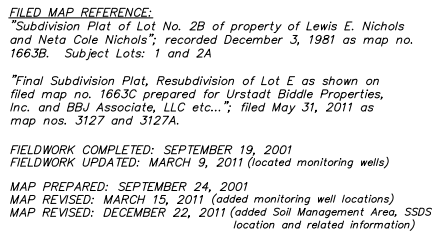


M:\Graphics\11100-Patterson-LHV\Misc\Urstadt-Biddle-Properties\Carmel\Carmel SM.dwg, B20, 10/20/2023 11:29:30 AM, mhollister

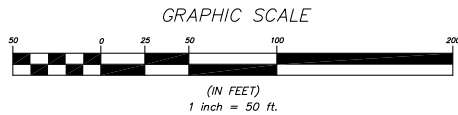


Appendix A – Site Survey and Metes and Bounds

ACCESS ROADWAY TO TOWN OF CARMEL
WATER DISTRICT No. 2 WATER TANK
(Per Liber 641, Cp 337)



Survey of Property
Prepared for
Biddle Properties, Inc.
Situate IN
of Carmel County of Putnam
State of New York
Gleneida Avenue (Route 52)
(Putnam County Tax Map No. 49.9-1-9)



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3 Garrett Place • Carmel, New York 10512
Phone (845) 225-9690 • Fax (845) 225-9717
www.insite-eng.com

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' 59" E 89' 51" 52" W 77° 10' 50" E 127.90 feet; S 72° 26' 10" E 124.19 feet; S 72° 00' 59" E 121.21 feet; S 72° 00' 59" E 121.21 feet; S 72° 00' 59" E 121.00 feet; S 89° 50' 42" W 57.41 feet; N 1° 10' 00" E 263.60 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° 00' 00" E 7 feet to the point or place of beginning. Containing 18,633 Acres more or less.

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.

Appendix B – Non-Routine Reports and Correspondence



Groundwater & Environmental Services, Inc.

63 E Main Street, Unit 3
Pawling, New York 12564

T. 800.360.9405

November 29, 2022

Mr. David Herman
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 Plaza
180 Gleneida Avenue
Carmel, New York
NYSDEC Site Number V00104

Dear Mr. Herman:

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 Site.

On November 9, 2022, a periodic site inspection was completed at the Carmel Shop-Rite Center (the Site), located at 180 Gleneida Avenue, Carmel, New York. Upon arrival, the fan located at the Carmel Nails (previously New Journey Nail and Spa) tenant space was offline due to the power switch being in the “OFF” position. The power switch was turned to the “ON” position and the fan operated without issue. All other sub-slab depressurization system (SSDS) components, including fans located at the Europa Pizzeria, Grapevine Wine and Spirits (formerly Electric Paradise), and Chinatown Restaurant tenant spaces, were fully operational at the time of the site inspection. A copy of the SSDS Operation & Maintenance (O&M) Checklist from November 9, 2022 is included as **Attachment A**.

The next periodic site inspection is scheduled for the first quarter of 2023.

If you have any questions or comments regarding this submittal, please contact Michael DeGloria of GES at (800) 866-839-5195, extension 3839.

Sincerely,

Michael C. DeGloria, P.G.
Principal Project Manager

Europa Pizzeria:

SUB-SLAB DEPRESSURIZATION O&M CHECKLIST

Name: Rich Brown

Date: 11-09-2022

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**

New Journey Nail And Spa:
SUB-SLAB DEPRESSURIZATION O&M CHECKLIST

Name: Rich Brown **Date:** 11-09-2022

ROUTINE SYSTEM MAINTENANCE:

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

FANS: Note: Fan "ON"/"OFF" Switch was in "OFF" position on arrival. Turned to "ON" position and fan ran without issue for the remainder of the site visit.

- ☒ **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.**
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- ☒ **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**

Electric Paradise:
SUB-SLAB DEPRESSURIZATION O&M CHECKLIST

Name: Rich Brown **Date:** 11-09-2022

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:

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- ☒ 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**

Chinatown Restaurant:
SUB-SLAB DEPRESSURIZATION O&M CHECKLIST

Name: Rich Brown **Date:** 11-09-2022

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:

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



Groundwater & Environmental Services, Inc.

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February 22, 2023

Mr. David Herman
New York State Department of Environmental Conservation
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On February 13, 2023, a periodic site inspection was completed at the Carmel Shop-Rite Center (the Site), located at 180 Gleneida Avenue, Carmel, New York. All sub-slab depressurization system (SSDS) components were operational at the time of the site inspection. A copy of the SSDS Operation & Maintenance (O&M) Checklist from February 13, 2023 is included as **Attachment A**.

The next periodic site inspection is scheduled for the second quarter of 2023.

If you have any questions or comments regarding this submittal, please contact Michael DeGloria of GES at (800) 866-839-5195, extension 3839.

Sincerely,

Michael C. DeGloria, P.G.
Principal Project Manager

Europa Pizzeria:

SUB-SLAB DEPRESSURIZATION O&M CHECKLIST

Name: Rich Brown

Date: 2-13-2023

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**

New Journey Nail And Spa:
SUB-SLAB DEPRESSURIZATION O&M CHECKLIST

Name: Rich Brown **Date:** 2-13-2023

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**

Electric Paradise:

SUB-SLAB DEPRESSURIZATION O&M CHECKLIST

Name: Rich Brown

Date: 2-13-2023

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**

Chinatown Restaurant:
SUB-SLAB DEPRESSURIZATION O&M CHECKLIST

Name: Rich Brown **Date:** 2-13-2023

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**



Groundwater & Environmental Services, Inc.

63 E Main Street, Unit 3
Pawling, New York 12564

T. 800.360.9405

May 25, 2023

Mr. R. Scott Deyette
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 Plaza
180 Gleneida Avenue
Carmel, New York
NYSDEC Site Number V00104

Dear Mr. Deyette :

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 Site.

On May 22, 2023, a periodic site inspection was completed at the Carmel Shop-Rite Center (the Site), located at 180 Gleneida Avenue, Carmel, New York. All sub-slab depressurization system (SSDS) components were operational at the time of the site inspection. A copy of the SSDS Operation & Maintenance (O&M) Checklist from May 22, 2023 is included as **Attachment A**.

The next periodic site inspection is scheduled for the third quarter of 2023.

If you have any questions or comments regarding this submittal, please contact Michael DeGloria of GES at (800) 866-839-5195, extension 3839.

Sincerely,

Michael C. DeGloria, P.G.
Principal Project Manager

Attachment A

Europa Pizzeria

SUB-SLAB DEPRESSURIZATION O&M CHECKLIST

Name: Richard Brown **Date:** 05/22/2023

ROUTINE SYSTEM MAINTENANCE:

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

FANS:

☒

Check that the fan is running.

☒

Check that no new air intakes have been installed within 20 feet of exhaust pipe.

SEALS:

☒

If possible, observe suction 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

New Journey Nails

SUB-SLAB DEPRESSURIZATION O&M CHECKLIST

Name: Richard Brown **Date:** 05/22/2023

ROUTINE SYSTEM MAINTENANCE:

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

FANS:

☒

Check that the fan is running.

☒

Check that no new air intakes have been installed within 20 feet of exhaust pipe.

SEALS:

☐ NA

If possible, observe suction point where PVC pipe enters the floor slab.

☐ NA

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

Electric Paradise

SUB-SLAB DEPRESSURIZATION O&M CHECKLIST

Name: Richard Brown **Date:** 05/22/2023

ROUTINE SYSTEM MAINTENANCE:

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

FANS:

☒

Check that the fan is running.

☒

Check that no new air intakes have been installed within 20 feet of exhaust pipe.

SEALS:

☒

If possible, observe suction 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**

Chinatown Restaurant

SUB-SLAB DEPRESSURIZATION O&M CHECKLIST

Name: Richard Brown **Date:** 05/22/2023

ROUTINE SYSTEM MAINTENANCE:

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

FANS:

☒

Check that the fan is running.

☒

Check that no new air intakes have been installed within 20 feet of exhaust pipe.

SEALS:

☐

NA

If possible, observe suction 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



Groundwater & Environmental Services, Inc.

63 E Main Street, Unit 3
Pawling, New York 12564

T. 800.360.9405

July 28, 2023

Mr. R. Scott Deyette
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 Plaza
180 Gleneida Avenue
Carmel, New York
NYSDEC Site Number V00104

Dear Mr. Deyette:

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 Site.

On July 21, 2023, a periodic site inspection was completed at the Carmel Shop-Rite Center (the Site), located at 180 Gleneida Avenue, Carmel, New York. All sub-slab depressurization system (SSDS) components were operational at the time of the site inspection. A copy of the SSDS Operation & Maintenance (O&M) Checklist from July 21, 2023 is included as **Attachment A**.

The next periodic site inspection is scheduled for the fourth quarter of 2023.

If you have any questions or comments regarding this submittal, please contact Michael DeGloria of GES at (800) 866-839-5195, extension 3839.

Sincerely,

Michael DeGloria

Digitally signed by Michael
DeGloria
Date: 2023.07.26 16:58:13 -04'00'

Michael C. DeGloria, P.G.
Principal Project Manager

Attachment A

Chinatown

SUB-SLAB DEPRESSURIZATION O&M CHECKLIST

Name: Richard Brown **Date:** 07/21/2023

ROUTINE SYSTEM MAINTENANCE:

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

FANS:

☒

Check that the fan is running.

☒

Check that no new air intakes have been installed within 20 feet of exhaust pipe.

SEALS:

☐ NA

If possible, observe suction 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:

☐ NA

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.

☐ NA

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**

New journey nails

SUB-SLAB DEPRESSURIZATION O&M CHECKLIST

Name: Richard Brown

Date: 07/21/2023

ROUTINE SYSTEM MAINTENANCE:

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

FANS:

☒

Check that the fan is running.

☒

Check that no new air intakes have been installed within 20 feet of exhaust pipe.

SEALS:

☒

If possible, observe suction 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:

☐ NA

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**

EUROPA Pizza

SUB-SLAB DEPRESSURIZATION O&M CHECKLIST

Name: Richard Brown **Date:** 07/21/2023

ROUTINE SYSTEM MAINTENANCE:

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

FANS:

☒

Check that the fan is running.

☒

Check that no new air intakes have been installed within 20 feet of exhaust pipe.

SEALS:

☒

If possible, observe suction 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**

Electric paradise

SUB-SLAB DEPRESSURIZATION O&M CHECKLIST

Name: Richard Brown **Date:** 07/21/2023

ROUTINE SYSTEM MAINTENANCE:

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

FANS:



Check that the fan is running.



Check that no new air intakes have been installed within 20 feet of exhaust pipe.

SEALS:



If possible, observe suction 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**



Groundwater & Environmental Services, Inc.

63 E Main Street, Unit 3
Pawling, New York 12564

T. 800.360.9405

September 29, 2023

Mr. Matthew Hubicki
New York State Department of Environmental Conservation
Division of Environmental Remediation
Remedial Bureau C
625 Broadway
Albany, New York 12233-7014

Re: Non-Routine Maintenance Report
Carmel Shop-Rite Plaza
180 Gleneida Avenue
Carmel, New York
NYSDEC Site Number V00104

Dear Mr. Hubicki:

Groundwater & Environmental Services, Inc. (GES) on behalf of Regency Centers has prepared this *Non-Routine Maintenance Report* for the above referenced Site.

On September 27, 2023, a site inspection was completed at the Carmel Shop-Rite Center (the Site), located at 180 Gleneida Avenue, Carmel, New York. All sub-slab depressurization system (SSDS) components were operational at the time of the site inspection except for the Radon-Away HS-5000 fan located at the Carmel Nail (formerly Mary's Nails & Spa) tenant space. Following the site inspection, the New York State Department of Environmental Conservation (NYSDEC) was contacted via email on September 27, 2023 to provide notification of the system status as required by the Site Management Plan.

On September 29, 2023, GES arrived on-site to inspect the existing Radon-Away HS-5000 fan located at the Carmel Nail tenant space. GES inspected the fan and determined it required replacement. An identical replacement fan (HS-5000) was installed and activated.

The next periodic site inspection is scheduled for the fourth quarter of 2023.



If you have any questions or comments regarding this submittal, please contact Michael DeGloria of GES at (800) 866-839-5195, extension 3839.

Sincerely,

Michael DeGloria

Michael C. DeGloria, P.G.
Principal Project Manager

From: [Michael C. DeGloria](#)
To: [Hubicki, Matthew S \(DEC\)](#)
Cc: [Jessica Thomas](#); [Maloney, Kerry A \(DEC\)](#); [Jessica Thomas](#)
Subject: Site #V00104 - Carmel Shop-Rite Center - Carmel, NY CONTACT UPDATE
Date: Monday, August 21, 2023 10:03:37 AM
Attachments: [image001.png](#)

Good Morning Matthew -

Per Scott's directions please update NYSDEC records to show the following update relative to the V00104 Carmel

Urstadt Biddle is now "Regency Centers"

Contact: *no change
Monica A. Roth

Address: *no change
321 Railroad Avenue
Greenwich, CT 06830

Phone: *change
203-863-203

Email Address: CHANGE
MonicaRoth@regencycenters.com

Please confirm receipt of this update.

Thank you,

Michael DeGloria, PG
Principal Project Manager

Office: 866.839.5195 ext. 3839

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Safety: Plan, Prevent, Protect

From: Deyette, Scott (DEC) <scott.deyette@dec.ny.gov>
Sent: Tuesday, August 15, 2023 9:29 AM
To: Michael C. DeGloria <MDeGloria@gesonline.com>
Cc: Jessica Thomas <JThomas@gesonline.com>; Hubicki, Matthew S (DEC) <matthew.hubicki@dec.ny.gov>; Maloney, Kerry A (DEC) <kerry.maloney@dec.ny.gov>

Subject: RE: Site #V00104 - Carmel Shop-Rite Center - Carmel, NY

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Michael-

The change in ownership name does not require a formal Change of Use notification or COC transfer. Please forward the new contact info for Regency Centers, if there are any (address, phone number, etc.).

Also, Matt Hubicki (copied) has taken over as PM for this site. Please forward all future correspondence to him.

Thanks.

R. Scott Deyette

Director, Remedial Bureau C (Region 3)

[Division of Environmental Remediation](#)

New York State Department of Environmental Conservation

625 Broadway, 12th Floor, Albany, NY 12233-7014

P: (518) 402-9794 | C: (518) 461-3721 | Scott.Deyette@dec.ny.gov



From: Michael C. DeGloria <MDeGloria@gesonline.com>

Sent: Monday, August 14, 2023 3:07 PM

To: Deyette, Scott (DEC) <scott.deyette@dec.ny.gov>

Cc: Jessica Thomas <JThomas@gesonline.com>

Subject: Site #V00104 - Carmel Shop-Rite Center - Carmel, NY

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Good Afternoon Scott

I'm contacting you to ask inform you of a merger taking place between Urstadt Biddle and Regency Centers.

This is a merger with no other changes. Monica Roth, the current point of contact, will remain as such, but under Regency Centers. Urstadt Biddle will no longer be the name relative to ownership.

We're not sure if the attached notice forms should be completed or not? Can you advise?

Thank you,

Michael DeGloria, PG
Principal Project Manager

Office: 866.839.5195 ext. 3839

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Safety: Plan, Prevent, Protect

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From: [Michael C. DeGloria](#)
To: [Hubicki, Matthew S \(DEC\)](#)
Cc: [dilmanrecinos@regencycenters.com](#); [monicaroth@regencycenters.com](#); [Maloney, Kerry A \(DEC\)](#); [Monaco, Christopher S \(DEC\)](#); [Ockerby, Renata E \(HEALTH\)](#); [Doroski, Melissa A \(HEALTH\)](#); [Jessica Montaldo](#)
Subject: UPDATE: NYSDEC Site Number V00104 - Carmel Shop-Rite Center
Date: Friday, September 29, 2023 12:27:25 PM
Attachments: [Letter.SiteV00104.2023.9.29.CarmelShopRite \(SSD Fan R&R\).pdf](#)
[image002.png](#)
[image003.png](#)

Good Afternoon Matt

Update to the status of the inoperable SSD fan observed at the subject site on 9/27. The fan was removed and replaced earlier today. A letter summarizing this work is attached for the Department's files. All fans are operational.

Thank you,

Michael DeGloria, PG
Principal Project Manager

Office: 866.839.5195 ext. 3839

Follow Us: [Website](#) | [LinkedIn](#) | [Twitter](#)

Safety: Plan, Prevent, Protect

From: Hubicki, Matthew S (DEC) <matthew.hubicki@dec.ny.gov>
Sent: Thursday, September 28, 2023 11:19 AM
To: Jessica Montaldo <JMontaldo@gesonline.com>
Cc: [dilmanrecinos@regencycenters.com](#); [monicaroth@regencycenters.com](#); Michael C. DeGloria <MDeGloria@gesonline.com>; Maloney, Kerry A (DEC) <kerry.maloney@dec.ny.gov>; Monaco, Christopher S (DEC) <Christopher.Monaco@dec.ny.gov>; Ockerby, Renata E (HEALTH) <renata.ockerby@health.ny.gov>; Doroski, Melissa A (HEALTH) <melissa.doroski@health.ny.gov>
Subject: RE: NYSDEC Site Number V00104 - Carmel Shop-Rite Center

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Jessica – Thank you bringing this to our attention. I have no questions at this time.
I've copied DOH so they are aware too.
Look forward to your update on the fan replacement.

FYI ... PRR due 12/25/23.

Thanks

Matt

Matthew Hubicki

Assistant Environmental Engineer, Remedial Bureau C
Division of Environmental Remediation

New York State Department of Environmental Conservation

625 Broadway, Albany, NY 12233-7014

P: (518) 402-9605 | F: (518) 402-9679 | matthew.hubicki@dec.ny.gov

[New York State Department of Environmental Conservation \(ny.gov\)](https://www.dec.ny.gov/) |



From: Jessica Montaldo <JMontaldo@gesonline.com>

Sent: Wednesday, September 27, 2023 2:01 PM

To: Hubicki, Matthew S (DEC) <matthew.hubicki@dec.ny.gov>

Cc: dilmanrecinos@regencycenters.com; monicaroth@regencycenters.com; Michael C. DeGloria <MDeGloria@gesonline.com>; Maloney, Kerry A (DEC) <kerry.maloney@dec.ny.gov>

Subject: NYSDEC Site Number V00104 - Carmel Shop-Rite Center

You don't often get email from jmontaldo@gesonline.com. [Learn why this is important](#)

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Good afternoon Matthew,

As required by the Site Management Plan, GES, on behalf of Regency Centers, is providing notice to the NYSDEC that one (1) of the fans associated with the sub-slab depressurization system at the Carmel Shop-Rite Center was down upon arrival on Wednesday, September 27, 2023. GES has scheduled for a replacement fan to be installed at the site on Friday, September 29, 2023. I will send updated correspondence once the fan is operational.

Please let us know if you have any questions regarding this matter.

Thank you,
Jessica

Jessica Montaldo

Project Engineer

Office: 800.360.9405 ext. 4328

Mobile: 315.416.8979

jmontaldo@GESonline.com

Groundwater & Environmental Services, Inc.
1777 Veterans Memorial Highway, Suite 20
Islandia, NY 11749

Follow Us: [Website](#) | [LinkedIn](#) | [Twitter](#)





Safety: Plan, Prevent, Protect


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TAKE NOTE: This E-Mail came from outside of GES. Please consider the sender and nature of email before responding, and use caution when clicking on links or opening attachments. If it appears suspicious, please report it or delete it immediately.

Appendix C – Photograph Log

Client: Regency Centers		Project: 1102826/05/220
Site Name: Carmel Shop-Rite Plaza		Site Location: Carmel, NY
Photo #:	1	
Date:	09/27/2023	
Direction:	Northwest	
Comments: Back of on-site building showing SSDS fans and external piping associated with the SSDS system.		

Client: Regency Centers		Project: 1102826/05/220
Site Name: Carmel Shop-Rite Plaza		Site Location: Carmel, NY
Photo #:	2	
Date:	09/27/2023	
Direction:	Northwest	
Comments: Back of on-site building showing SSDS fans and external piping associated with the SSDS system.		

Client: Regency Centers		Project: 1102826/05/220	
Site Name: Carmel Shop-Rite Plaza		Site Location: Carmel, NY	
Photo #:	3		
Date:	09/27/2023		
Direction:	N/A		
Comments:			
<p>SSDS fan at New Journey Nail & Spa tenant space was non-operational at the time of the 9/27/2023 site visit.</p>			

Client: Regency Centers		Project: 1102826/05/220	
Site Name: Carmel Shop-Rite Plaza		Site Location: Carmel, NY	
Photo #:	4		
Date:	09/29/2023		
Direction:	West		
Comments:			
<p>SSDS fan at New Journey Nail & Spa tenant space was replaced on 9/29/2023. GES confirmed the fan and all SSDS components were operational at the time of the site visit.</p>			



Appendix D – EC/IC 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. **V00104**

Site Name **Carmel Shop-Rite Plaza**

Site Address: 180 Gleneida Avenue Zip Code: 10512-
City/Town: Carmel
County: Putnam
Site Acreage: 19.000

Reporting Period: October 26, 2022 to October 26, 2023

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? ☒ ☐
See email correspondence in PRR Appendix B regarding the ownership merger and name change.

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? ☒ ☐
Commercial and Industrial

7. Are all ICs 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

Description of Institutional ControlsParcelOwnerInstitutional Control**44.9-1-9**

Regency Centers

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.

Description of Engineering ControlsParcelEngineering 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 Engineering Control certification;

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

YES NO



2. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

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

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

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

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

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

YES NO



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

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

Signature of Owner, Remedial Party or Designated Representative

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 Michael C. DeGloria at GES 63 E Main Street, Unit 3, Pawling, NY 12564,
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.

Michael DeGloria

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

10/24/2023
Date

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 Genevieve F. Bock at GES 1777 Veterans Memorial Highway, Suite 20, Islandia, NY 11749
print name print business address

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


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



Stamp
(Required for PE)

10/24/2023
Date