



Groundwater & Environmental Services, Inc.

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

T. 800.360.9405

November 25, 2024

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 October 11, 2024, 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 and Maintenance (O&M) Checklist is included as **Attachment A**.

Per the October 3, 2024 correspondence from New York State Department of Environmental Conservation (NYSDEC), included as **Attachment B**, all SSDS fans were shutdown following the October 11, 2024 site inspection in preparation for additional soil vapor intrusion (SVI) sampling activities. Additionally, the exhaust ports on all SSDS fans at the Site were capped. Photographs of the capped exhaust ports are included as **Attachment C**.

The SSDS fans will remain shutdown until the SVI sampling activities tentatively scheduled for December 10, 2024. Following collection of samples, the caps will be removed from exhaust ports and the SSDS fans will be restarted. The next quarterly SSDS inspection will be completed during the first quarter of 2025.



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

cc: Monica Roth, Regency Centers

Attachment A

Europa Pizza

SUB-SLAB DEPRESSURIZATION O&M CHECKLIST

Name: Richard Brown **Date:** 10/11/2024

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**

Chic Nail & Spa

SUB-SLAB DEPRESSURIZATION O&M CHECKLIST

Name: Richard Brown **Date:** 10/11/2024

ROUTINE SYSTEM MAINTENANCE:

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

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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.

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SOON AS POSSIBLE AT 866-839-5195**

Electric Paradise

SUB-SLAB DEPRESSURIZATION O&M CHECKLIST

Name: Richard Brown **Date:** 10/11/2024

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SOON AS POSSIBLE AT 866-839-5195**

Chinatown Restaurant

SUB-SLAB DEPRESSURIZATION O&M CHECKLIST

Name: Richard Brown **Date:** 10/11/2024

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SEALS:

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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**

Attachment B

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Remedial Bureau C
625 Broadway, 12th Floor, Albany, NY 12233-7014
P: (518) 402-9543 | F: (518) 402-9722
www.dec.ny.gov

Transmitted Via Email Only

October 3, 2024

Monica Roth - Regency Centers
321 Railroad Avenue
Greenwich, CT 06830
(monicaroth@regencycenters.com)

Re: Carmel Shop-Rite Plaza
Revised Soil Vapor Intrusion Results/Recommendations
180 Gleneida Avenue
Carmel, New York
Site No.: V00104

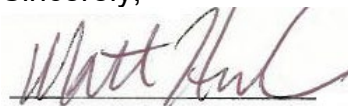
Dear Monica Roth:

The New York State Department of Environmental Conservation (the Department), in consultation with the New York State Department of Health (NYSDOH), has reviewed the revised July 2024 Soil Vapor Intrusion (SVI) Summary Report prepared by your consultant, Groundwater & Environmental Services, Inc, for the Carmel Shop-Rite Plaza Site.

The Department disagrees with the recommendation for no further SVI testing in three of the four tenant spaces and would like additional sampling conducted on all four tenant spaces during this heating season. The Department would like the system to be shut down for a period of 45-60 days prior to resampling.

I can be reached at (518) 402-9605 or by email at matthew.hubicki@dec.ny.gov with any questions. Please allow 7-days' notice prior to start of any work at the site.

Sincerely,



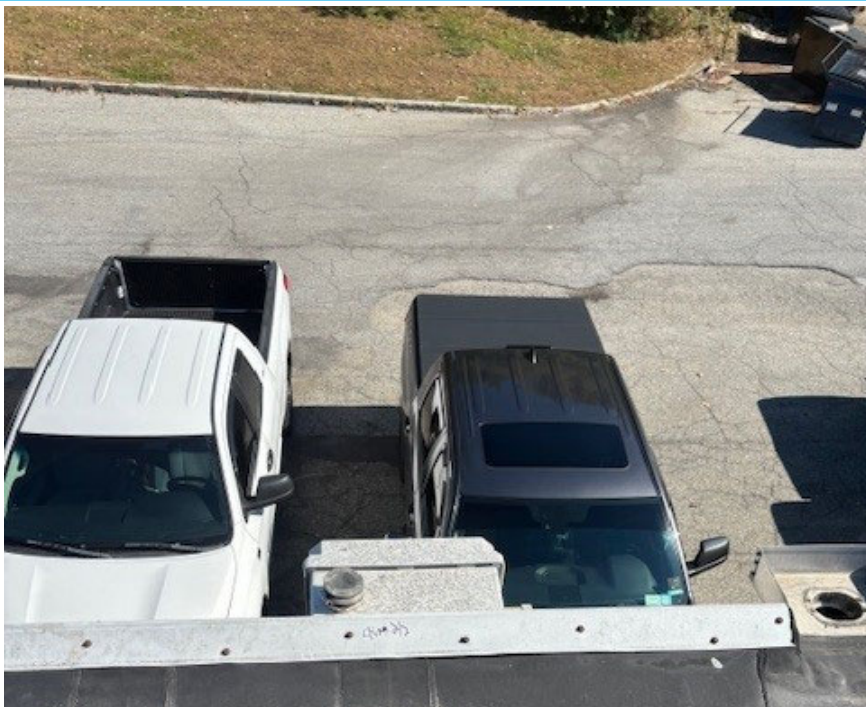
Matthew Hubicki, Project Manager

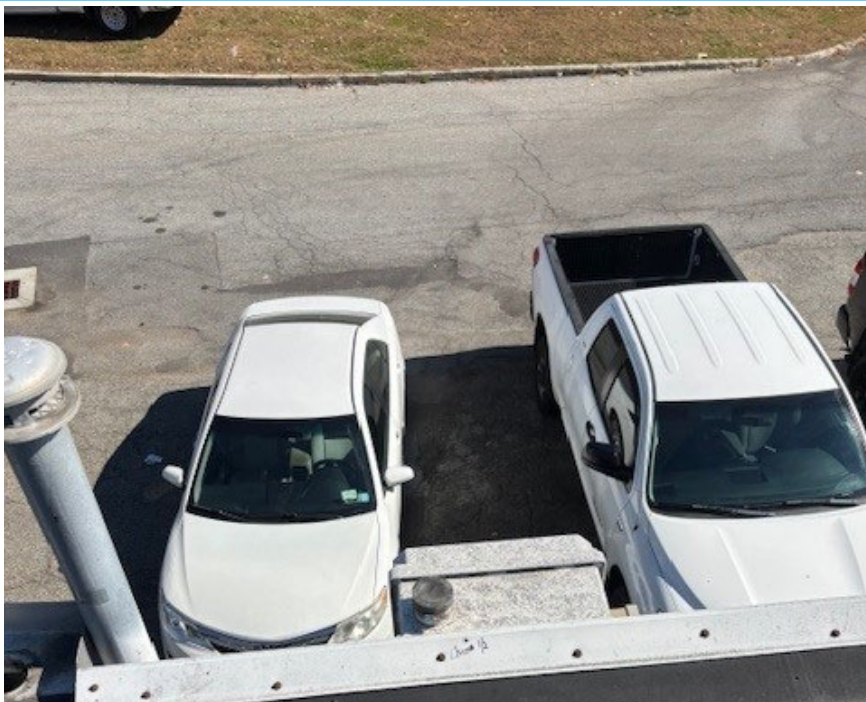


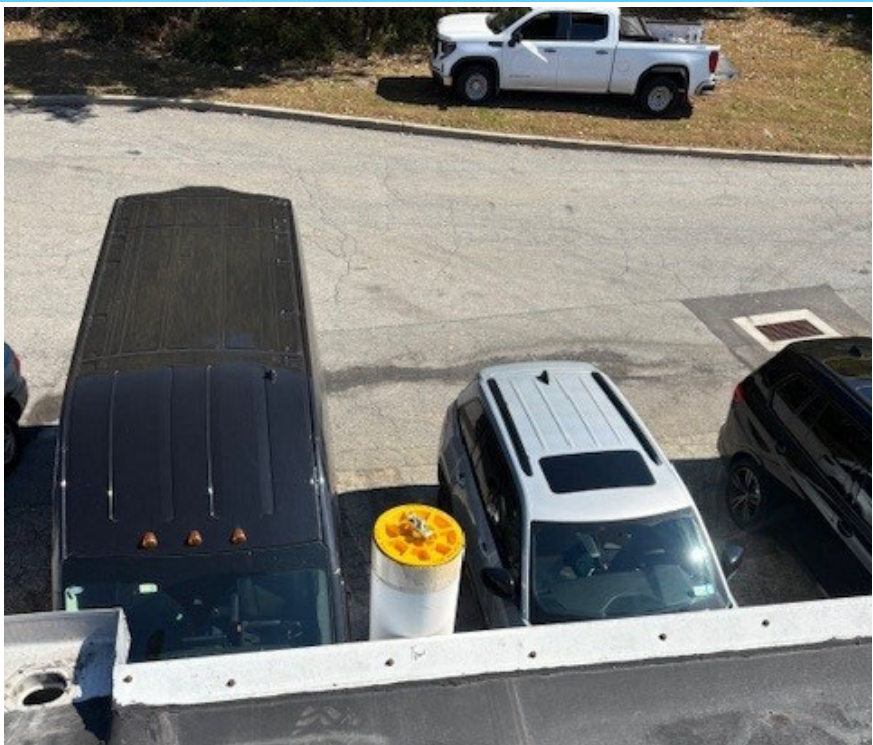
Department of
Environmental
Conservation

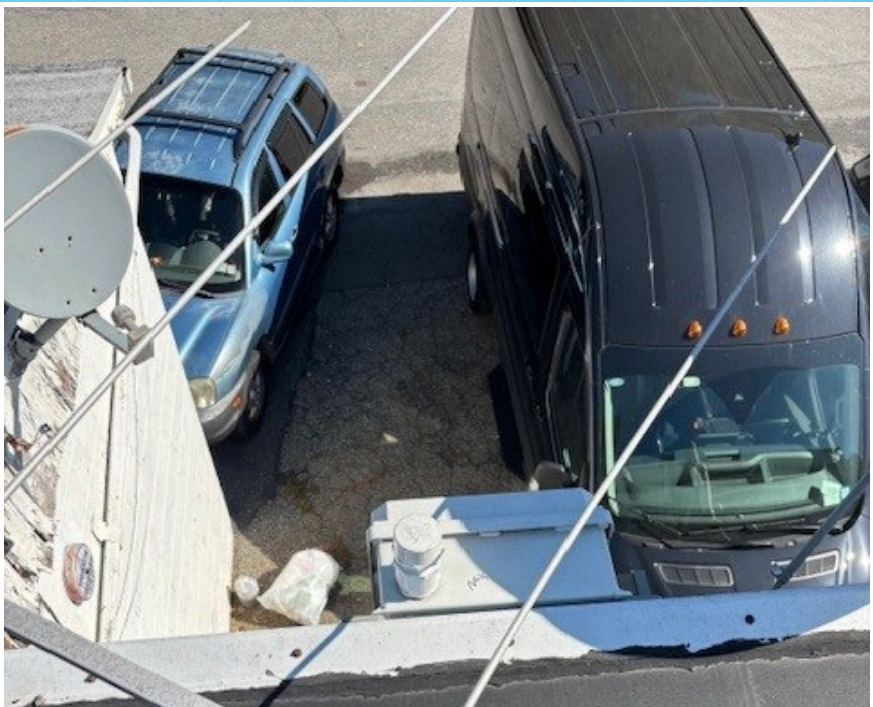
ec: Michael DeGloria, GES – (mdegloria@gesonline.com)
Genevieve Bock, GES – (gbock@gesonline.com)
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Sarah Saucier, NYSDEC – (sarah.saucier@dec.ny.gov)
Kerry Maloney, NYSDEC – (kerry.maloney@dec.ny.gov)
File


Attachment C

Client: Regency Centers		Project: 1192323/05/139
Site Name: Carmel Shop-Rite Plaza		Site Location: Carmel, NY
Photo #:	1	
Date:	10/11/2024	
Direction:	East	
Comments: SSD exhaust capped in advance of the December soil vapor intrusion testing.		

Client: Regency Centers		Project: 1192323/05/139
Site Name: Carmel Shop-Rite Plaza		Site Location: Carmel, NY
Photo #:	2	
Date:	10/11/2024	
Direction:	East	
Comments: SSD exhaust capped in advance of the December soil vapor intrusion testing.		

Client: Regency Centers		Project: 1192323/05/139
Site Name: Carmel Shop-Rite Plaza		Site Location: Carmel, NY
Photo #:	3	
Date:	10/11/2024	
Direction:	East	
Comments: SSD exhaust capped in advance of the December soil vapor intrusion testing.		

Client: Regency Centers		Project: 1192323/05/139
Site Name: Carmel Shop-Rite Plaza		Site Location: Carmel, NY
Photo #:	4	
Date:	10/11/2024	
Direction:	East	
Comments: SSD exhaust capped in advance of the December soil vapor intrusion testing.		

Client: Regency Centers		Project: 1192323/05/139
Site Name: Carmel Shop-Rite Plaza		Site Location: Carmel, NY
Photo #:	5	
Date:	10/11/2024	
Direction:	East	
Comments: SSD exhaust capped in advance of the December soil vapor intrusion testing.		