Periodic Review Report

(Reporting Period June 28, 2022, to June 28, 2025)

Site: Former Mimi Cleaners
Site Tax ID: 02.05.12; Section 2, Block 5, Lot s 11 &12
Westchester County,
Scarsdale, New York 10583

NYSDEC Site Number: V00306

Prepared For:
Hausman Realty Co., Inc.
c/o WestEx Associates, Inc.
119 East Hartsdale Ave
Hartsdale, New York 10530

August 04, 2025

Contents

Figures

Tables

Appendices

This page is intentionally left blank.

1 Summary

1.1 Site, Nature and Extent of Contamination and Remedial History

This report is the Periodic Review Report (PRR) for the Former Mimi Cleaners site (the "site") at 58 Christie Place in Scarsdale, Westchester County, New York, located within the Christie Place Building (CPB) and documents site management during the period 28 June 2022 to 28 June 2025 (see **Figure 1**). The CPB was reportedly constructed in the early 1950s; a dry cleaner had reportedly operated in the building at 58 Christie Place since approximately 1955. Mimi Cleaners, which sub-leased the space from Hausman Realty Co., Inc. (Remedial Party) until 1999, used PCE as its cleaning fluid (at least in the last years of its operation). The Remedial Party applied to New York State Department of Environmental Conservation (NYSDEC) to enter the Voluntary Cleanup Program (VCP) on 17 September 1999 and signed the agreement (VCA) on 26 June 2000. In July 2000, contaminated soil and concrete were removed from beneath the CPB; a soil vapor extraction (SVE) system was installed and operated for several years. After completion of the remedial work, some contamination was left in the subsurface, which is hereafter referred to as "remaining contamination."

Potential subsurface vapor intrusion into the site building is controlled with a sub-slab depressurization system (SSDS), which has been in operation since 2007. Additional SSDSs were constructed and operated in nearby buildings and have since been shut down and removed due to decreasing sub-slab vapors and/or acceptable indoor vapors as approved by NYSDEC and New York State Department of Health (NYSDOH).

Groundwater at the site was contaminated with chlorinated volatile organic compounds (CVOCs), primarily tetrachloroethene (PCE), trichloroethene (TCE), and cis 1,2-dichloroethene (c12-DCE). Two monitoring wells were installed in 2003. Groundwater concentrations of the CVOCs related to dry-cleaning operations have been decreasing since groundwater sampling was initiated in May 2003. The most recent groundwater sampling event was conducted in April 2022.

1.2 Effectiveness of the Remedial Program

The program has prevented exposure to the site contaminants and is meeting the remedial goals which are: (1) prevention of exposure to remaining contamination in the soils below the slab by maintaining a competent concrete cover system (building slab), (2) prevention of intrusion of sub-slab vapors through the continued operation of the SSDS, and (3) prevention of exposure to contaminated groundwater.

1.3 Compliance

The monitoring, sampling and operations & maintenance activities have been implemented in accordance with the site management plan (SMP) that was updated January 30, 2022 to reflect the NYSDEC and NYSDOH approved changes in the monitoring program and approved by NYSDEC. On one occasion (January 2023), the SSDS blower was purposely shut down for a two-week period to allow the sub-slab conditions to stabilize prior to the collection of sub-slab vapor and indoor air samples. The results of this sampling event are discussed in Section 5.2.

A new 4G data transmission unit was installed in 2023 because AT&T stopped supporting their 3G wireless platform. In addition, the Westchester Couty Department of Health (WCDOH), issued another 3-year certificate to operate a Source of Air Contamination permit to operate the SSDS at the CPB that is valid through December 31, 2027.

1.4 Recommendations

1. Requirements for discontinuing the operation of the SSDS at the CPB have not been met and the site management requirements for this building are not proposed to change at this time.

   .

2 Site Overview

2.1 Description

The site is located in the Village of Scarsdale, Westchester County, New York and is identified in the VCA as the northeast corner of the Christie Place Building (CPB). The CPB is designated as Section 2, Block 5, Lots 11 and 12 on the Tax Map, covering approximately 0.3098 acres, of which the site comprises approximately 0.06 acres. CPB is bounded by Christie Place to the north, Spencer Place to the south, the Scarsdale Post Office to the east, and a parking lot and the Spencer Place Building to the west (see **Figure 2**). The boundaries of the CPB site are more fully described in Appendix A of the Site Management Plan (SMP).

The site is in an area of mixed retail businesses and residential buildings and/or residents on the floors above the business tenants. The CPB is a slab-on-grade structure with a center hallway. The CPB tenants are all commercial businesses with no residential tenants. The southern portion of the building floor slab is about 4 ft. lower than the northern portion with the center hallway at the same grade as the northern portion of the building. It appears that the two sections of the building may have been constructed at different times. The two sections of the building are each divided into tenant spaces; currently there are five tenant spaces in the southern portion and five tenant spaces in the northern portion of the building. **Figure 3** shows the location of the monitoring wells in relation to the CPB and the location of the former Mimi Cleaners tenant space in the building as well as a summary of the data collected from the monitoring wells.

Groundwater was contaminated with PCE, TCE, and environmental degradation products of TCE and PCE (primarily c12-DCE). Groundwater flows southwest towards the Bronx River in the shallow underlying bedrock comprised of metamorphic mica schist of the Manhattan Formation, which tends to slope southwest from the site. Contaminant concentrations in the groundwater monitoring wells have been decreasing since the wells were installed in 2003. During the most recent sampling event conducted in April 2022, no site-related volatile organic compounds (VOCs) were detected in the sample from MW-2. MW-1 contained PCE at a concentration of 2.0 mcg/l; TCE and c12-DCE were not detected at their analytical detection limits of 1.0 mcg/l in either monitoring well. **Table 1** provides a summary of the groundwater results since 2003.

The source of the remaining sub-slab vapor contamination under the CPB is believed to be NAPL in shallow bedrock above the groundwater table. A pilot test of in-situ chemical oxidation (ISCO) was performed at the CPB site in March 2012; however, it appears that it had limited short-term success in reaching and degrading residual contamination remaining under the building. Based on the active tenants in the building, the available locations for delivery of the ISCO chemical mixture were rather limited for the pilot test. In addition, the duration available for delivery of the ISCO chemical was limited to the overnight interval after the tenant spaces were closed; it was determined that a full-scale delivery of the ISCO chemical to the sub-slab area was not feasible with active business tenants occupying the building.

2.2 Remedial Program

Soil Excavation and SVE System Installation & Operation

In 2000, Lawler, Matusky and Skelly Engineers (which was subsequently acquired by HDR) developed an excavation work plan which was approved by NYSDEC; HDR inspected the soil excavation and removal activities were conducted by the contractor within the CPB in the area of the dry-cleaning equipment in July 2000. The work was performed after business hours to minimize disruption of business and nuisance odor complaints. The excavation removed all contaminated soil and concrete that was accessible. **Figure 4** shows the area excavated within the building; a total of 73.5 tons of PCE-contaminated soil and concrete were removed and disposed of at a licensed disposal facility in Quebec, Canada. The removal extended to the top of bedrock (2-4 feet deep), which sloped to the southwest beneath the building. Laterally, the excavation extended northeastward toward Christie Place to near a utility vault; to the southwest at the excavation perimeter very low contaminant levels were evident; in other directions the building foundations and partitions limited excavation (depicted on **Figure 4**). The excavation area was backfilled with clean gravel and the concrete slab was restored.

Because contamination was present at the top of the shallow bedrock and beneath building foundations, HDR with a subcontractor, INTEX Environmental Group (formally MEI Environmental) (INTEX), designed a soil vapor extraction (SVE) system to remove additional contamination and to maintain a partial vacuum under the floor slab to prevent vapor intrusion into the occupied areas of the building. Intex and HDR inspected its installation and startup, and HDR conducted the operations, maintenance, and monitoring activities for the SVE system onward from its startup in May of 2001. **Figure 4** provides the layout of the SVE system. The SVE system removed volatile contaminants and operated until the source contaminants in the soils within the area of influence of the SVE were substantially depleted in 2004-2005. Diminishing recovery of contaminants by the SVE system led NYSDEC and NYSDOH to agree that a sub-slab depressurization system (SSDS) would be more effective to mitigate the potential for vapor intrusion of remaining sub-slab vapors into the building.

Sub-Slab Depressurization System Installation & Operation

During 2005, a SSDS for the CPB was designed and approved by NYSDEC and NYSDOH. Extraction points were installed through the floor slab of the CPB throughout the building and were piped to a blower mounted on the building roof. The SVE piping under the slab in the northeastern portion of the building was used as part of the SSDS to depressurize the area under the slab in this portion of the building. The discharge stack from the former SVE system was connected to the SSDS blower on the roof. Additional details of the system are provided in Appendix E of the SMP. The SSDS at the CPB has a current 3-year certificate to operate a Source of Air Contamination permit issued by WCDOH that is good through December 31, 2027. **Figure 5** contains the layout of the SSDS system as well as the sample ports used to measure the differential pressure on a quarterly basis.

At the request of NYSDEC and NYSDOH, SSDSs were installed beneath five nearby offsite buildings at the request of NYSDEC/NYSDOH, shown on **Figure 6**: the Scarsdale Post Office Building at 29 Chase Road, the DeCicco Building at 58 East Parkway, the Harwood Building at 14 Harwood Court, and the southern portion of the East Parkway Building at 18-32 East Parkway. After documenting acceptable reductions in CVOC contaminants of concern and in accordance with permission from the NYSDEC and NYSDOH granted in June 2014, the SSDSs in these five nearby buildings have been shut down and removed. Annual inspections are no longer required in these off-site buildings since the SSDS equipment has been permanently removed, extraction points removed, and the slab penetrations sealed (some sections of the SSDS lateral piping were capped and left in place instead of being removed as approved by the building owners).

Sub-Slab Soil Vapor and Indoor Air Monitoring

Sub-slab vapor and indoor air testing conducted at CPB between 2011 and 2020 revealed concentrations of PCE and TCE at which NYSDOH guidance recommended mitigation.. The results of the most recent sub-slab vapor and indoor air sampling event conducted in the CPB in January 2023 indicate that sub-slab concentrations of PCE have dropped below the level at which the NYSDOH guidance recommends mitigation, but remain within the range for which monitoring is recommended. The 2023 sampling results are further discussed in Section 5.2 of this report.

3 Remedy Performance, Effectiveness and Protectiveness

There is a Declaration of Covenants and Restrictions recorded with the land records for the site in the Westchester County Clerk's office that includes the following restrictions:

1. "where contamination remains at the Property subject to the provisions of the Site Management Plan ("SMP"), there shall be no construction, use or occupancy of the Property that results in the disturbance or excavation of the Property which threatens the integrity of the engineering controls or which results in unacceptable human exposure to contaminated soils."
2. "the owner of the Property shall not disturb or otherwise interfere with the installation, use, operation, and maintenance of engineering controls required for the Remedy, which is described in the SMP, unless in each case the owner first obtains a written waiver of such prohibition from the Department or Relevant Agency."
3. "the owner of the Property shall prohibit the Property from ever being used for purposes other than for **Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial as described in 6 NYCRR Part 375-1.8(g)(2)(iv)** without the express written waiver of such prohibition from the Department or Relevant Agency."
4. "the use of groundwater underlying the property is prohibited without necessary water quality treatment, as determined by the WCDOH to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department."

The owner of the building (Christie Place Owners LLC) and the building management team maintain a copy of the SMP and have instructed their tenants that there can be no improvements involving floor penetrations or disturbances without prior notification of the building management team such that any activities that compromise the floor in the building can be conducted in accordance with the Excavation Plan as described in the SMP.

The building tenants have been notified that they must not disturb any of the SSDS equipment including the extraction points, lateral piping, and the blower package. The building management team notifies the tenants when HDR is required to be on site to conduct inspections, monitoring, or routine maintenance.

The area is served by municipal water supply, and the use of groundwater is prohibited by Westchester County regulations.

Reports previously provided to the NYSDEC demonstrate that the system adequately depressurizes the sub-slab environment. These reports are included in Attachment H of the Final Engineering Report (FER) prepared for this site. The results of the quarterly differential pressure measurements during this 3-year reporting period are included in **Table 3** of this report.

4 IC/EC Plan Compliance

4.1 IC/EC Requirements and Compliance

SSDS

Description. The SSDS is an engineering control that consists of one 5-horsepower regenerative blower on the roof of the building connected to 18 individual sub-slab vapor extraction points as well as the discharge piping from the SVE system in the northeast corner of the building. The performance of the system to meet its goal of sub-slab depressurization has been demonstrated in the previous reports submitted to NYSDEC and NYSDOH since the CPB SSDS became operational. Ongoing performance is evaluated by routine quarterly monitoring of system pressures and vacuums and operating conditions (see additional details in Section 6 of this report).

Goal Status. The SSDS is fully in place and meeting its remediation goals; the system runs continuously (sub-slab depressurization).

In January 2023, HDR conducted a scheduled shut down of the SSDS for two weeks to allow the sub-slab vapors and indoor air concentrations to equilibrate without the SSDS in operation prior to the collection of sub-slab vapor and indoor air samples. The system was turned back on immediately after the samples were collected. The results of the indoor air samples collected at this time met the NYSDOH vapor intrusion (VI) no further action guidance values for PCE, TCE, and c12-DCE in the indoor air prior to assessing the sub-slab vapor data.

The data from the CPB SSDS (differential pressure in the lateral legs and the blower power status) are transmitted to the Onset website through the Hobolink system via a cellular connection. The data are scheduled to be transmitted every four hours to the website to document the system is running and functioning as designed.

In April 2022, HDR noted the HoboLink system was not routinely sending data to the website. After a troubleshooting visit and discussions with Onset technical support, it was determined that AT&T was beginning to shut down support of their 3G service; on occasion the 3G unit did not send data to the website every four hours. The data was being stored on the unit so the data could be downloaded manually as required. A 4G data logger was installed in June 2023. There were a couple of data set losses during this transition interval; however, our routine quarterly monitoring visits and the run-hours recorded on the run-hours totalizer confirmed the SSDS was in operation during the intervals when the data was lost.

Corrective Measures. The data transmission system was upgraded to a 4G system in June 2023. According to AT&T, the 4G system is going to be supported through 2030 at a minimum. The vacuum data from the seven main legs of the SSDS that are transmitted to the secure website for viewing and storage continued to be reviewed monthly.

Conclusions and Recommendations. Since the data transmission system was upgraded/replaced in June 2023, there have been no issues with data transmission or logging. CPB- IA-02 and CPB- IA-03

Building Slab (Concrete Cover System)

Description. The building slab is considered an engineering control that consists of a permanent concrete slab throughout the building. The performance of the system to meet its goal of preventing exposure to residual contamination in the soil/fill below the building has been demonstrated in the reports submitted since the system was started up and the quarterly inspections and observations conducted at the building. The performance of the cover system is evaluated by the quarterly inspections of the building as well as correspondence with the building management team to verify that the building tenants are not compromising or opening the floor slab without proper inspection and monitoring. As reported by the building management team and as observed during the quarterly inspections conducted at the site during this PRR interval, the slab was compromised once, between June 2022 and June 2025, due to tenant space renovation activities.

During this 3-year reporting interval, as part of tenant space renovation activities, the floor slab was cut open to facilitate the installation of sanitary drain lines for a sink and/or a bathroom in one of the tenant spaces. In the beginning of November 2024, HDR was notified that a new tenant had begun to conduct some renovations in a vacant tenant space and the floor slab was going to be cut open to facilitate the installation of piping for new bathrooms as part of the renovation activities (Tenant Space # 04 [TS-04 as shown in **Figure 5**]). HDR mobilized to the CPB on November 6, 2024, to conduct an inspection and determine the renovation schedule with the new tenant and their contractor. Upon arrival, it was noted the floor had already been cut open to facilitate the installation of water and waste line piping.

HDR reminded the building owner representative of the SMP procedures requiring that notification be given to the Remedial Party and HDR before any renovations or repairs that expose the soils below the slab. During prior renovations requiring the floor to be cut open, HDR was on site to monitor the inside air with a portable photoionization detector (PID) to monitor for vapors in the tenant spaces and over the open slab areas when the floor is cut open. HDR conducted vapor monitoring with a PID in the tenant space and over the open floor cuts on November 14, 2024, and measured no readings above background. It should be noted that this tenant space was not open to the public or other tenants during renovation activities and that the SSDS remained in operation during the renovation activities. Typically, these renovations require the floor to be opened for several days to a week. For this renovation activity the floor remained opened for two weeks. After the water and drain lines were installed, soils removed from the cuts were placed back in the trenched areas, the floor slab was repaired with concrete, and a new flooring system (tile) was installed. Goal Status. The concrete cover system is fully in place and meeting its remedial goals; PID monitoring was conducted during renovations when the floor slab was required to be cut open.

Corrective Measures. An on-site meeting was conducted on December 17, 2024 that included a representative of the Remedial Party (Hausman Realty Co.), building management team representatives, and HDR to remind the building owner and building management team of their obligation to notify the Remedial Party and HDR prior to renovation or repair activities in any of the tenant spaces or common areas that require the floor to opened so that monitoring with a PID can be conducted and observations can

be made and recorded. There were no other deficiencies in the system and further corrective measures are not needed.

HDR routinely remains in contact with the building management team to determine if there are any planned tenant space renovation activities that require the floor slab to be opened or compromised or any other renovation or repair activities that could potentially compromise the effectiveness of the SSDS. When HDR contacts the building representatives to schedule the quarterly site visits, we inquire about potential upcoming repairs or renovations that would require the building management team or a tenant to compromise the floor slab.

Conclusions and Recommendations. No changes to the concrete cover system are needed.

Water Use Restrictions

Description. The restriction is an institutional control included in the Declaration of Covenants and Restrictions that prohibits use of the site's groundwater unless NYSDEC approves otherwise. The site is served by municipal water and the use of groundwater is prohibited by Westchester County regulations.

Goal Status. The restriction is fully in place and there are no on-site wells, other than the two monitoring wells used to assess ground water quality in the area of the site. In accordance with the SMP, the groundwater monitoring wells were sampled in April 2022, and they are scheduled to be sampled again in the spring-summer of 2026.

Corrective Measures. There are no deficiencies, and corrective measures are not needed.

Conclusions and Recommendations. No changes are needed.

Excavation Restrictions

Description. The restriction is an institutional control included in the Declaration of Covenants and Restrictions that prohibits the building slab from being opened or compromised which threatens the integrity of the slab as an engineering control unless the work is conducted in accordance with the Excavation Plan as described in the SMP. In accordance with correspondence with the building management team and the quarterly inspections conducted at the site, the slab was not opened or compromised during the interval between June 2022 and June 2023 except as described in the previous section. As described previously, HDR conducted air monitoring of the tenant space and the floor opening with a PID when the slab was opened in the one tenant space being renovated; there were no PID measurements above background in the tenant space or over the open floor slab area.

Goal Status. The restriction is fully in place and being complied with. The building owner representatives were reminded that they are required to contact the Remedial Party and HDR prior to any renovation or repair activities that require the floor to be opened up.

Corrective Measures. There were no deficiencies aside from the one instance noted above, and corrective measures are not needed.

Conclusions and Recommendations. No changes are needed.

4.2 IC/EC Certification

A copy of the requisite certification is presented in **Appendix A** of this document. The Qualified Environmental Professional (QEP) section of the certification has been signed by Michael P. Musso, P.E., the engineer for remedial operations at the site.

In accordance with Appendix B of the SMP (Responsibilities of Owner and Remedial Party), the responsibilities for implementing the SMP are divided between Hausman Realty Co., Inc. (Remedial Party) and Christie Place Owners LLC (Owner). Attached in **Appendix A** of this PRR, is a letter from Christie Place Owners LLC, dated July 29, 2025, certifying they are in compliance with Questions 2, 3, and 5 in Box 1, Question 6 and that the ICs are in place in Box 2, and all of the information in Box 3 of the PRR Enclosure 2 (Institutional and Engineering Controls Certification Form), including a correction on page 3 to indicate that the site owner is Christie Place Owners LLC, not Hausman Realty Co., Inc. (the Remedial Party).

5 Monitoring Plan Compliance

5.1 Components of the Monitoring Plan

In accordance with the SMP, the CPB is inspected on a quarterly basis to determine if the slab and/or the SSDS piping in areas to which the inspector has access is in good condition and is not compromised in any areas of the building. During the inspection, the blower package is inspected for signs of wear and/or required maintenance. In addition, during the quarterly inspection events, differential pressure data are collected from various sample ports in the floor slab throughout the CPB to confirm that the system is generally maintaining a negative pressure under the slab and that the data remain consistent with previous measurements from the sample ports. Vacuum data from the main lateral legs of the SSDS are recorded during the inspection events as well. The vacuum data from the main legs of the SSDS are transmitted to a secure website via a cellular modem to continuously monitor that the system is operating as designed.

In accordance with the SMP, groundwater samples are collected from the two monitoring wells installed at the site every four years. The monitoring wells were last sampled in April 2022.

An annual inspection event continues to be conducted at the CPB at the same time as one of the quarterly sampling events (typically in January). The annual inspection logs from the inspection events conducted at the CPB during January 2023, 2024, and 2025 are included in **Appendix B** of this document. **Appendix B** also includes graphs depicting the differential pressure measurements in seven of the lateral legs of the SSDS from July 2022 through June 2025, which document that the system has been continuously running 24/7 with the exception of the scheduled shutdown for sub-slab vapor and indoor air sample collection. As mentioned previously, some data were lost when AT&T ramped down the support of their 3G communication system; however, the HDR inspections and run-hours totalizer review documented that the SSDS was in operation continuously during the intervals when the data were not transmitted. The new 4G data transmitting unit was installed in June 2023.

The CPB has a current Source of Air Contamination permit (renewal certificate) issued by WCDOH. This permit was renewed during this reporting period for a three-year term from January 2025 through December 2027. WCDOH inspected the system in November 2024 to document that the SSDS had not been altered prior to issuing the permit renewal. The current Source of Air Contamination permit for the CPB SSDS is included in **Appendix C**.

5.2 Summary of the Monitoring Completed

Quadrennial Groundwater Monitoring

No groundwater samples were collected during this 3-year reporting interval. In accordance with the PRR, groundwater samples are collected every four years. The next sampling event is scheduled for the spring of 2026. The following discussion summarizes the groundwater sampling data since the monitoring wells were installed.

In April 2022, during the most recent groundwater sampling event, HDR purged and sampled the two monitoring wells. MW-1 is located in the adjacent parking lot west of the CPB and MW-2 is located on the north side of Spencer Place adjacent to the sidewalk (see **Figure 3**). It should be noted that the curb box enclosure for MW-2 was paved over by the Village of Scarsdale prior to the 2022 sampling event when the road was resurfaced. HDR was given permission from the Village to remove the asphalt covering the monitoring well curb box to provide access to the well. There was a 3-to-4-inch layer of asphalt on top of the curb box. After the sample was collected from MW-2, the curb box was closed, and asphalt patch was used to patch the hole so it would not be a potential trip hazard for the public.

The monitoring wells are purged and sampled with dedicated polyethylene bailers. The yield and recharge rate in these monitoring wells is rather low; both wells typically purge dry using a bailer. Depending on the groundwater conditions, typically five to seven gallons of groundwater are purged from the monitoring wells before they are purged dry. After allowing the monitoring wells time to recover, the groundwater samples are collected from the top of the water column with dedicated polyethylene bailers and analyzed for Target Compound List (TCL) VOCs using EPA Method 8260B.

Groundwater results from the monitoring program are provided in **Table 1; Figure 3** provides a summary of the detected compounds in the monitoring wells since the sampling program was initiated. The results of the April 2022 sampling event indicate no VOCs were detected in the sample from MW-2 except for acetone at a concentration of 11 mcg/l. It should be noted that acetone is not typically detected in the groundwater samples at this project location and is not considered a chemical of concern for the site. Acetone was also detected in the trip blank at a concentration of 9.0 mcg/l, indicating its detection in the MW-2 sample was likely a laboratory contaminant issue and was not representative of the groundwater conditions. MW-1 contained no VOCs except for PCE at a concentration of 2.0 mcg/l. This was the first groundwater sampling event since the monitoring wells were installed in 2003 where the VOCs in both wells were below the New York State drinking water standard.

In August 2018, MW-1 contained PCE at a concentration of 5.4 mcg/l and MW-2 contained PCE and c12-DCE at concentrations of 1.1 and 1.8 mcg/l, respectively. TCE was not detected in either of the monitoring wells during the 2018 sampling event and has not been detected in either monitoring well since July 2012. **Figure 7** provides a graphical representation of the PCE, TCE and c12-DCE concentrations detected in both monitoring wells since they were initially sampled in May 2003.

Overall, the CVOC concentrations in these two monitoring wells have shown a significant decrease since the wells were installed in 2003. As outlined in the SMP for the site, the two monitoring wells will be sampled again in 2026. After the next sampling event, an assessment will be made as to whether continued groundwater monitoring is warranted at this location for one or both monitoring wells. An electronic version of the groundwater data were submitted to NYSDEC in accordance with their Electronic Data Deliverable (EDD) protocols using the EQuIS™ software.

Quarterly SSDS Inspection & Monitoring Events

The SSDS at the CPB was inspected on a quarterly basis during this reporting period (28 June 2022 to 28 June 2025). Differential pressure readings were collected from the sample ports in the floor slab and vacuum readings were collected from the main legs of the SSDS. In addition, the accessible slab areas and SSDS piping were inspected for damage that could compromise the seal and allow for a vapor intrusion pathway into the buildings.

In the previous 36 months (July 2019 through June 2022), the inspections at the CPB were conducted on the following dates:

- July 05, 2022
- October 24, 2022
- January 16, 2023
- April 26, 2023
- June 20, 2023
- November 01, 2023
- January 17, 2024
- April 26, 2024
- July 16, 2024
- October 29, 2024
- January 16, 2025
- April 18, 2025

Table 2 includes the vacuum readings in the main legs of the SSDS from June 2022 through June 2025 and **Table 3** includes the differential pressure measurements taken from the sample ports in the floor slab during the same interval.

As shown on **Table 3**, the SSDS is providing sufficient negative pressure under the building slab area. As has been observed in the past, there are a couple of locations in the center hallway, where on occasion, there has been little or no negative pressure under the slab at the sample port. It appears there may be some voids under the floor slab in this area or possibly some short-circuiting with outdoor air in this area such that a negative pressure is not maintained in this area on occasion. As depicted in **Figure 5**, there are three SSDS extraction points in the center hallway. In addition, historically, on occasion, there has been little or no negative pressure under the slab at sample port CP-DP-9 in Tenant Space # 04 (TS-04); this location is near the outside edge of the building slab as well as the below grade vault in front of the store; it appears there may be occasional short-circuiting with the outside air at this location such that a negative pressure is not always maintained at this localized area. Based on the results of the

differential pressure measurements from locations surrounding these areas, an assessment has been made that overall, the SSDS is providing sufficient vacuum to prevent vapor intrusion into the building. After the CPB SSDS became operational in 2009, the differential pressure results were discussed with the NYSDEC and NYSDOH and they concurred that the SSDS was providing sufficient overall vacuum under the slab to prevent vapor intrusion into the building.

Sub-Slab Vapor & Indoor Air Sampling Event

During this reporting period, sub-slab vapor and indoor air samples were collected from the CPB on January 31, 2023. **Table 4** and **Figure 8** provide a summary of the sub-slab vapor and indoor air data collected from the CPB since 2011 and the sample locations within the building.

Although not required as part of the SMP monitoring/sample schedule, sub-slab vapor and indoor air sampling events have been conducted every two to four years at the CPB. Since the SSDS is operational 24/7, sub-slab vapor and indoor air sampling is not required as per the NYSDOH Vapor Intrusion Guidance Document; however, these sampling events provide data to compare against previous sampling events so an assessment of the current vapor conditions under the slab and overall data trends can be conducted. Two sub-slab samples and two co-located indoor air samples were collected from the CPB to provide an assessment of the condition of the sub-slab vapors and indoor air at this location during a sampling event conducted during the 2022-2023 heating season. In addition, an outdoor air sample was also collected during this monitoring event. The samples were analyzed for a sub-set of CVOCs using the EPA Toxic Organics Air Method (TO-15). **Table 5** provides the NYSDOH matrix table guidance values for CVOCs.

Elevated concentrations of PCE and TCE were still present in both sub-slab vapor samples during the January 2023 sampling event; however, the overall CVOC concentrations have been decreasing significantly since April 2012 when samples were collected after the ISCO pilot test was conducted, especially the concentrations at the CPB-SS-02 sub-slab vapor location. The CPB-SS-02 and CPB-IA-02 (co-located indoor air) sample location is in TS-05 where the dry-cleaning machines of the former Mimi Cleaners were located. The CPB-SS-03 / CPB-IA-03 sample location is in the TS-02 space (see **Figure 8**).

Concentrations of PCE, c12-DCE, and TCE in these two sub-slab samples in the CPB (CPB SS-02 and CPB-SS-03) have been decreasing significantly since April 2012. The sub-slab vapor concentrations during the January 2023 sampling event were similar to the results of the February 2020 sampling event. PCE concentrations in these two sub-slab samples collected in January 2023 were 834 and 34,000 mcg/m^3, respectively. TCE concentrations in the CPB-SS-02 and CPB-SS-03 samples were 3.27 and 2,460 mcg/m^3, respectively. Concentrations of c12-DCE in these two sub-slab samples were 5.83 and 13,400 mcg/m^3, respectively. Vinyl chloride (VC) was not detected in the CPB-SS-02 or the CPB-SS-03 samples above their respective reporting limits of 0.160 and 7.03 mcg/m^3.

VC has not been detected above reporting limits in any of the sub-slab vapor or indoor air samples since the sub-slab vapor and indoor air sampling was initiated at the CPB with the exception of a concentration of 10 mcg/m^3 in the CPB-SS 03 sample in February 2020. It should be noted that due to the elevated concentration of PCE in the sub-slab samples, the analytical laboratory had to dilute the sub-slab vapor samples which caused the detection limits for all the analytes to be elevated.

During the January 2023 sampling event, PCE was detected in the indoor air samples at a concentration of 4.90 mcg/m^3 in the CPB- IA-02 sample and 0.176 mcg/m^3 in the CPB-IA-03 sample. The NYSDOH guidance value for PCE in indoor air for no further action is 3 mcg/m^3. TCE was detected in the CPB- IA-02 indoor air sample at a concentration of 0.172 mcg/m^3; TCE was not detected in the CPB- IA-03 sample at a detection limit of 0.107 mcg/m^3. The NYSDOH guidance value for TCE and VC in indoor air for no further action is 0.2 mcg/m^3. VC and c12-DCE were not detected in either of the indoor air samples. The outdoor air sample (MC-OA-02122020) contained no CVOC detections.

During the previous sampling event conducted in February 2020, PCE concentrations were 1,780 and 31,100 mcg/m^3, respectively, in the CPB- IA-02 and CPB- IA-03 sub-slab samples. TCE concentrations in these two sub-slab samples were 3.76 and 1,760 mcg/m^3, respectively. Concentrations of c12-DCE in these two sub-slab samples were 5.23 and 7,890 mcg/m^3, respectively. PCE was detected in the indoor air samples at a concentration of 5.24 mcg/m^3 in the CPB-IA-02 sample and 3.3 mcg/m^3 in the CPB-IA-03 sample. The NYSDOH guidance value for PCE was revised to 10 mcg/m^3 in May 2017. TCE was also detected in the CPB-IA-02 indoor air sample at a concentration of 0.118 mcg/m^3.

Figure 8 and **Table 4** provide a summary of the sub-slab vapor and indoor air data collected from the CPB since 2011 and the sample locations within the building. An electronic data summary report file for the January 2023 sampling event was submitted to NYSDEC on September 20, 2023. The EDD files for this sampling event were submitted to NYSDEC in August 2023.

5.3 Comparisons with Remedial Objectives

Groundwater Sampling Results - 2022

As mentioned previously, no groundwater samples were collected during this reporting period. The two monitoring wells are scheduled to be sampled again in 2026. In the April 2022 sampling event, the concentration of PCE in MW-1 was below its NYSDEC Class GA standard of 5 mcg/l at a concentration of 2.0 mcg/l. No VOCs were detected in MW-2 with the exception of acetone at 11 mcg/l which is suspected to have been a laboratory contaminant. No other VOCs were detected in either of the monitoring wells. As shown on **Table 1**, **Figure 3**, and **Figure 7**, the CVOCs concentrations in the groundwater continue to show a decreasing trend in both wells based on a comparison of the historical data. MW-2 has not exceeded any NYSDEC VOC drinking water standards or guidance values since the June 2011 sampling event when PCE was detected at a concentration of 11 mcg/l. MW-1 contained the lowest concentration of PCE since the monitoring wells were installed in 2003 and for the first time it was below the NYSDEC VOC drinking water standards or guidance values.

Overall, the CVOC concentrations in these two monitoring wells have shown a significant decrease since the wells were installed in 2003.

Sub-Slab & Indoor Air Sampling - 2023

Figure 8 and **Table 4** provide a summary of the sub-slab and indoor air data collected from the CPB. As shown in the figure and the table, the sub-slab concentrations of CVOCs have decreased since the April 2012 sampling events. The results of the January 2023 sampling event were similar to the results of the February 2020 sampling event. **Figure 8** and **Table 4** include the data collected from the building since November 2011, prior to the pilot ISCO treatment below the slab conducted in March 2012. Elevated concentrations of PCE were still present in both sub-slab vapor samples during the January 2023 sampling event; however, concentrations have been decreasing significantly since the April and November 2012 sampling events.

The two sub-slab samples and co-located indoor air samples are located in the TS-05 tenant space in the northeast corner of the building where dry-cleaning machines of the former Mimi Cleaners were located and the TS-02 tenant space (see **Figure 8**). The CPB-SS-02 sub-slab vapor sample was collected in the TS-05 tenant space and the CPB-SS-03 sub-slab vapor sample was collected in the TS-02 tenant space.

Sub-slab vapor samples collected during the January 2023 sampling event (CPB-SS-02 and CPB-SS-03) contained PCE concentrations of 834 and 34,000 mcg/m^3, respectively.

.

The indoor air samples collected during the January 2023 sampling event (CPB-IA-02 and CPB-IA-03) contained PCE concentrations of 4.90 and 0.176 mcg/m^3, respectively.

In January 2023, TCE was detected in the two sub-slab samples from CPB-SS-02 and CPB-SS-03 at concentrations of 3.27 and 2,460 mcg/m^3, respectively.

The indoor air samples collected in January 2023 from CPB-IA-02 and CPB-IA-03 contained TCE concentrations of 0.172 mcg/m^3 and below the detection limit of 0.107 mcg/m^3, respectively.

During the January 2023 sampling event, c12-DCE was detected in the CPB-SS-02 and CPB-SS-03 sub-slab samples at concentrations of 5.83 and 13,400 mcg/m^3, respectively. These indoor air samples collected in January 2023 were below the detection limit of 0.079 mcg/m^3 for c12-DCE in both indoor air samples.

In January 2023, VC was not detected in the CPB-SS-02 and CPB-SS-03 sub-slab samples at the detection limits of 0.160 and 7.03 mcg/m^3, respectively. In February 2020, VC had been detected in the CPB-SS-03 sub-slab sample at a concentration of 10 mcg/m^3. VC had not been detected in the sub-slab samples before this; however, the non-detect VC concentrations during the sub-slab vapor sampling conducted prior to February 2020 is likely due to the elevated detection limits for VC in the previous sub-slab sampling events because the analytical laboratory was required to dilute the samples due to the elevated PCE concentrations in the sub-slab vapor samples. Prior to the February 2020 sampling event, the lowest detection limit for VC in sub-slab samples had been 140 mcg/m^3. As depicted in **Table 4**, since the PCE concentrations have been dropping, the dilutions have been getting lower for the respective sampling events, and therefore the detection limits have decreased in the sub-slab vapor samples collected

during the February 2020 and January 2023 sampling events. The indoor air samples collected in January 2023 and February 2020 were both below the detection limit of 0.051 mcg/m^3 for VC in both sampling events.

In accordance with the current NYSDOH vapor intrusion guidance document and matrix tables, the concentrations of PCE in the CPB-SS-02 sub-slab sample places it in the "monitor" category. The concentration of PCE in the sub-slab sample from CPB-SS-03 places it in the "mitigate" category (PCE sub-slab concentration above 1,000 mcg/m^3).

The concentrations of TCE in both sub-slab samples place them in the "mitigate" category (TCE sub-slab concentration above 60 mcg/m^3). Concentrations of c12-DCE in the sub-slab samples places the CPB-SS-03 sample in the "mitigate" category (c12-DCE sub-slab concentration above 60 mcg/m^3) and the CPB-SS-02 sample in the "no further action category" based on the NYSDOH matrix table (c12-DCE sub-slab concentration below 6 mcg/m^3 and the indoor concentration below 0.2 mcg/m^3).

The indoor air sample results of the January 2023 sampling event (and the February 2020 sampling event) at the CPB indicate there is not a significant vapor intrusion pathway into the building (the SSDS is was not in operation for two weeks prior to sample collection) and the CVOC sub-slab concentrations continue to show an overall reduction. However, the sub-slab sampling results still warrant the continued operation of the SSDS in the CPB. See the previous PRRs for additional details of the previous sub-slab / indoor air sampling events.

5.4 Monitoring Deficiencies

The monitoring fully complied with the Monitoring Plan.

5.5 Conclusions and Recommendations

The monitoring being conducted continues to achieve its goals. HDR is recommending the continued operation of the SSDS at the CPB. In addition, HDR recommends the collection of sub-slab and indoor samples from the same two sample locations as the January 2023 sampling event during the 2026-2027 heating season to provide an updated assessment of the sub-slab vapor concentrations under the CPB and an updated assessment of potential soil vapor intrusion into the CPB.

.

6 Operation and Maintenance Plan Compliance

6.1 Components

The Operation and Maintenance (O&M) Plan requires inspection of the CPB building slab and SSDS on a quarterly basis.

Concrete Slab Inspections

As part of the quarterly inspections at the CPB, the building slab is inspected to determine if there has been any damage to the floor slab (cracks, holes, or penetrations/openings that could compromise the cover system, allowing for a potential vapor intrusion pathway into the buildings. In addition, the building owners or their representative are interviewed on an annual basis, if available, to determine if the building floors may have been compromised or opened during the previous year.

As approved by NYSDEC and NYSDOH, the offsite buildings no longer require annual inspections since the SSDS components in these buildings were removed (a few lateral piping sections in inaccessible areas were cut and capped) in September 2017; all the extraction points were removed, and the floor penetrations were sealed with concrete.

SSDS

The quarterly inspections at the CPB include recording the vacuums on the seven main extraction legs of the system, the vacuums on the moisture accumulator, and the dilution (bypass) bleed pressure on the blower exhaust. As stated previously, the SSDS at the CPB runs on a continuous basis. The differential pressure measurements are entered onto the field data sheets that are then transferred to an electronic spreadsheet (see **Table 3**). Differential pressure readings are collected from the sample ports in the floor to document that the sub-slab maintains an overall negative pressure under the building slab to remove a potential vapor intrusion pathway into the building. Inspection-to-inspection measurements are compared to identify possible degradation in system vacuum or the sub-slab vacuums.

As mentioned previously, there was a scheduled CPB SSDS shutdown during this 3-year reporting period. In January 2023, the SSDS was shut down for two weeks prior to the collection of the sub-slab vapor and indoor air samples.

During renovation activities in the TS-04 space in November 2024, the floor was opened to allow installation of new plumbing lines. HDR was not notified when the tenant was scheduled to cut a trench through the floor slab. Several days after the floor was cut open, HDR conducted monitoring in the tenant space and over the open floor cut with a PID. There were no readings above background during this monitoring with the PID. HDR and the Remedial Party conducted a follow-up meeting at the site with representatives from the building management team to remind them that HDR and the Remedial Party are required to be notified prior to any renovation or repair activities that require the floor to be cut open.

The email/test alert system for the CPB SSDS has been working well to notify HDR quickly if there is a significant loss of vacuum in one of the lateral piping legs that would indicate the blower has malfunctioned or possibly lateral leg piping has been damaged. Staff involved with the project receive a prompt notification via email and/or text message if the vacuum in the SSDS piping is reduced to near zero inches of water indicating a possible malfunction of the SSDS system that could cause a reduction in depressurization under the slab.

6.2 Summary of O&M Completed

Concrete Slab Inspections

The requisite inspection frequency was achieved during the reporting period. Additional operator visits were completed as required to address system repairs and tenant space renovations at the CPB. The CPB SSDS ran continuously for this period, except as noted below:

1. In January 2023, a sub-slab vapor and indoor air sampling event was conducted. Prior to this sampling event, the SSDS was shut down to allow the sub-slab conditions to stabilize / equilibrate. The SSDS was shut down for two weeks prior to the sample collection event; upon completion of the sampling event, the SSDS was put back in operation.
2. In June 2023, the site data transmission unit was upgraded to a 4G unit because AT&T was no longer supporting its 3G platform that was used by the previous data transmission unit.
3. During renovation activities in the TS-04 space in November 2024, the floor had to be opened to install some new plumbing lines. HDR was not notified in advance of this work. Several days after the floor was cut open, HDR conducted monitoring in the tenant space and over the open floor cut with a PID. There were no readings above background during this monitoring with the PID. HDR and the Remedial Party conducted a follow-up meeting at the site with representatives from the building management team to remind them that HDR and the Remedial Party are required to be notified prior to any renovation or repair activities that require the floor to be cut open, in accordance with the SMP.
4. In November of 2024, HDR conducted an on-site visit with the WCDOH as part of the 3-year air Source of Air Contamination permit renewal.

6.3 Evaluation

During the reporting period, there was one scheduled short-term shutdown of the SSDS prior to the sub-slab and indoor sampling event conducted in January 2023. The system continues to operate as designed and continues to achieve its remedial goal of preventing vapor intrusion into the building.

During the reporting period, the concrete cover system (building slab) functioned as designed. As noted previously, the floor was opened in one tenant space for a short duration to facilitate the installation of sanitary and water lines as part of renovation activities.

6.4 Deficiencies

There were no deficiencies in complying with the O&M Plan during this reporting period.

6.5 Conclusions and Recommendations

Continued operation of the SSDS is required. No changes to the O&M Plan are needed.

7 Overall PRR Conclusions and Recommendations

7.1 Compliance with Site Management Plan

1. For each component of the Site Management Plan (IC/EC, Monitoring Plan, O&M Plan), all requirements were met during this reporting period.

7.2 Performance and Effectiveness of the Remedy

The Site Management Plan is achieving the remedial objectives for the site:

1. The sub-slab of the Christie Place Building is depressurized on a continuous basis.
2. Excavation through the building slab and elsewhere at the site is controlled. There was a short-term floor opening activity in one tenant space during renovation activities.
3. Groundwater at the site is not being used.

7.3 Recommendations

HDR recommends the continued operation of the SSDS at the CPB and the continued groundwater quadrennial monitoring schedule.

7.4 Future PRR Submittals

The remedial systems at the CPB have been operating reliably for many years and monitoring results show no adverse trends. HDR recommends a continued 3-year frequency for preparation and submittal of PRRs; the next PRR will be due on 28 July 2028.

8 References

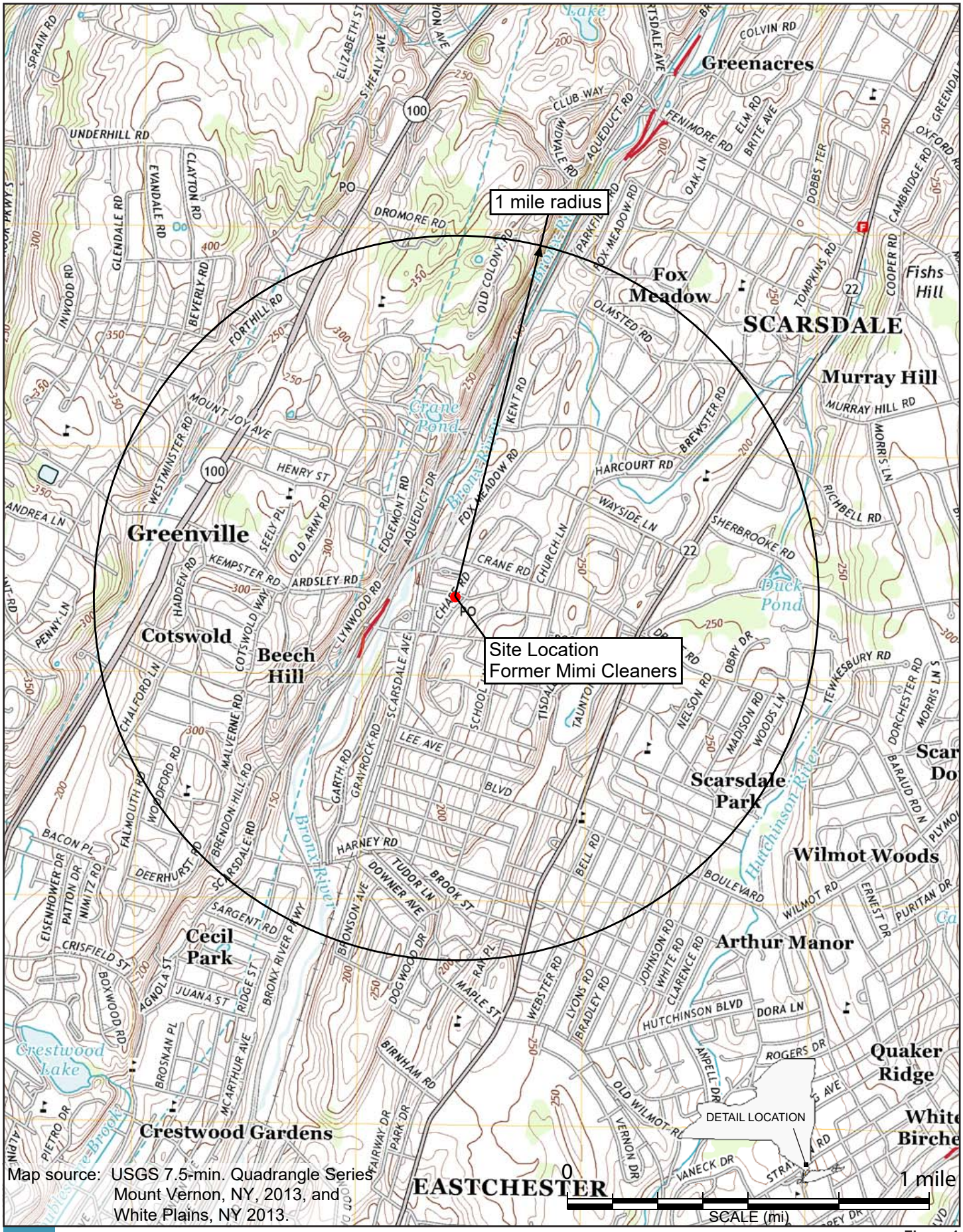
Documents Submitted to NYSDEC during the Reporting Period

Letter. John Guzewich (HDR) to Salvatore Priore. (20 September 2023).
Former Mimi Cleaners: 58 Christie Place, Scarsdale, NY
Voluntary Cleanup Program Site No. V00306-3
Sub Slab Vapor and Indoor Air Sampling - 2022-2023 Heating Season
Summary Report - Christie Place Building

Documents Received from NYSDEC during the Reporting Period

Letter. Salvatore F. Priore (NYSDEC) to Hausman Realty Corporation. (November 14, 2022).
2022 Periodic Review Report (PRR) Response Letter,
Site No. V00306-3 - Former Mimi Cleaners
58 Christie Place in Scarsdale,
Westchester County, New York,

Figures



Map source: USGS 7.5-min. Quadrangle Series Mount Vernon, NY, 2013, and White Plains, NY 2013.

Figure 1

Site Location Map

Former Mimi Dry Cleaners
Scarsdale, NY

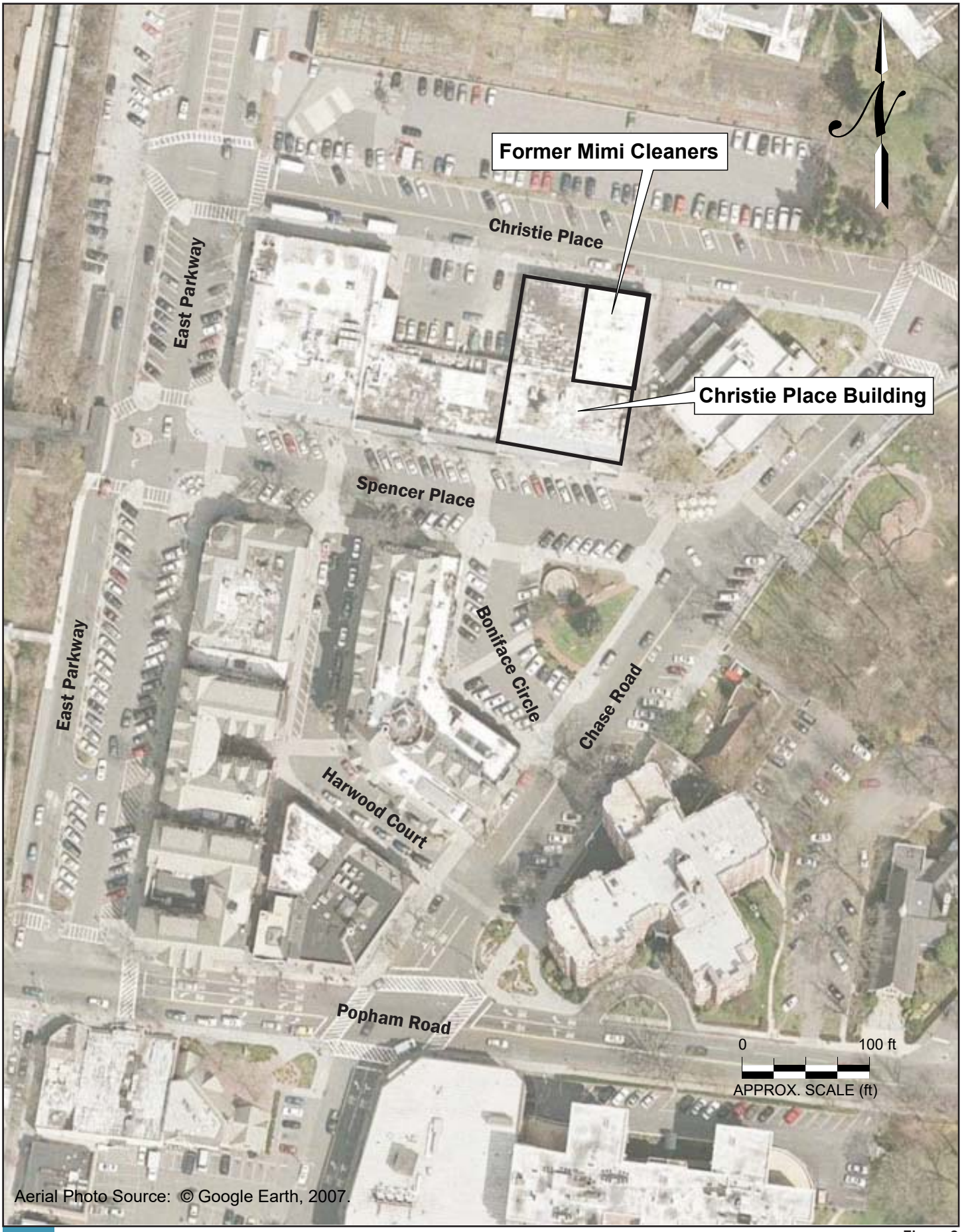
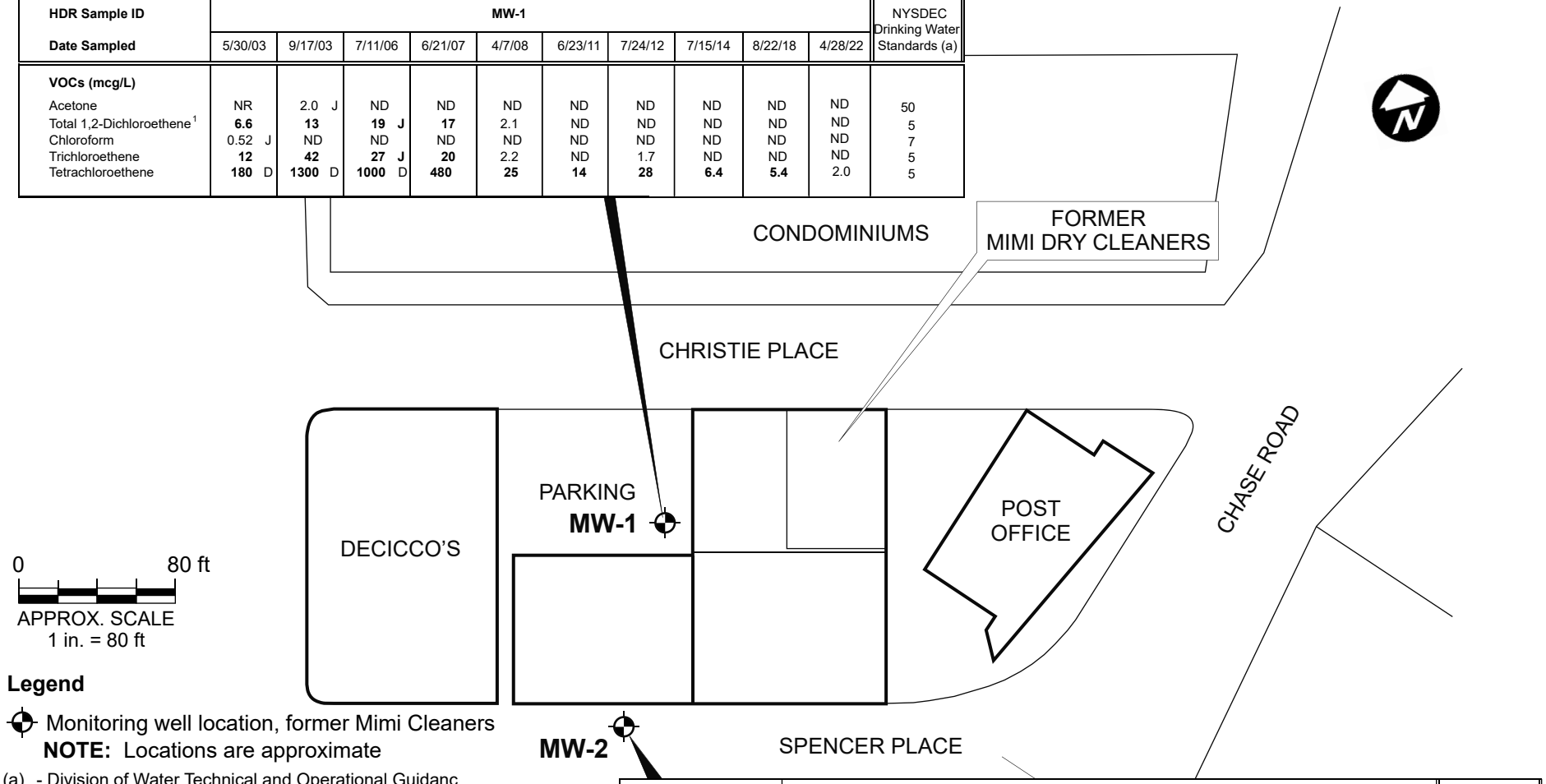


Figure 2

Location of Former Mimi Cleaners

Former Mimi Dry Cleaners
Scarsdale, NY

HDR Sample ID	MW-1										NYSDEC Drinking Water Standards (a)
Date Sampled	5/30/03	9/17/03	7/11/06	6/21/07	4/7/08	6/23/11	7/24/12	7/15/14	8/22/18	4/28/22	
VOCs (mcg/L)											
Acetone	NR	2.0 J	ND	ND	ND	ND	ND	ND	ND	ND	50
Total 1,2-Dichloroethene[1]	**6.6**	**13**	**19 J**	**17**	2.1	ND	ND	ND	ND	ND	5
Chloroform	0.52 J	ND	ND	ND	ND	ND	ND	ND	ND	ND	7
Trichloroethene	**12**	**42**	**27 J**	**20**	2.2	ND	1.7	ND	ND	ND	5
Tetrachloroethene	**180** D	**1300** D	**1000** D	**480**	**25**	**14**	**28**	**6.4**	**5.4**	2.0	5



Legend

Monitoring well location, former Mimi Cleaners

NOTE: Locations are approximate

(a) - Division of Water Technical and Operational Guidanc Series (1.1.1), June 1998.

D - Indicates all compounds identified in an analysis at secondary dilution factor.

J - Indicates an estimated value. This compound meets the identification criteria, but the result is less than the specified detection limit.

NR - Not analyzed

Note - Numbers in **bold** exceed the Class GA Standard.

Map source: Developed from field sketch and notes.

HDR Sample ID	MW-2										NYSDEC Drinking Water Standards (a)
Date Sampled	5/30/03	9/17/03	7/11/06	6/21/07	4/7/08	6/23/12	7/24/12	7/15/14	8/23/18	4/28/22	
VOCs (mcg/L)											
Acetone	ND	6.0 J	ND	ND	ND	ND	ND	ND	**ND**	11	50
Total 1,2-Dichloroethene[1]	2.0	2.0 J	ND	**7.5**	2.2	ND	ND	1.1	**1.8**	ND	5
Chloroform	1.1	1.0 J	1.4	ND	ND	ND	ND	ND	**ND**	ND	7
Trichloroethene	3.1	3.0 J	3.0 J	3.1 J	**6.4**	1.7	1.3	ND	**ND**	ND	5
Tetrachloroethene	**50**	**53**	**54**	**48**	**37**	**11**	4.8	ND	1.1	ND	5

\\mahpi-file01\OfficeShare\SectionFolders\Waste Mgmt & Industrial\EDMT\EDMT_Projects\Mimi_Cleaners\Illustrator\Fig3_MWlocations-DataSummary.ai

Henningson, Durham & Richardson Architecture and Engineering, P.C.
50 Tice Blvd, Suite 210
Woodcliff Lake, NJ 07677

Groundwater Monitoring Well Locations and Sampling Results Summary 2003 through 2022

Former Mimi Dry Cleaners — **Scarsdale, NY**

Figure 3

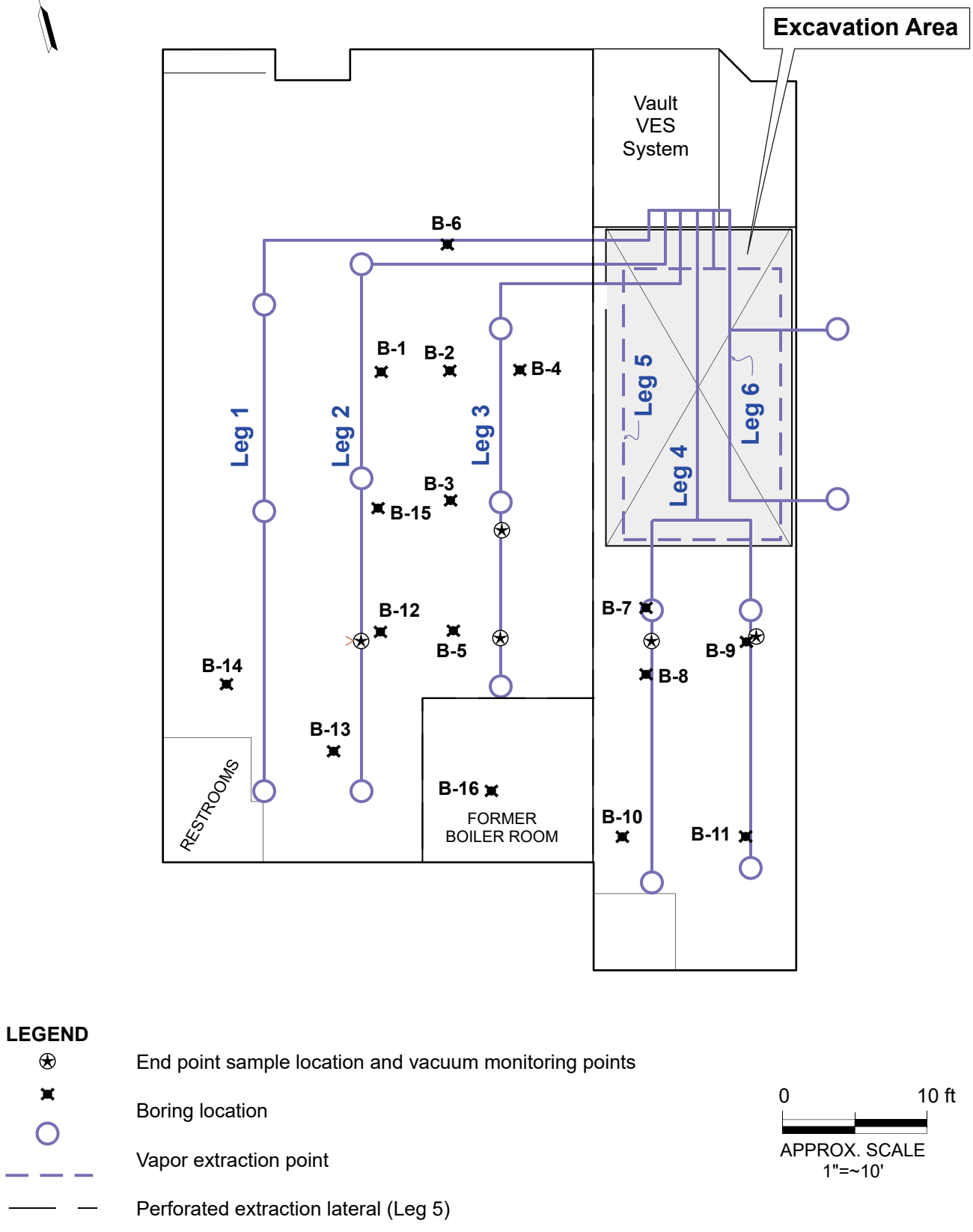


Figure 4

Christie Place Building Soil Excavation Area and SVE Layout

Former Mimi Dry Cleaners
Scarsdale, NY

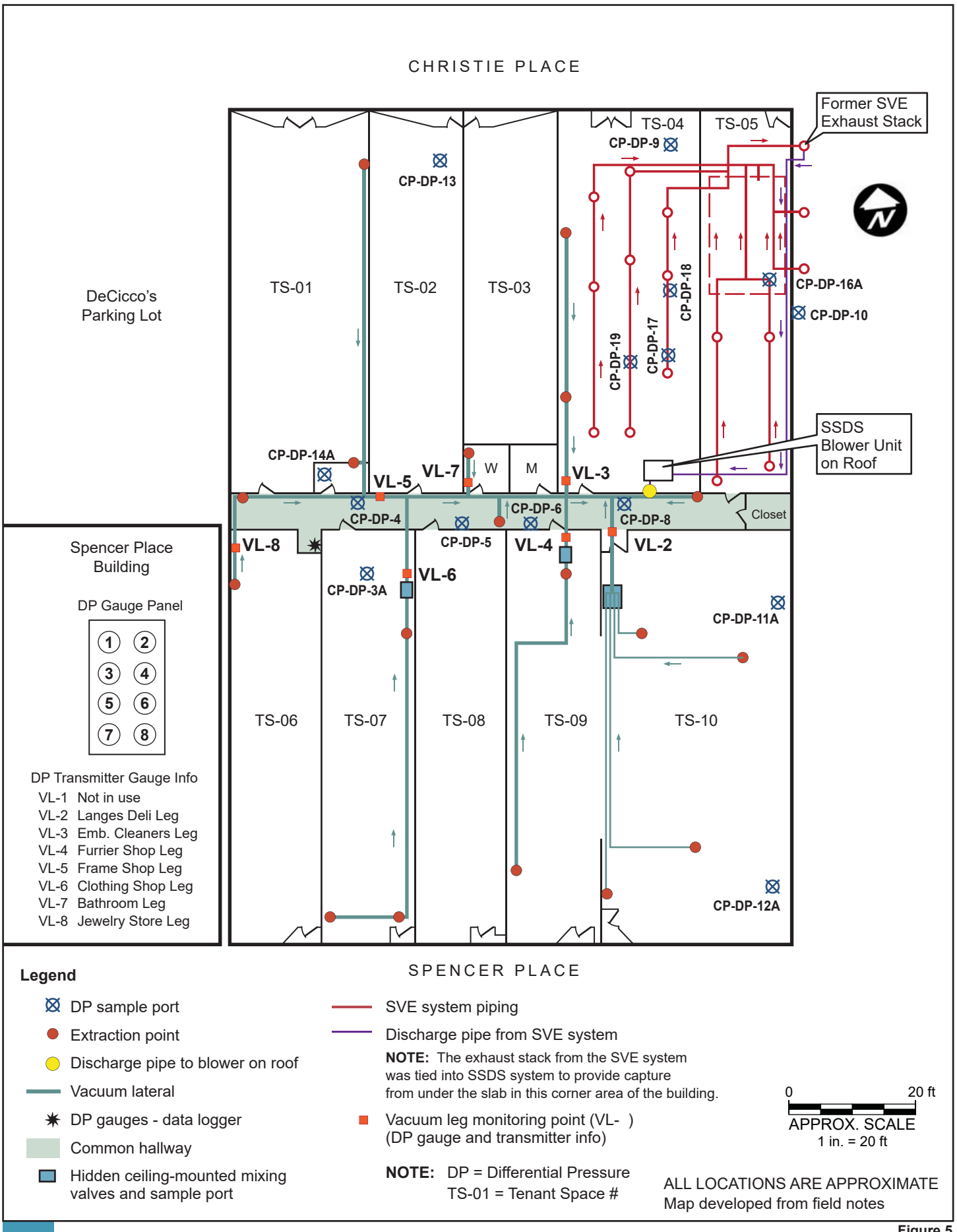


Figure 5

Christie Place Building Sub Slab Depressurization System

Former Mimi Dry Cleaners
Scarsdale, NY

Marketing (\\mahpi-file01)(M:)\Graphics\Projects_MimiCleaners\ChristiePlSubSlabDPsystem_20190626.ai

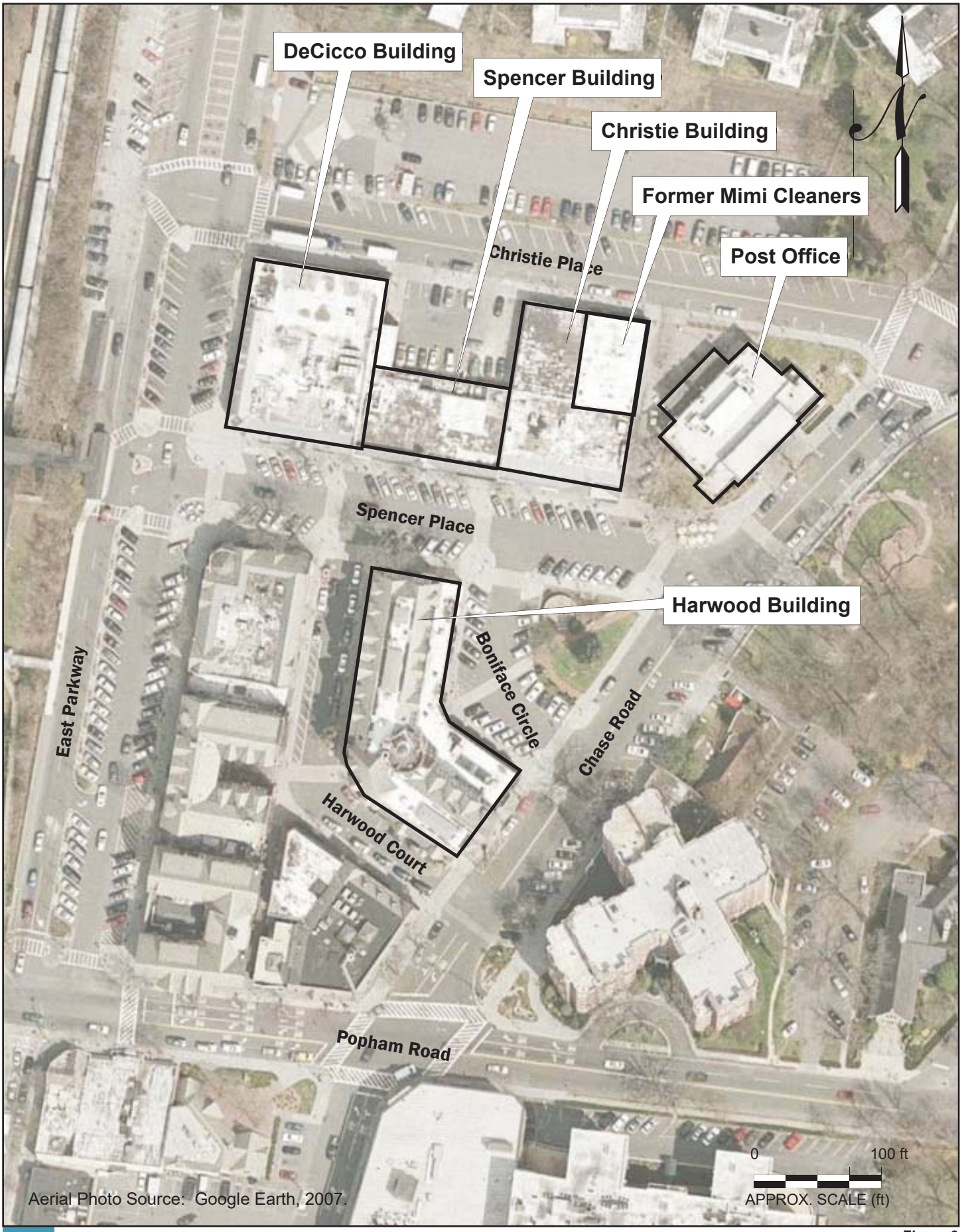


Figure 6

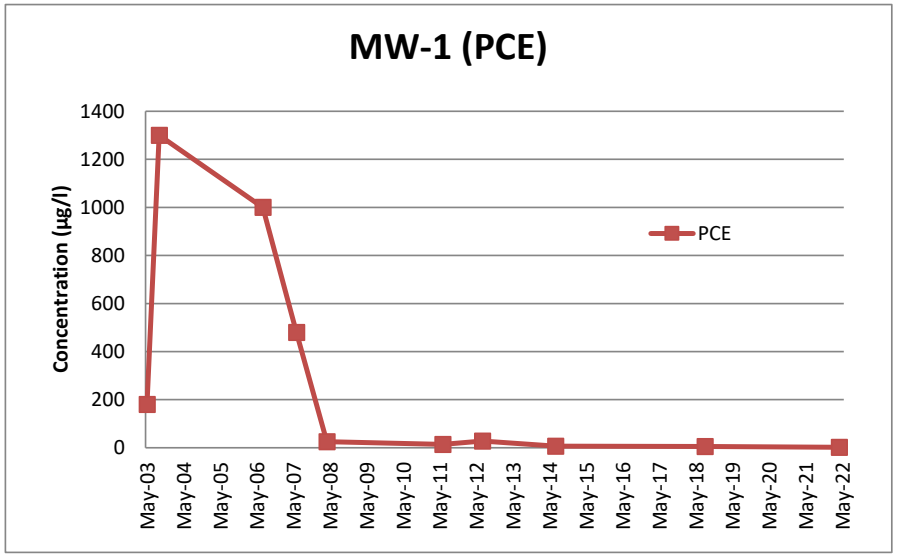
Buildings Where SSDSs Were Installed

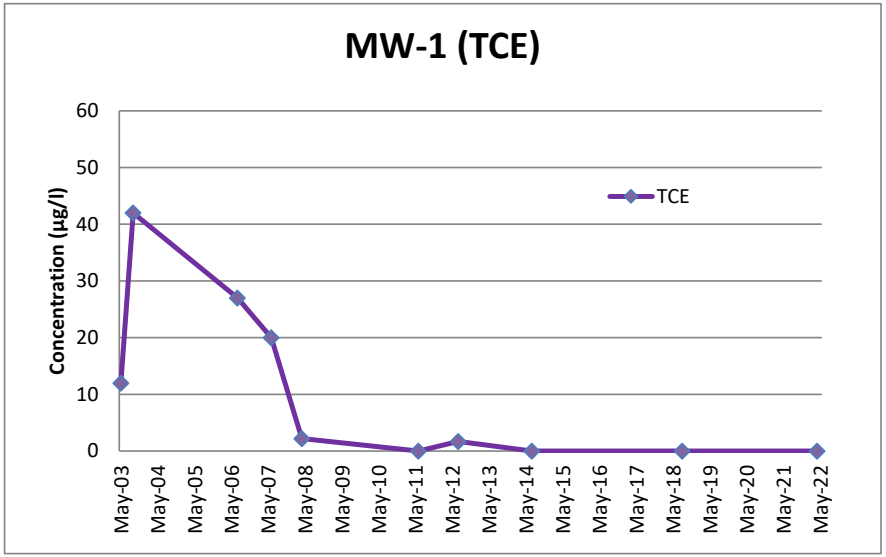
Former Mimi Dry Cleaners
Scarsdale, NY

Marketing (\\mahpi-file01)(M:):\Graphics\Projects\10017039_MimiCleaners\Fig7_BuildingsWithSSDSs_20190701.ai

Figure 7

Former Mimi Cleaners
(VP Site No. V00306-3)
Groundwater CVOC Concentration Trends
(2003-2022)





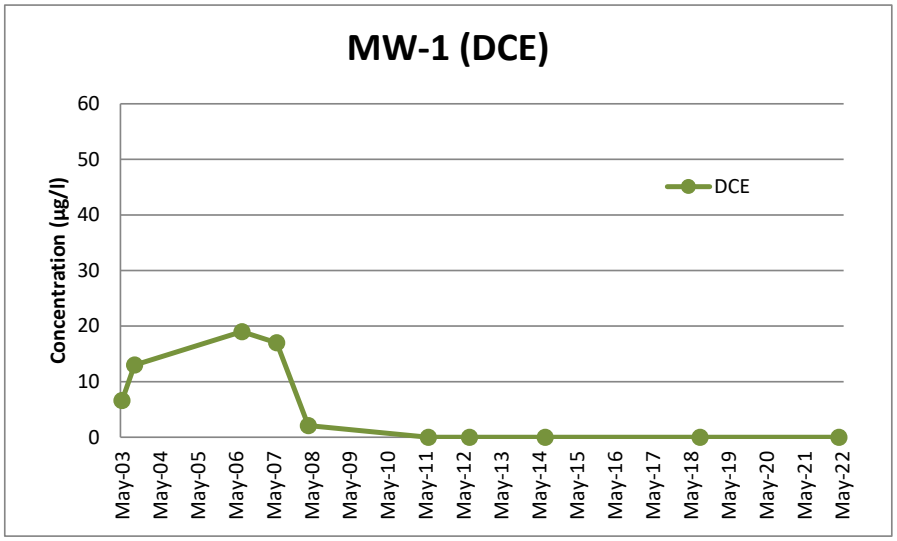
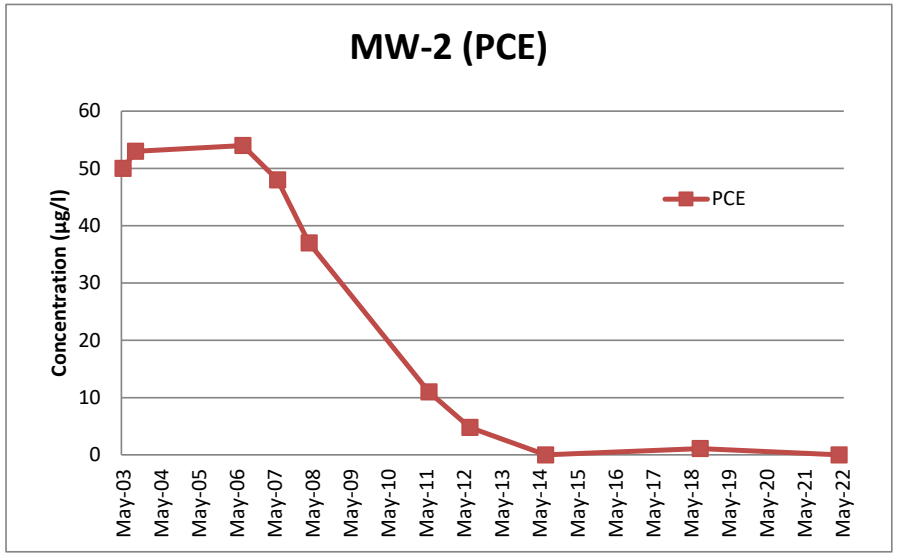
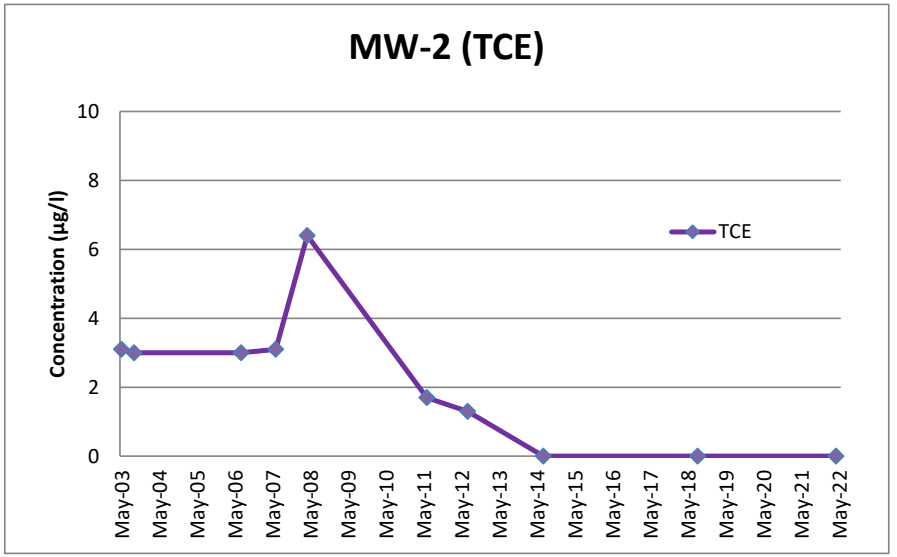
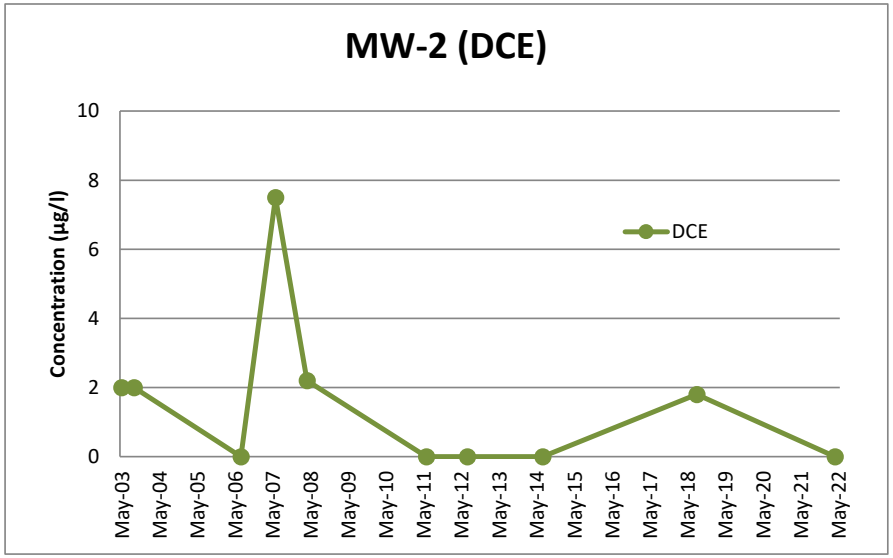


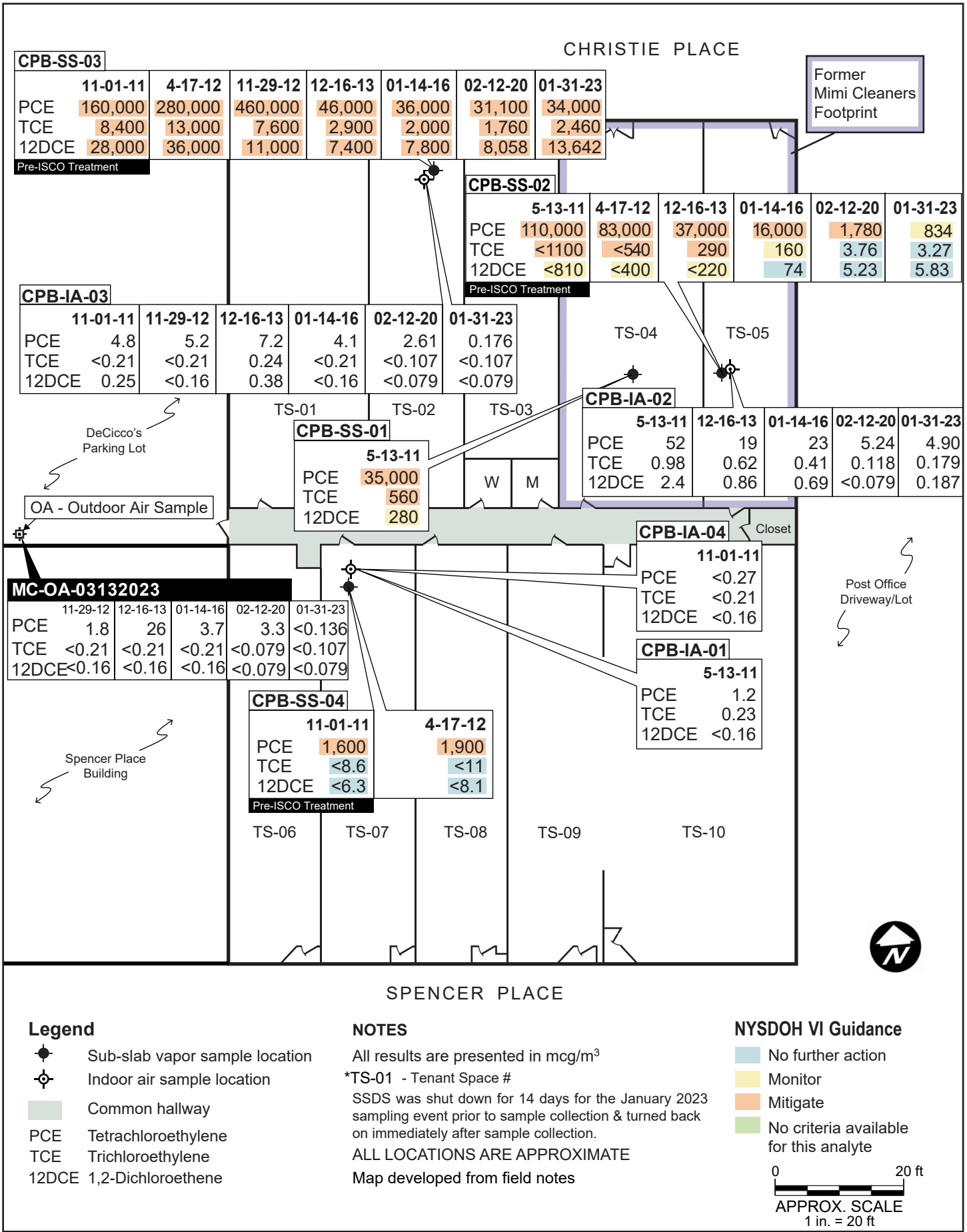
Figure 7

Former Mimi Cleaners
(VP Site No. V00306-3)
Groundwater CVOC Concentration Trends
(2003-2022)









Legend

- Sub-slab vapor sample location
- Indoor air sample location
- Common hallway
- PCE Tetrachloroethylene
- TCE Trichloroethylene
- 12DCE 1,2-Dichloroethene

NOTES

All results are presented in mcg/m^3

*TS-01 - Tenant Space #

SSDS was shut down for 14 days for the January 2023 sampling event prior to sample collection & turned back on immediately after sample collection.

ALL LOCATIONS ARE APPROXIMATE

Map developed from field notes

NYSDOH VI Guidance

- No further action
- Monitor
- Mitigate
- No criteria available for this analyte

0 20 ft

APPROX. SCALE
1 in. = 20 ft

Figure 8

Sub-Slab and Indoor Air Sample Results Summary (PCE, TCE & 12-DCE)
(Christie Place Building)
Former Mimi Dry Cleaners
Scarsdale, NY

Marketing (\\mahpi-file01)(M:)\Graphics\Projects\10017039_MimiCleaners\Fig3_CPB-SampleResultsFeb2020_20200225.ai

Tables

Table 1

Former Mimi Cleaners
Scarsdale, New York
Historical Groundwater Analytical Data Summary
(2003 - 2022)

HDR Sample ID	NYSDEC	MW-1																							
Date Sampled	Stds (a)	5/30/03			9/17/03			7/11/06			6/21/07			4/7/08			6/23/11			7/27/12			7/15/14			8/23/18			4/28/22		
		Rslts	Q	RL	Rslts	Q	RL	Rslts	Q	RL	Rslts	Q	RL	Rslts	Q	RL	Rslts	Q	RL	Rslts	Q	RL	Rslts	Q	RL	Rslts	Q	RL	Rslts	Q	RL
VOCs (ug/L)																															
Total 1,2-Dichloroethene[1]	5	**6.6**		1.0	**13**		10	**19**	j	50	**17**		5.0	**2.1**		1.0	ND		1.0	ND		1.0	ND		1.0	ND		1.0	ND		1.0
Chloroform	7	**0.52**	j	1.0	ND		10	ND		50	ND		5.0	ND		1.0	ND		1.0	ND		1.0	ND		1.0	ND		1.0	ND		1.0
Trichloroethene	5	**12**		1.0	**42**		10	**27**	j	50	**20**		5.0	**2.2**		1.0	ND		1.0	**1.7**		1.0	ND		1.0	ND		1.0	ND		1.0
Tetrachloroethene	5	**180**	d	10	**1300**	d	100	**1000**	d	50	**480**		5.0	**25**		1.0	**14**		1.0	**28**		0.73	**6.4**		1.0	**5.4**		1.0	**2.0**		1.0
Acetone	50 GV	NR		-	**2.0**	j	10	ND		250	ND		25	ND		25	ND		5.9	ND		10	ND		10	ND		10	ND		5.0
Total CVOCs:		199			1355			1046			517			29			14			29.7			6.4			5.4			2		

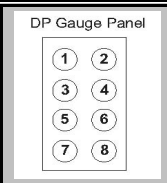
HDR Sample ID	NYSDEC	MW-2																							
Date Sampled	Stds (a)	5/30/03			9/17/03			7/11/06			6/21/07			4/7/08			6/23/11			7/24/12			7/15/14			8/23/18			4/28/22		
		Rslts	Q	RL	Rslts	Q	RL	Rslts	Q	RL	Rslts	Q	RL	Rslts	Q	RL	Rslts	Q	RL	Rslts	Q	RL	Rslts	Q	RL	Rslts	Q	RL	Rslts	Q	RL
VOCs (ug/L)																															
Total 1,2-Dichloroethene[1]	5	**2.0**		1.0	**2.0**	j	10	ND		5.0	**7.5**		5.0	**2.2**		1.0	ND		1.0	ND		1.0	**1.1**		1.0	**1.8**		1.0	ND		1.0
Chloroform	7	**1.1**		1.0	**1.0**	j	10	**1.4**	j	5.0	ND		5.0	ND		1.0	ND		1.0	ND		1.0	ND		1.0	ND		1.0	ND		1.0
Trichloroethene	5	**3.1**		1.0	**3.0**	j	10	**3.0**	j	5.0	**3.1**	j	5.0	**6.4**		1.0	**1.7**		1.0	**1.3**		1.0	ND		1.0	ND		1.0	ND		1.0
Tetrachloroethene	5	**50**		1.0	**53**		10	**54**		5.0	**48**		5.0	**37**		1.0	**11**		1.0	**4.8**		1.0	ND		1.0	**1.1**		1.0	ND		1.0
Acetone	50 GV	NR		-	6.0	j	10	ND		25	ND		25	ND		25	ND		5.9	ND		10	ND		10	ND		10	**11**		5.0
Total CVOCs:		56.2			59.0			58.4			58.6			45.6			12.7			6.1			1.1			2.9			ND		

(a) - Division of Water Technical and Operational Guidance Series (1.1.1), June 1998.
d - Indicates all compounds identified in an analysis at a secondary dilution factor.
j - Indicates an estimated value. This compound meets the identification criteria, but the result is less than the specified detection limit.
[1] cis- & trans-1,2-Dichloroethene
1.6 - **Bold** indicates parameter detected above analytical method detection limit.
12 - **Bold** & color indicates exceedance of applicable standard or guidance value.

Rslts - Analytical Results
Q - Qualifier
RL - Reporting Limit
NR - Not Analyzed
GV - Guidance Value
Note - The results represent detected parameters only.

Table 2

Former Mimi Cleaners Site - Christie Place Building
Quarterly SSDS Observation Data Summary

Date	Inspect. Name	Minihelic Gauges				Photohelic Pressure Gauge Reading	Running Time Meter (hours)	Alarm Lights Illum. (Y / N)	Data Down-loaded (Y / N)	Blower Running Properly (Y / N)	Floor: New Cracks / Holes (Y / N)	DP Gauge Panel 	Comments
		VL-1	VL-3	VL-5	VL-7								
		VL-2	VL-4	VL-6	VL-8								
		Differential Pressure Readings (in. of H_2O)											
7/5/22	MTP	-	2.00	1.25	1.00	21	9093.2	N	N	Y	N		
		2.00	2.00	1.00	0.50								
10/24/22	MTP	-	2.00	1.25	1.00	21	11757.6	N	N	Y	N		
		2.00	2.00	1.00	0.50								
1/16/23	MTP/SMW	-	2.50	1.50	1.00	19	13776.5	N	N	Y	N	Shut down blower for upcoming air sampling	
		2.00	2.25	1.00	0.50								
1/31/23	MTP	-	2.50	1.25	1.00	18.5	13776.5	N	Y	Y	N	Started Blower back up after sampling.	
		2.00	2.25	1.00	0.50								
4/26/23	MTP	-	2.00	1.00	1.00	20	15811.1	N	N	Y	N	Download did not work	
		2.00	2.00	1.00	0.50								
6/20/23	MTP	-	2.00	1.00	1.00	20	17130.7	N	N	Y	N		
		2.00	2.00	1.00	0.50								
11/1/23	MTP	-	2.25	1.25	1.00	18	20347.2	N	N	Y	N		
		2.00	2.00	1.00	0.50								
1/17/24	MR/MTP	-	3.00	1.50	1.25	19	22196.4	N	N/A	Y	N		
		2.50	2.50	1.00	0.50								
4/26/24	MR	-	2.25	1.25	1.00	20	24595.9	N	N/A	Y	N	No visuals of sagging PVC. System running properly	
		1.90	2.00	1.00	0.25								
7/16/24	MTP/DJB	-	2.00	1.25	1.00	20	26540.4	N	N/A	Y	N		
		2.00	2.00	1.00	0.50								
10/29/24	DJB	-	2.00	1.10	0.90	19	29060.1	N	N/A	Y	N		
		2.00	2.00	0.90	0.25								
1/16/25	DJB	-	3.75	2.25	1.75	18.5	30956.4	N	N/A	Y	N		
		2.25	2.50	1.00	0.50								
4/18/25	MTP/TED	-	3.50	2.00	1.50	17	33163.3	N	N/A	Y	N		
		2.00	2.25	1.00	0.50								

Note: If there are any visible problems with the system or if the gauge readings are significantly below normal please contact HDR immediately. (Matthew Papula [Office 201-335-9416; Cell 845-263-0241])

Lateral Suction Leg IDs

VL-1 - Not in use
VL-2 - TS-10
VL-3 - TS-04
VL-4 - TS-09
VL-5 - TS-01
VL-6 - TS-07
VL-7 - TS-03
VL-8 - TS-06

Table 3

Former Mimi Cleaners Site - Christie Place Building
SSDS - Slab Differential Pressure Readings

Sample Point ID	Tenant Space ID	Sample Port Location Description	7/5/22	10/24/22	1/16/23	4/26/23	6/20/23	11/1/23	1/17/24	4/26/24	7/16/24	10/29/24	12/11/24	1/16/25	4/18/25	
		Christie Place Bld	Differential Pressure Readings (in. H_2O)													
CP-DP-3a	TS-07	Bookstore (back room on west side)	0.036	0.022	0.007	0.025	0.019	0.018	0.087	0.026	0.027	0.016	NC	0.031	0.013	
CP-DP-4	-	Center Hallway (~ 20 ft from door; north side)	0.016	0.001	-0.008	-0.010	0.002	-0.010	0.020	0.018	-0.008	-0.018	NC	-0.008	0.005	
CP-DP-5	-	Center Hallway (~ 36 ft from door; south side)	0.012	0.003	-0.006	-0.012	0.006	0.001	0.025	0.011	0.010	-0.021	NC	-0.011	0.002	
CP-DP-6	-	Center Hallway (~ 60 ft from door; south side)	0.009	0.011	0.018	0.005	0.010	0.014	0.034	0.056	0.008	-0.007	NC	0.007	0.004	
CP-DP-8	-	Center Hallway (~ 80 ft from door; south side)	0.010	0.008	0.020	0.009	0.012	0.005	0.023	0.055	0.009	-0.008	NC	0.054	0.004	
CP-DP-9	TS-04	Bunny Hive (Front Reception Area -NE corner)	0.010	0.001	0.003	-0.005	0.008	0.086	-0.004	0.013	0.009	-0.021	0.002	-0.026	0.010	
CP-DP-10	TS-05	Outside wall (~110 ft north of SE corner of bld)	0.021	0.018	0.048	0.054	0.008	0.086	0.022	0.085	0.078	0.094	NC	0.093	0.018	
CP-DP-11a	TS-10	In kitchen of Akai near E wall under sink.	0.013	0.011	0.013	0.019	0.013	0.012	0.021	0.019	0.025	0.004	NC	0.008	0.012	
CP-DP-12a	TS-10	SE corner of Akai behind counter.	0.010	0.008	0.001	0.023	0.014	0.009	0.010	0.017	0.013	-0.018	NC	-0.011	0.020	
CP-DP-13	TS-02	Sushi Restaurant (behind front display counter)	NC	0.037	0.012	0.024	0.032	0.028	0.030	0.021	0.020	0.004	NC	0.021	0.051	
CP-DP-14a	TS-01	Scarsdale Improvement Hallway Closet	0.024	0.007	-0.006	0.004	0.003	-0.006	0.039	0.025	0.022	-0.027	NC	-0.014	0.005	
CP-DP-16a	TS-05	Bobo Tea (On east side)	0.008	0.017	0.009	0.015	0.020	0.007	NC	NC	0.030	NC	NC	-0.023	0.007	
CP-DP-17	TS-04	Bunny Hive (back area-SE area)	NC	0.986	1.078	0.957	0.911	0.938	0.736	0.829	0.750	0.897	0.921	1.880	0.991	
CP-DP-18	TS-04	Bunny Hive (Center Area-East side)	NC	0.651	0.621	0.618	0.561	0.602	0.437	0.525	0.530	0.397	0.584	0.647	0.982	
CP-DP-19	TS-04	Bunny Hive (back area-SW area)	NC	0.168	0.180	0.149	0.160	0.157	0.112	0.146	0.148	0.124	0.140	0.184	0.185	
		Technician's initials:	MTP	MTP	MTP/SMW	MTP	MTP	MTP	MTP/MR	MR	MTP/DJB	DJB	MTP	DJB	MTP/TED	

Note: - Positive reading indicates a lower pressure under the slab.
NC = Not Collected (access to tenant space not available)

Table 4

Former Mimi Cleaners Site - Christie Place Building
Sub-Slab Vapor & Indoor Air Sample Results Summary (CVOCs)

HDR Sample ID	CPB-SS-02						CPB-IA-02					SPOB-OA-01	MC-OA-121613	MC-OA-011416	MC-OA-02122020	MC-OA-01312023
Sample Location	Christie Pl. Bld. Tenant Space #05 Δ						Christie Pl. Bld. Tenant Space #05 Δ					Post Office Prop. (off SW Corner of Bld.)	East P'kway Bld (Along East Side of Bld.)	DeCicco Park. Lot (Along West Side of CPB)	DeCicco Park. Lot (Along West Side of CPB)	DeCicco Park. Lot (Along West Side of CPB)
Lab Sample ID	200-5198-19	200-10413-1	200-20183-16	200-31589-8	L2006594-01	L2305463-02	200-5198-20	200-20183-17	200-31589-9	L2006594-02	L2305463-03	200-13989-3	200-20183-18	200-31589-5	L2006594-03	L2305463-01
Sample Type	Sub-Slab	Sub-Slab	Sub-Slab	Sub-Slab	Sub-Slab	Sub-Slab	Indoor Air	Indoor Air	Indoor Air	Indoor Air	Indoor Air	Outdoor Air	Outdoor Air	Outdoor Air	Outdoor Air	Outdoor Air
Sample Date	5/13/11 (Pre-ISCO Treatment)	4/17/12 (Post-ISCO Treatment)	12/16/13	1/14/16	2/12/20	1/31/23	5/13/11 (Pre-ISCO Treatment)	12/16/13	1/14/16	2/12/20	1/31/23	11/29/12	12/16/13	1/14/16	2/12/20	1/31/23
TO-15 (mcg/m^3)	Results DF [1020:1]	Results DF [501:1]	Results DF [277:1]	Results DF [74.5:1]	Results DF [8.33:1]	Results DF [3.125:1]	Results DF [4:1]	Results DF [4:1]	Results DF [4:1]	Results DF [1:1]	Results DF [1:1]	Results DF [4:1]	Results DF [4:1]	Results DF [4:1]	Results DF [1:1]	Results DF [1:1]
Vinyl Chloride	<520 **	<260 **	<140 **	<38 **	<0.427	<0.160	<0.20	<0.20	<0.20	<0.051	<0.051	<0.20	<0.20	<0.20	<0.051	<0.051
1,1-Dichloroethene	<810 **	<400 **	<220 **	<59	<0.662	<0.248	<0.16	<0.16	<0.16	<0.079	<0.079	<0.16	<0.16	<0.16	<0.079	<0.079
1,1-Dichloroethane	<8300	<410	<220	<60	<0.676	<0.253	<0.16	<0.16	<0.16	<0.081	<0.081	<0.16	<0.16	<0.16	<0.081	<0.081
cis 1,2-Dichloroethene	<810 **	<400 **	<220 **	**74**	**5.23**	**5.83**	**2.4**	**0.86**	**0.69**	<0.079	**0.186**	<0.16	<0.16	<0.16	<0.079	<0.079
trans 1,2-Dichloroethene	<810	<400	<220	<59	<0.662	<0.248	<0.16	<0.16	<0.16	<0.079	<0.079	<0.16	<0.16	<0.16	<0.079	<0.079
1,1,1-Trichloroethane	<1100 **	<550 **	<300 **	<81	<0.911	<0.341	<0.22	<0.22	<0.22	<0.109	<0.109	<0.22	<0.22	<0.22	<0.109	<0.109
1,2-Dichloroethane	<830	<410	<220	<60	<0.676	<0.253	<0.32	<0.32	<0.32	<0.081	<0.081	<0.32	<0.32	<0.32	<0.081	<0.081
Trichloroethene	<1100 **	<540 **	**290**	**160**	**3.76**	**3.27**	**0.98**	**0.62**	**0.40**	**0.118**	**0.172**	<0.21	<0.21	<0.21	<0.107	<0.107
1,1,2-Trichloroethane	<1100	<550	<300	<81	<0.911	<0.341	<0.22	<0.22	<0.22	<0.109	<0.109	<0.22	<0.22	<0.22	<0.109	<0.109
1,1,2,2-Tetrachloroethane	<1400	<690	<380	<100	<1.15	<0.429	<0.27	<0.27	<0.27	<0.137	<0.137	<0.27	<0.27	<0.27	<0.137	<0.137
Tetrachloroethene	**110,000**	**83,000**	**37,000**	**16,000**	**1,780**	**834**	**52**	**19**	**23**	**5.24**	**4.90**	**1.8**	**26**	**3.7**	**3.3**	<0.136

HDR Sample ID	CPB-SS-03							CPB-IA-03					
Sample Location	Christie Pl. Bld. Tenant Space #02 (Front Area)							Christie Pl. Bld. Tenant Space #02 (Front Area)					
Lab Sample ID	200-7920-1	200-10413-3	200-13990-5	200-20183-14	200-31589-6	L2006594-04	L2305463-04	200-7920-2	200-13990-6	200-20183-15	200-31589-7	L2006594-05	L2305463-05
Sample Type	Sub-Slab	Sub-Slab	Sub-Slab	Sub-Slab	Sub-Slab	Sub-Slab	Sub-Slab	Indoor Air	Indoor Air	Indoor Air	Indoor Air	Indoor Air	Indoor Air
Sample Date	11/1/11 (Pre-ISCO Treatment)	4/17/12 (Post-ISCO Treatment)	11/29/12	12/16/13	1/14/16	2/12/20	1/31/23	11/1/11 (Pre-ISCO Treatment)	11/29/12	12/16/13	1/14/16	2/12/20	1/31/23
TO-15 (mcg/m^3)	Results DF [1560:1]	Results DF [1450:1]	Results DF [2070:1]	Results DF[353:1]	Results DF[300:1]	Results DF [119:1]	Results DF [137.4:1]	Results DF [4:1]	Results DF [4:1]	Results DF [4:1]	Results DF [4:1]	Results DF [4:1]	Results DF [1:1]
Vinyl Chloride	<800 **	<740 **	<1100 **	<180 **	<150 **	**10**	<7.03 **	<0.20	<0.20	<0.20	<0.20	<0.051	<0.051
1,1-Dichloroethene	<1200 **	<1100 **	<1600 **	<280 **	<240 **	<9.44	<10.9	<0.16	<0.16	<0.16	<0.16	<0.079	<0.079
1,1-Dichloroethane	<1300	<1200	<1700	<290	<240	<9.63	<11.1	<0.16	<0.16	<0.16	<0.16	<0.081	<0.081
cis 1,2-Dichloroethene	**27,000**	**34,000**	**11,000**	**7,100**	**7,800**	**7,890**	**13,400**	**0.25**	<0.16	**0.38**	<0.16	<0.079	<0.079
trans 1,2-Dichloroethene	<1200	<1100	<1600	**310**	**310**	**168**	**242**	<0.16	<0.16	<0.16	<0.16	<0.079	<0.079
1,1,1-Trichloroethane	<1700 **	<1600 **	<2300 **	<390 **	<330 **	<13	<15.0	<0.22	<0.22	<0.22	<0.22	<0.109	<0.109
1,2-Dichloroethane	<1300	<1200	<1700	<290	<240	<9.63	<11.1	<0.32	<0.32	<0.32	<0.32	<0.081	<0.081
Trichloroethene	**8,400**	**13,000**	**7,600**	**2,900**	**2,000**	**1,760**	**2,460**	<0.21	<0.21	**0.24**	<0.21	<0.107	<0.107
1,1,2-Trichloroethane	<1700	<1600	<2300	<390	<330	<13	<15.0	<0.22	<0.22	<0.22	<0.22	<0.109	<0.109
1,1,2,2-Tetrachloroethane	<2100	<2000	<2800	<480	<410	<16.3	<18.9	<0.27	<0.27	<0.27	<0.27	<0.137	<0.137
Tetrachloroethene	**160,000**	**280,000**	**460,000**	**46,000**	**36,000**	**31,100**	**34,000**	**4.8**	**5.2**	**7.2**	**4.1**	**2.61**	**0.176**

<0.22 - Less Than the Reporting Detection Limit

DF [ ] - Dilution Factor (e.g. [4:1])

- Sample results from the January 2023 sampling event (SSDS was shut down for 14 days prior to sample collection).

Data Validation Notes

NYSDOH Vapor Intrusion Guidance matrix decision for this analyte

- No Further Action

- Monitor

- Mitigate

- No guidance criteria for this analyte

** - Sample had to be diluted due to elevated PCE concentration in sample,

** - Due to the sample dillution, TCE may have been present at concentrations that were above NYSDOH criteria at that time.

Δ - This tenant space was the area where the Mimi Cleaners dry cleaning machines were located.

mcg/m^3 - microgram per cubic meter

Note: - No changes to the analytical data results based on the validation report for the January 2023 sampling event.

Note: - Table includes CVOCs that were analyzed in the samples.

Table 5

NYSDOH Vapor Intrusion Guidance Matrix Tables (CVOCs)

NYSDOH Soil Vapor/Indoor Air Matrix A

Table A	Indoor Air Concentration (µg/m^3)		
Sub-Slab Vapor Concentration (µg/m^3)	< 0.2	0.2 to < 1	1 and above
< 6	No Further Action	No Further Action	Identify Source(s) and Resample or Mitigate
6 to < 60	No Further Action	Monitor	Mitigate
60 and above	Mitigate	Mitigate	Mitigate

Analytes Assigned (Table A):

(Trichloroethene [TCE], cis-1,2-Dichloroethene [cis12-DCE], 1,1-Dichloroethene [11-DCE], Carbon Tetrachloride [CT])

NYSDOH Soil Vapor/Indoor Air Matrix B

Table B	Indoor Air Concentration (µg/m^3)		
Sub-Slab Vapor Concentration (µg/m^3)	< 3	3 to < 10	10 and above
< 100	No Further Action	No Further Action	Identify Source(s) and Resample or Mitigate
100 to < 1,000	Monitor	Monitor/Mitigate	Mitigate
1,000 and above	Mitigate	Mitigate	Mitigate

Analytes Assigned (Table B):

(Tetrachloroethene [PCE], 1,1,1-Trichloroethane [111-TCA], Methylene Chloride [MC])

NYSDOH Soil Vapor/Indoor Air Matrix C

Table C	Indoor Air Concentration (µg/m^3)	
Sub-Slab Vapor Concentration (µg/m^3)	< 0.2	0.2 and above
< 6	No Further Action	Identify Source(s) and Resample or Mitigate
6 to < 60	Monitor	Mitigate
60 and above	Mitigate	Mitigate

Analytes Assigned (Table C):

(Vinyl Chloride [VC])

Note: Tables from NYSDOH "Guidance for Evaluating Soil Vapor Intrusion in the State of New York (February 2024)"

Appendix A.

IC/EC Certification

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. V00306

Site Name Mimi Cleaners

Site Address: 58 Christie Place Zip Code: 10583
City/Town: Scarsdale
County: Westchester
Site Acreage: 0.060

Reporting Period: June 28, 2022 to June 28, 2025

	YES	NO
1. Is the information above correct?	X	☐
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?	☐	X
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?	☐	X
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	X	☐
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?	☐	X

Box 2

	YES	NO
6. Is the current site use consistent with the use(s) listed below? Commercial and Industrial	X	☐
7. Are all ICs in place and functioning as designed?	X	☐

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

SITE NO. V00306 **Box 3**

Description of Institutional Controls

Parcel	Owner	Institutional Control
2-5-12	~~Hausman Realty Company, Inc.~~ Christie Place Owners LLC	Ground Water Use Restriction Soil Management Plan Landuse Restriction Monitoring Plan Site Management Plan O&M Plan

Declaration of Covenant and Restrictions including commercial land use, groundwater use restriction, farming/vegetable garden restriction, evaluation of the potential for vapor intrusion in and future site buildings.

Box 4

Description of Engineering Controls

Parcel	Engineering Control
2-5-12	Vapor Mitigation Cover System ~~Air Sparging/Soil Vapor Extraction~~

Box 5

Periodic Review Report (PRR) Certification Statements

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

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

YES	NO
X	☐

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
X	☐

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. V00306

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 P. Musso** (print name) at **HDR - 50 Tice Blvd., Suite 210, Woodcliff Lake, NJ 07677** (print business address),

am certifying as **Remedial Party's Designated Representative** (Owner or Remedial Party)

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

Michael P. Musso, P.E. — Signature of Owner, Remedial Party, or Designated Representative Rendering Certification

8/4/2025 — Date

EC CERTIFICATIONS

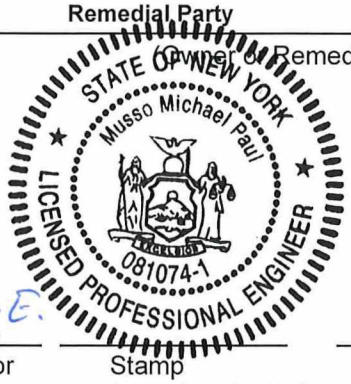
Box 7

Professional Engineer 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 **Michael P. Musso** at **HDR - 50 Tice Blvd., Suite 210, Woodcliff Lake, NJ 07677**,
print name — print business address

am certifying as a Professional Engineer for the **Remedial Party**
(Owner or Remedial Party)



Michael P. Musso, P.E. — 8/4/2025

Signature of Professional Engineer, for the Owner or Remedial Party, Rendering Certification | Stamp (Required for PE) | Date

July 29, 2025

Peter Blumenthal
Hausman Realty Company, Inc. c/o WestEx Associates, Inc.
119 E. Hartsdale Avenue Hartsdale New York, 10530

Re: Site No. V00306, Mimi Cleaners, 58 Christie Place, Scarsdale, New York 10583

We are writing pursuant to Appendix B of the Site Management Plan ("SMP") for the above referenced site (the "Site") to certify to Hausman Realty Company, Inc. (the "Remedial Party") that to the best of our knowledge and belief:

1. No portion of the Site property (the "Property") has been sold, subdivided, merged, or undergone a tax map amendment during the period from June 28, 2022 to June 28, 2025 (the "Reporting Period").
2. There has been no change of the use at the Site within the meaning of 6 N.Y.C.R.R. 375-1.11 (d) during the Reporting Period.
3. A local permit was issued by the Village of Scarsdale on August 22, 2024. This permit was for interior renovations at 58 Chrisite Place. Additionally, permits may have been issued to the Remedial Party's consultant HDR ("HDR") to authorize the continued operation of the Sub-Slab Depressurization System at the Property.
4. The Site use is consistent with "Commercial and Industrial" uses as those terms are defined in 6 N.Y.C.R.R. Part 375.
5. The Declaration of Covenants and Restrictions executed on July 24th, 2014 (the "Declaration") remains in effect.

6. As required by the Declarations, the groundwater restrictions, soil management plan, land use restriction, farming/vegetable garden restriction and requirement to evaluate the potential for vapor intrusion into future Site building all remain in effect in accordance with the SMP, and based upon the facts presented in the Periodic Review Report prepared by HDR for the Reporting Period, the monitoring plan, site management plan and O&M plan also remain in effect in accordance with the SMP.
7. Christie Place Owners LLC is the owner of the Property.

Very truly yours,

Christie Place Owners LLC, by:

Damian R. Petta

President

Appendix B.

- Quarterly Inspection Forms
- SSDS Differential Pressure Graphs

F-7 INSPECTION FORM

Former Mimi Cleaners Site - Christie Building

Inspecting Company:
- HDR

Inspector:
- MYP

Date & Time:
- 7/5/2022 / 1215

Floor condition (report any cracks or penetrations).
- Good

Wall condition (report any cracks or penetrations).
- Good

Piping condition (report any damage).
- Good

Are system extraction (suction) points sealed?
- Good

Any noted odors or liquids?
- 1/4 Gallon Rear Drainpipe

Any complaints from contact person?
- NONE

Comments:
- NONE

F-7 INSPECTION FORM

Former Mimi Cleaners Site - Chrstae Building

Inspecting Company:
MDR

Inspector:
MB

Date & Time:
10/24/2022 / 0950

Floor condition (report any cracks or penetrations).
Good

Wall condition (report any cracks or penetrations).
Good

Piping condition (report any damage).
Good

Are system extraction (suction) points sealed?
Yes

Any noted odors or liquids?
1/2 Gallon from Drain Pipe

Any complaints from contact person?
NO

Comments:
None

F-7 INSPECTION FORM

Former Mimi Cleaners Site - Cristi Building

Inspecting Company:
HDR

Inspector:
MTP / ~~SMW~~ SMW

Date & Time:
01/16/2023 / 1130 -

Floor condition (report any cracks or penetrations).
Good

Wall condition (report any cracks or penetrations).
Good

Piping condition (report any damage).
~~N/A~~ NONE

Are system extraction (suction) points sealed?
Y

Any noted odors or liquids?
1/2 Gallon outside Drain, 1/4 Gallon Vault

Any complaints from contact person?
No

Comments:

F-7 INSPECTION FORM

Former Mimi Cleaners Site - Christy Building

Inspecting Company:
- MDR

Inspector:
- MPP

Date & Time:
- 04/26/2023

Floor condition (report any cracks or penetrations).
- Good

Wall condition (report any cracks or penetrations).
- Good

Piping condition (report any damage).
- None

Are system extraction (suction) points sealed?
- Yes

Any noted odors or liquids?
- 1/2 Gallon from Drain Pipe;

Any complaints from contact person?
- No

Comments:
- NONE

F-7 INSPECTION FORM

Former Mimi Cleaners Site - Christie Building

Inspecting Company:
- HDR

Inspector:
- MP

Date & Time:
- 6/20/2023 / 1030

Floor condition (report any cracks or penetrations).
- Good

Wall condition (report any cracks or penetrations).
- Good

Piping condition (report any damage).
- None

Are system extraction (suction) points sealed?
- Yes

Any noted odors or liquids?
- 1/2 Gallon from Drain Pipe

Any complaints from contact person?
- ND

Comments:
- None

F-7 INSPECTION FORM

Former Mimi Cleaners Site - Christie Building

Inspecting Company:
- MDR

Inspector:
- MTP

Date & Time:
- 11/1/2023 / 0900

Floor condition (report any cracks or penetrations).
- Good

Wall condition (report any cracks or penetrations).
- Good

Piping condition (report any damage).
- None

Are system extraction (suction) points sealed?
- Yes

Any noted odors or liquids?
- 1 Gallon from Drain Pipe

Any complaints from contact person?
- NO

Comments:
- NONE

F-7 INSPECTION FORM

Former Mimi Cleaners Site - Christie Building

Inspecting Company:
- HDR

Inspector:
- MR / MTP

Date & Time:
- 01/17/24 1100 → 1300

Floor condition (report any cracks or penetrations).
- Good

Wall condition (report any cracks or penetrations).
- Good

Piping condition (report any damage).
- Good

Are system extraction (suction) points sealed?
- Yes

Any noted odors or liquids?
- No

Any complaints from contact person?
- No

Comments:
- 1 gal emptied from outside drain pipe; No water from vault.

F-7 INSPECTION FORM

Former Mimi Cleaners Site - Christie Building

Inspecting Company:
- HDR

Inspector:
- MR

Date & Time:
- 04/26/2024 13:00

Floor condition (report any cracks or penetrations).
- Good, no visible potential penetrable cracks.

Wall condition (report any cracks or penetrations).
- Good, no noticable cracks/damage

Piping condition (report any damage).
- Good, no sagging/cracks observed.

Are system extraction (suction) points sealed?
- Yes.

Any noted odors or liquids?
- No.

Any complaints from contact person?
- NO.

Comments:
- 0.4 gal purged from outside drain pipe. No condensate/water purged in vault

F-7 INSPECTION FORM

Former Mimi Cleaners Site - Christie Building

Inspecting Company:
- HDR

Inspector:
- MTP / DJB

Date & Time:
- 07/16/2024 1100 - 1800

Floor condition (report any cracks or penetrations).
- Good - Fair

Wall condition (report any cracks or penetrations).
- Good

Piping condition (report any damage).
- Good

Are system extraction (suction) points sealed?
- Yes

Any noted odors or liquids?
- No

Any complaints from contact person?
- No

Comments:
- None

F-7 INSPECTION FORM

Former Mimi Cleaners Site - Christie's Building	
Inspecting Company:	HDR
Inspector:	Daniel J. Brito
Date & Time:	10/29/2024 13:30
Floor condition (report any cracks or penetrations).	No major cracks or Penetrations
Wall condition (report any cracks or penetrations).	No major cracks or Penetrations
Piping condition (report any damage).	Piping in good condition
Are system extraction (suction) points sealed?	Yes
Any noted odors or liquids?	Exterior drain pipe ~1 gallon of water, no liquid in vault, no odors
Any complaints from contact person?	No
Comments:	

F-7 INSPECTION FORM

Former Mimi Cleaners Site - Christie's Building

Inspecting Company:	HDR
Inspector:	Daniel J. Brito
Date & Time:	1/16/2025 12:00
Floor condition (report any cracks or penetrations).	No major cracks or penetrations
Wall condition (report any cracks or penetrations).	No major cracks or penetrations
Piping condition (report any damage).	Piping in good condition
Are system extraction (suction) points sealed?	Yes
Any noted odors or liquids?	None (See comments)
Any complaints from contact person?	No
Comments:	~1 gal purged from outside pipe, no water purged in vault, new floor in Embassy Cleaners, holes cut for extraction points

F-7 INSPECTION FORM

Former Mimi Cleaners Site - Christie Building

Inspecting Company:
- HDR

Inspector:
- MJP / TED

Date & Time:
- 04/18/2025 / 0930 -

Floor condition (report any cracks or penetrations).
- ~~No~~ Good

Wall condition (report any cracks or penetrations).
- Good

Piping condition (report any damage).
- Good

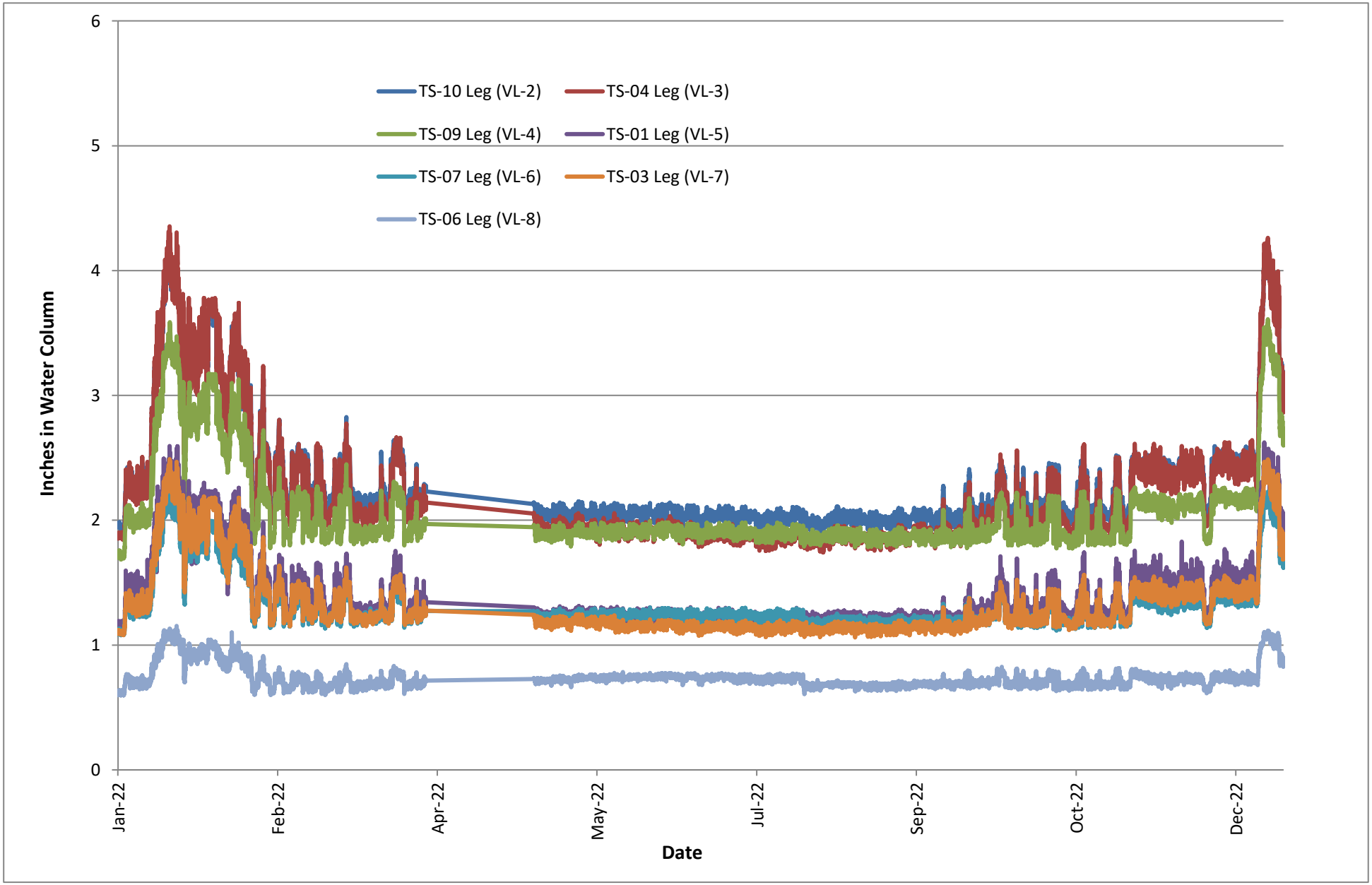
Are system extraction (suction) points sealed?
- Yes

Any noted odors or liquids?
- 1/4 Gallon from Drain Pipe

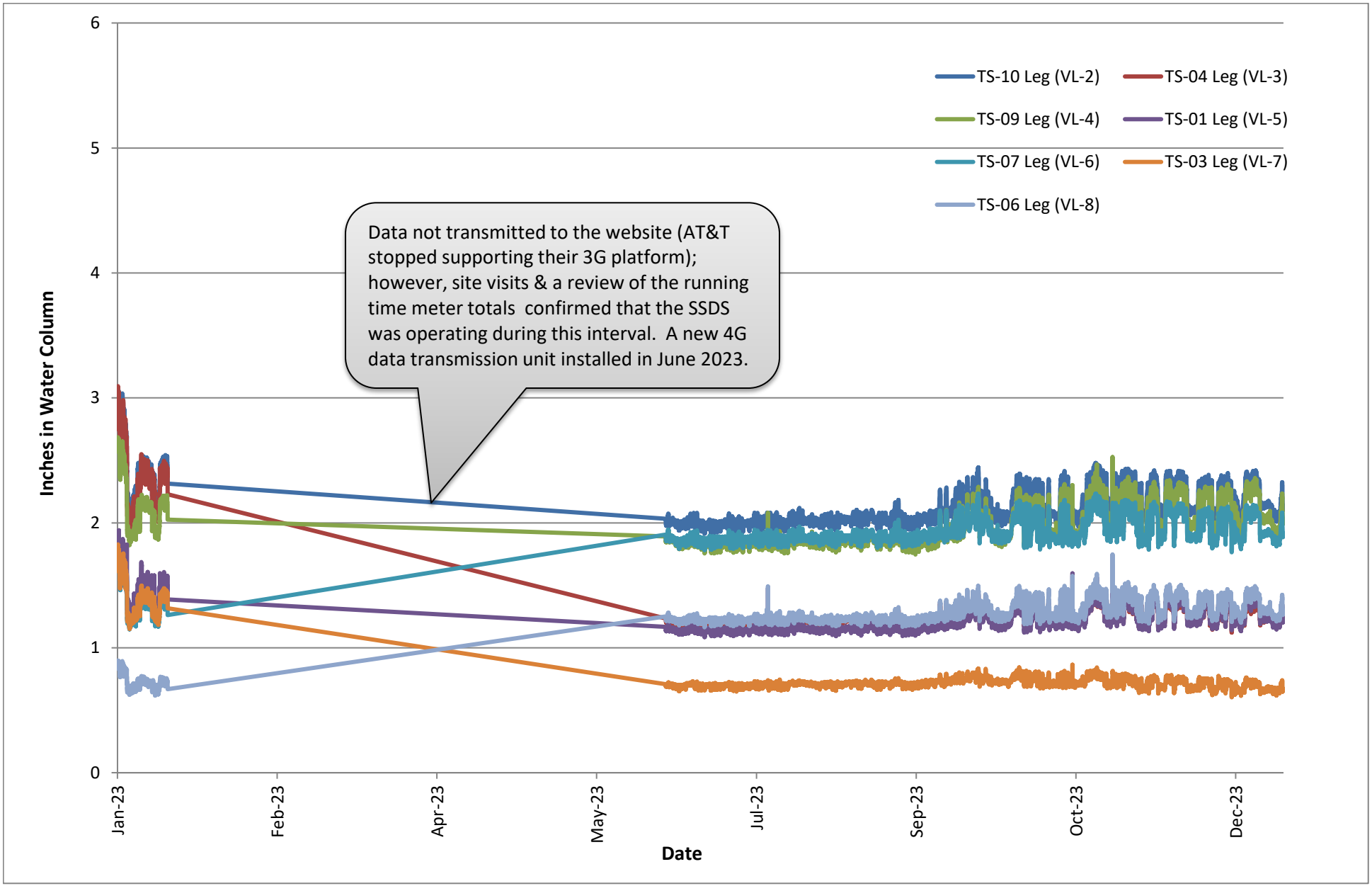
Any complaints from contact person?
- ND

Comments:
- NONE

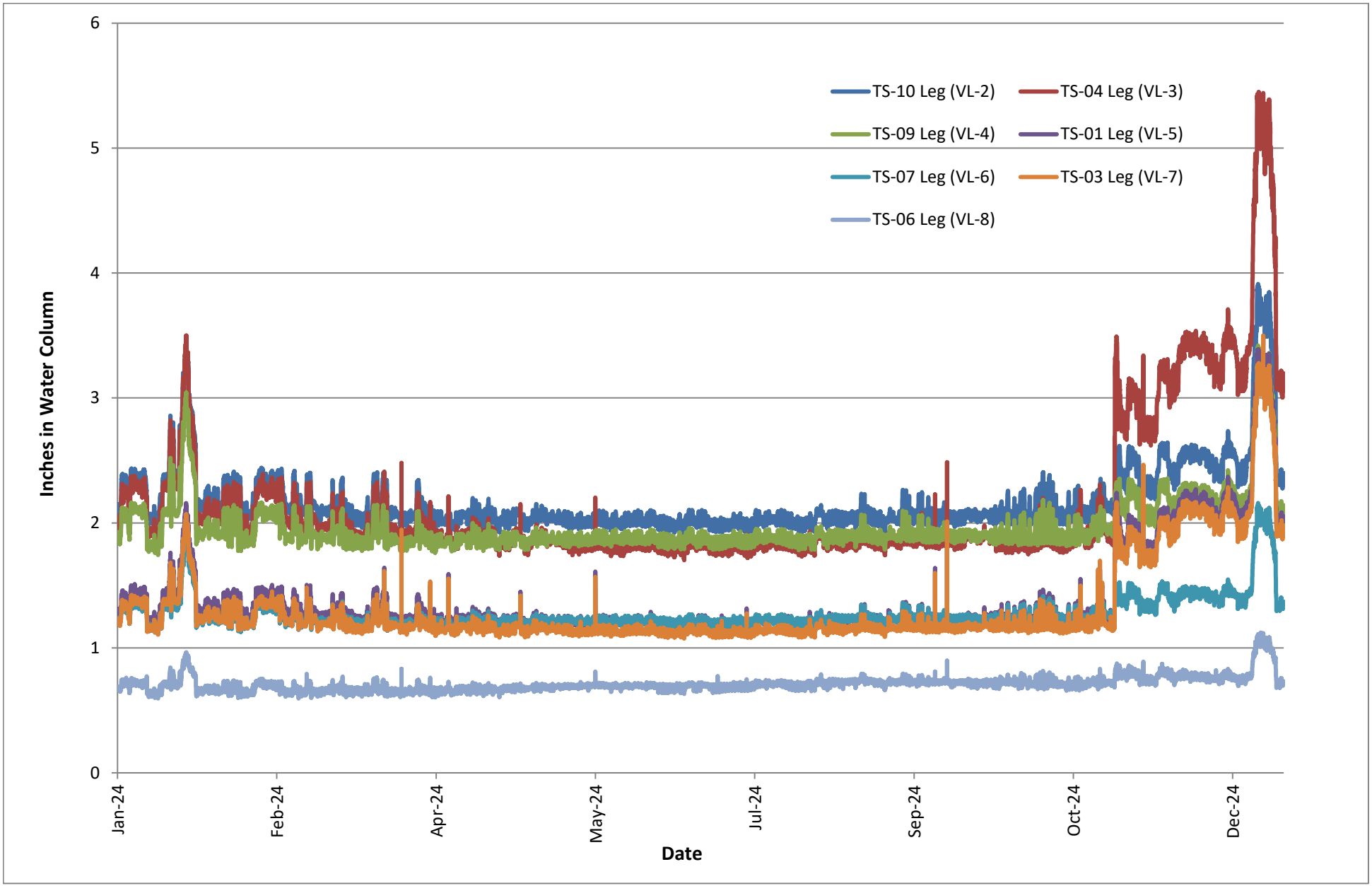
Former Mimi Cleaners - Christie Place Building
Sub-Slab Depressurization System - Lateral Suction Leg Vacuum Data
(January - December 2022)



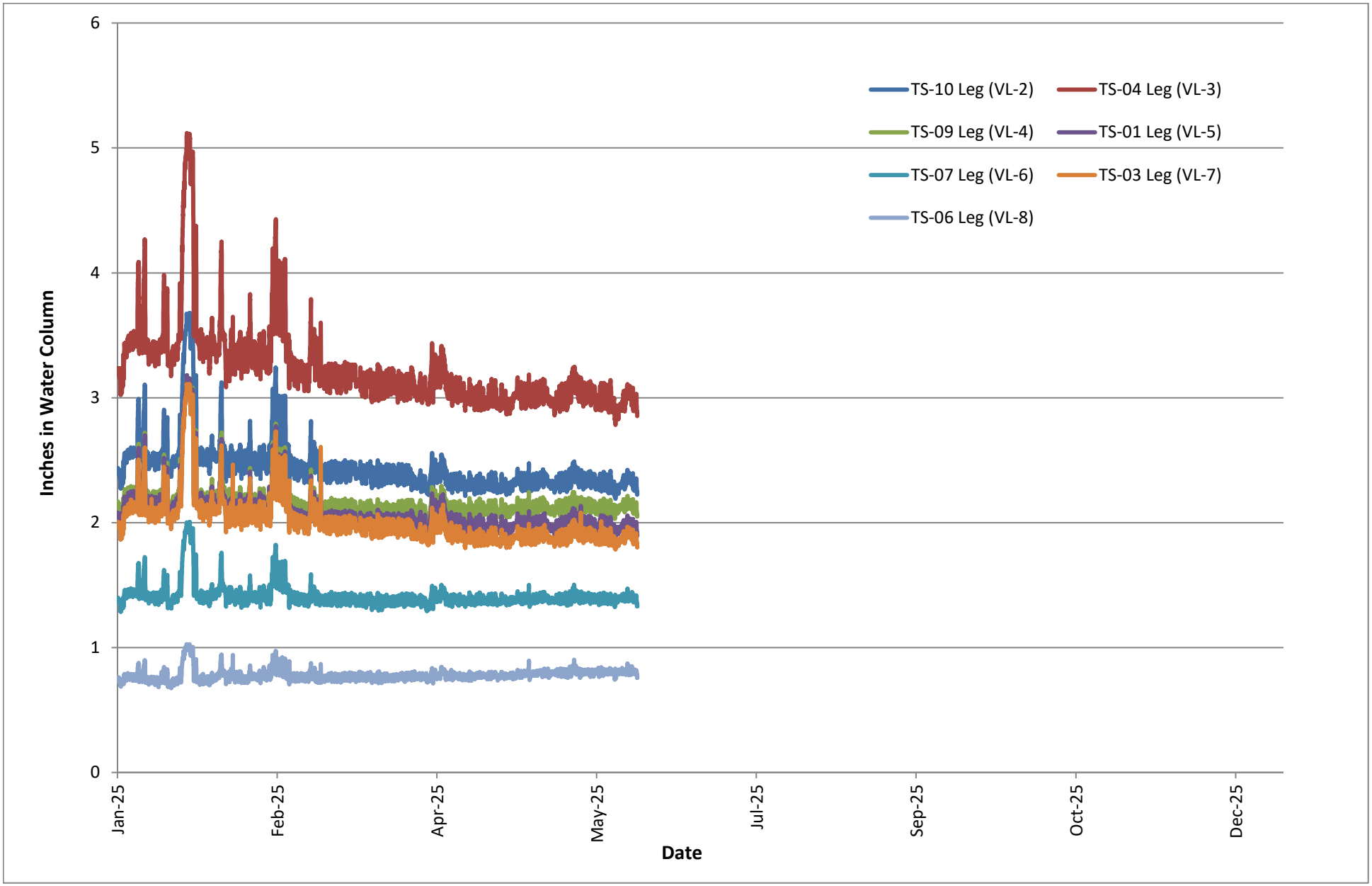
Former Mimi Cleaners - Christie Place Building
Sub-Slab Depressurization System - Lateral Suction Leg Vacuum Data
(January - December 2023)



Former Mimi Cleaners - Christie Place Building
Sub-Slab Depressurization System - Lateral Suction Leg Vacuum Data
(January - December 2024)



Former Mimi Cleaners - Christie Place Building
Sub-Slab Depressurization System - Lateral Suction Leg Vacuum Data
(January - June 2025)



Appendix C.

WCDOH SSDS Certificate to Operate Sources of Air Contamination Permit Christie Place Building (2025-2027)

Westchester County

George Latimer
County Executive
Department of Health
Sherlita Amler, MD
Commissioner of Health

November 25, 2024

Attn: Peter Blumenthal
Hausman Realty c/o West-Ex Associates, Inc.
19 East Hartsdale Ave
Hartsdale NY 10583

RE: Renewal Certificate to Operate
Industrial Facilities A-L
Hausman Realty Co., Inc
Emission Points: 1

Dear Sir or Madam:

Receipt of your fees for the above-referenced facility is hereby acknowledged. Please be advised that our records reveal that your facility is being operated in compliance with applicable County Laws and Regulations.

Enclosed please find your renewal Certificate to Operate which is valid until December 31, 2027.

Respectfully,

Delroy Taylor, P.E.
Assistant Commissioner
Bureau of Environmental Quality

DT:jd
Enclosure

REDUCE REUSE RECYCLE

Department of Health
25 Moore Avenue
Mount Kisco, NY 10549 Telephone: (914) 813-5000 Fax: (914) 813-5003

Westchester gov.com

George Latimer
County Executive

Department of Health
Sherlita Amler, M.D.
Commissioner of Health

Westchester County Department of Health

Bureau of Environmental Quality

CERTIFICATE TO OPERATE SOURCES OF AIR CONTAMINATION

Facility Information:

Emission Point Number: 00001

Facility Name: Hausman Realty Co., Inc.

Facility Telephone: (914) 948-5800

Street Address: 58 Christie Place Scarsdale, NY 10583

Municipality:

Facility Owner Information:

Owner's Name: Hausman Realty Co., Inc.

Owner Telephone:(914) 948-5800

Mailing Address: Peter Blumenthal c/o West-Ex Associates, Inc. 119 E. Hartsdale Ave. Hartsdale, NY 10530

Description Process:

To operate sub-slab depressurization system installed to mitigate potential perchloroethylene vapor intrusion into the building. The system consist of 18 shallow extraction points, 8 differential pressure gages (Dwyer Minihelic II) and the existing extraction piping from the former SVE system. One 4.5 HP regenerative blower (Fuji Electric Model VFC600A-7WS) producing 206 cfm maximum discharge mounted on the roof; 20 gal. moisture separation tank, discharge stock is located 9 ft above the structure; and the system includes various controls and appurtenances.

The Certificate supersedes any earlier Certificate to Operate issued for this source by the Department pursuant to Chapter 873, Article XIII, Section 873.1306.1 of the Laws of Westchester County.

That the operation of this source is in accordance with the source description, approved plans, and emission limits for this source on file with the Department.

The source of air contamination shall be operated in compliance with the provisions of Chapter 873, Article XIII of the Laws of Westchester County and 6NYCRRR.

This certificate shall be suspended or revoked as provided by the laws of Westchester County, if this source of air contamination is maintained or operated other than in compliance with the above.

Air contaminants collected by air cleaning devices shall be handled and disposed of in an approved manner.

FOR THE COMMISSIONER

BY: Sherlita Amler MD

Sherlita Amler, M.D.
Commissioner of Health

SHERLITA AMLER, M.D.

BY:

Delroy Taylor, P.E., Assistant Commissioner
Bureau of Environmental Quality

Certificate Issued: 11/25/2024

Certificate Expires: 12/31/2027

THIS PERMIT MUST BE POSTED CONSPICUOUSLY