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April 11, 2023

Ms. Kerry A. Maloney
Project Manager
New York State Department of Environmental Conservation
Division of Environmental Remediation
Remedial Bureau A, Section B
625 Broadway
Albany, NY 12233-7015

**Re: Sub-Slab Depressurization System Annual Inspection
Golden Horseshoe Shopping Center
Scarsdale, New York
NYSDEC Voluntary Cleanup Program (VCP)
Site No.: V00309, Index No.: D3-0001-00-05
TRC Project Number: 538885**

Dear Ms. Maloney:

An annual inspection of the sub-slab depressurization system (SSDS) at the Golden Horseshoe Shopping Center in Scarsdale, New York (the "Site") was performed on March 15, 2023. The annual inspection was completed in accordance with the approved SSDS Site Management Plan (SMP) dated November 29, 2007 and Addendum No. 1 to the SSDS SMP dated April 15, 2008. This letter presents a description of the site inspection findings as well as conclusions and recommendations.

Annual Inspection Activities

The following activities were completed during the annual inspection performed on March 15, 2023:

- Visual inspection of the complete system, including piping, warning device and alarm, labelling, and suction fans.
- Inspection of suction fans for bearing failures or signs of other abnormal operations.
- Inspection of discharge locations of vent pipes to verify that no air intakes or operable windows have been located nearby.
- Determination, through discussions with building representatives, that no heating, ventilation, and air conditioning (HVAC) system modifications occurred that might affect the performance of the SSDS.
- Inspection of the floor slab and foundation walls for evidence of cracks and/or holes.
- Testing of the integrity of the riser pipes, via smoke tests.

A visual inspection of the suction fans and suction fan exhaust pipes connected to SSDS Pit P-1 and SSDS Pit P-2 was performed.

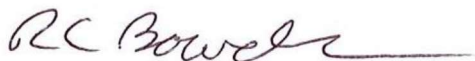
Annual Inspection Conclusions and Recommendations

- Visual inspection of the system indicated that the SSDS was operating as designed. No alarms were activated at the time of the inspection and the suction fans connected to SSDS Pit, P-1, and SSDS Pit, P-2, did not show signs of failure or abnormal operation.
- A survey conducted on the lower and upper roof levels indicated that no air intakes or operable windows are located in the vicinity of the vent pipe exhausts.
- The Station Manager for the Site Building where the SSDS operates (United States Post Service [USPS] office) indicated that a rooftop air handler unit for the western portion of the Site building has been replaced since TRC's previous inspection of the SSDS, which was completed in June 2022. TRC confirmed the air intakes for the new air handler unit were not installed in proximity to SSDS discharge vent pipes. The inspection did not identify any other HVAC system modifications since TRC's prior annual SSDS inspection.
- Cracks or holes were not observed in the floor slab and foundation walls.
- A smoke test was performed by holding an ignited smoke pen near accessible portions of the vertical risers to detect air leakage.
 - The smoke test performed on the riser pipes at SSDS Pit, P-1, and SSDS Pit, P-2, indicated that the pipes and penetrations through the floor were sealed.

A Sub-Slab Depressurization System Photolog is enclosed. The next annual inspection will be performed in 2024. The inspection will be completed in accordance with the approved SMP and its Addendum.

Please do not hesitate to contact me at (347) 620-2990, on my mobile phone at (646) 859-9253, or at my email rbowden@trccompanies.com if you have any questions.

Regards,
TRC ENGINEERS, INC.



Robert Bowden, P.E.
Project Manager



Enclosure:

Attachment 1 - Sub-Slab Depressurization System 2023 Annual Inspection Photolog

Attachment 2 - Institutional and Engineering Controls Certification Forms

cc: M. Schuck, NYSDOH
R. Fine, GHSC
D. Roth, Greenbaum, Rowe, Smith & Davis
K. Boger, E. Stobbe, TRC

ATTACHMENT 1
INSPECTION PHOTOLOG

**Sub-Slab Depressurization System 2023 Annual Inspection Photolog
Golden Horseshoe Shopping Center - Scarsdale, NY**



Photo 1: Sub-Slab Depressurization System (SSDS) Riser, VR-1.




Photo 2: SSDS Riser, VR-2.



Photo 3: Inspection and smoke test of VR-2 surface seal.



Photo 4: Interior floor slab inspection (1).

TRC Job No.	Photographs Taken By:	Page No.	Client:	Site Name & Address:	
538885	E. Stobbe	1 of 3	Golden Horseshoe Shopping Center Scarsdale, New York	Sub-Slab Depressurization System Annual Inspection	

**Sub-Slab Depressurization System 2023 Annual Inspection Photolog
Golden Horseshoe Shopping Center - Scarsdale, NY**



Photo 5: Interior floor slab inspection (2).



Photo 6: Interior floor slab inspection (3).

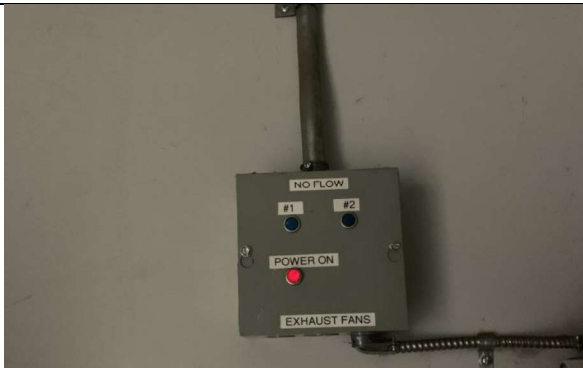



Photo 7: Inspection of SSDS alarm.



Photo 8: Suction Fan at VR-2.

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Sub-Slab Depressurization System 2023 Annual Inspection Photolog
Golden Horseshoe Shopping Center - Scarsdale, NY



Photo 9: Suction Fan at VR-1.



Photo 10: Suction Fan Vacuum Gauge at VR-1.

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ATTACHMENT 2

INSTITUTIONAL AND ENGINEERING CONTROLS
CERTIFICATION FORMS



Site Details

Site No. V00309

Box 1

Site Name Golden Horseshoe Shopping Center

Site Address: 1112 Wilmot Road Zip Code: 10583
City/Town: Scarsdale
County: Westchester
Site Acreage: 8.000

Reporting Period: April 14, 2022 to April 13, 2023

YES NO

1. Is the information above correct?

☒ ☐

If NO, include handwritten above or on a separate sheet.

2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?

☐ ☒

3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?

☐ ☒

4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?

☐ ☒

If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.

5. Is the site currently undergoing development?

☐ ☒

Box 2

YES NO

6. Is the current site use consistent with the use(s) listed below?
Commercial and Industrial

☒ ☐

7. Are all ICs in place and functioning as designed?

☒ ☐

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

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

Signature of Owner, Remedial Party or Designated Representative

Date _____

Description of Institutional ControlsParcelOwnerInstitutional Control**18-01-502**

Scarsdale Shopping Center Associates LLC

Landuse Restriction
Monitoring Plan
Site Management Plan
O&M Plan
IC/EC Plan

Ground Water Use Restriction

1. No construction resulting in disturbance of the property that threatens the integrity of the engineering controls.

2. Nothing shall disturb, remove or otherwise interfere with the engineering controls.

3. The property use is to remain Commercial Use as described in the approved SMP.

4. Restrict the use of groundwater as a source potable or process water without treatment rendering it safe for its intended purpose, and prior approval by NYSDEC, NYSDOH, or Westchester County Health.

5. Scarsdale Shopping Center Associates LLC, Golden Horseshoe Shopping Center, future site owners, or the property's owner representative will submit to NYSDEC a written statement that certifies, under penalty of perjury, that: (a) controls employed at the Controlled Property are unchanged from the previous certification or that any changes to the controls were approved by the NYSDEC; and (b) nothing has occurred that impairs the ability of the controls to protect public health and environment or that constitutes a violation or failure to comply with the SMP. NYSDEC retains the right to access the such Controlled Property at any time in order to evaluate the continued maintenance of any and all controls. This certification shall be submitted annually, or an alternate period of time that NYSDEC may allow and will be made by an expert that the NYSDEC finds acceptable.

8-3440-0001

Scarsdale Shopping Center Associates LLC

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

1. No construction resulting in disturbance of the property that threatens the integrity of the engineering controls.

2. Nothing shall disturb, remove or otherwise interfere with the engineering controls.

3. The property use is to remain Commercial Use as described in the approved SMP.

4. Restrict the use of groundwater as a source potable or process water without treatment rendering it safe for its intended purpose, and prior approval by NYSDEC, NYSDOH, or Westchester County Health.

5. Scarsdale Shopping Center Associates LLC, Golden Horseshoe Shopping Center, future site owners, or the property's owner representative will submit to NYSDEC a written statement that certifies, under penalty of perjury, that: (a) controls employed at the Controlled Property are unchanged from the previous certification or that any changes to the controls were approved by the NYSDEC; and (b) nothing has occurred that impairs the ability of the controls to protect public health and environment or that constitutes a violation or failure to comply with the SMP. NYSDEC retains the right to access the such Controlled Property at any time in order to evaluate the continued maintenance of any and all controls. This certification shall be submitted annually, or an alternate period of time that NYSDEC may allow and will be made by an expert that the NYSDEC finds acceptable.

Description of Engineering Controls

Parcel

18-01-502

Engineering Control

Vapor Mitigation

1. Operation and maintenance of the active sub-slab depressurization system (SSDS).

8-3440-0001

Vapor Mitigation

1. Operation and maintenance of the active sub-slab depressurization system (SSDS).

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 complete.

YES NO

☒ ☐

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

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

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

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

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

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

YES NO

☒ ☐

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

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

Signature of Owner, Remedial Party or Designated Representative

Date

IC CERTIFICATIONS
SITE NO. V00309

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 Robert Fine at 1112 Wilmot Road, Scarsdale, NY 10583
print name print business address

am certifying as Owner (Owner or Remedial Party)

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


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

4/11/23
Date

EC CERTIFICATIONS

Box 7

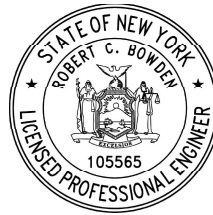
Qualified Environmental Professional Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Robert Bowden at 1430 Broadway, 10th Floor, New York, NY 10018,
print name print business address

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

RC Bowden



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

Stamp
(Required for PE)

4/11/23
Date