

Project Name: 801 Bedford Avenue, Brooklyn, NY
Project Number: 17CVCP076K, 14EHAZ289K
Site Management Reporting Period: 2021-2022
Inspection Date: July 19th, 2022 and August 18, 2022
Inspector and Certifier: Patrick Recio and Thomas Gallo
Report Submittal Date: October 19, 2022
Report Preparer: Brussee Environmental Corp on behalf of Stone Edge Management

Site Inspection and Certification Letter Report

Stone Edge Management hereby submits a Site Management Inspection and Certification Report for the property located at 801 Bedford Avenue in the Bedford Stuyvesant section of Brooklyn, New York for the reporting period, 2021 to 2022, pursuant to the Site Management Plan (SMP) that is included in the OER approved Remedial Action Report (RAR), dated May 2019. The Site is identified as Block 1734, Lot 70 on the New York City Tax Map.

1.0 ENGINEERING CONTROLS

Engineering Controls were employed in the Remedial Action to assure permanent protection of public health by eliminating human exposure to residual materials remaining at the site. The Site has one Engineering Control:

- Active Sub-Slab Depressurization System

Active Sub-Slab Depressurization System

Exposure to soil vapor is prevented by an active sub-slab depressurization system (SSDS). The SSDS consists of five loops which were installed beneath the cellar. The five loops were installed in accordance with USEPA sub-slab depressurization design specifications which recommends a separate vent loop for every 4,000 square feet of slab area. The SSDS is constructed of continuous lengths of perforated 4-inch HDPE smooth interior pipe fitted with a filter sock and installed within a 6-8 inch layer of ¾-inch bluestone which surrounds the vented pipe on all sides below the slab and vapor barrier membrane. A blower (Radonaway model No. RP265) is fitted to the top of each of the four 6-inch cast iron riser pipe on the roof. All four blowers are hardwired to an electric source. The exhaust from the blowers is located a minimum of 10 feet from windows/ventilation inlets.

The SSDS loops are connected to a Dwyer Magnehelic Manometer (range of 0-0.25 inches of water) and a Radonaway Checkpoint IIa Radon System Alarm. The alarm and manometer are connected to their designated 6-inch cast iron riser pipes and are location within a tamperproof cabinet or enclosed location. Any exposed riser pipe is labeled as SSDS piping.

2.0 INSTITUTIONAL CONTROLS

- (1) The property will continue to be registered with an E-Designation with the NYC Department of Buildings. Property owner and property owner's successors and assigns are required to comply with the approved SMP;
- (2) Compliance with an OER-approved Site Management Plan including procedures for appropriate operation, maintenance, inspection, and certification of performance of EC's and IC's. The property owner and property owner's successors and assigns will inspect EC's and IC's and submit to OER a written certification that evaluates their performance in a manner and at a frequency to be determined by OER;
- (3) Engineering Controls (active SSDS) will not be discontinued without prior OER approval;
- (4) A deed restriction will be placed on the property to document the installation and continued operation of an active SSDS. The deed restriction can be removed if OER determines that the active SSDS has achieved its goals and is no longer warranted;
- (5) OER has the right to enter the Site upon notice for the purpose of evaluating the performance of EC's and IC's; and,
- (6) Use of groundwater underlying the Site without treatment rendering it safe for its intended use is prohibited.

3.0 INSPECTION NARRATIVE

The site inspection was performed by Patrick Recio of BEC on July 19, 2022 and a follow up site inspection was performed by Thomas Gallo of BEC on August 8, 2022. Due to access issues for

Active Sub-Slab Depressurization System

Three of the four blowers and alarms for the active SSD system were inspected on July 19, 2022. The access panel for riser #1 was found to have sheetrock covering half of the panel opening, which did not allow for the riser to be accessed. A new access panel was installed and replaced by August 8, 2022. All alarms and all blowers were found to be operating without issue. The vacuum gauge for Riser 1 installed within the protective cabinet located against the support column in the open space of the cellar recorded a vacuum reading of approximately 1.10" of water. The vacuum gauges for Riser 2, Riser 3 and Riser 4 are located within the wall of the compactor room and record a vacuum reading of approximately 1.00" of water, 1.00" of water and 1.20" of water respectively. The alarms were not sounding and the alarm lights were green. A photo of the vacuum gauge and amended access panel for Riser #1 are attached.

4.0 DEVIATIONS IN PERFORMANCE OF ENGINEERING AND INSTITUTIONAL CONTROLS

Monthly inspections were not performed by the building superintendent. Patrick Recio of Brussee Environmental Corp met with the building superintendent on July 19, 2022, to reiterate the monthly inspection requirement and to show the building superintendent how the inspection form was to be completed.

5.0 NEXT INSPECTION

The next Site Management Inspection will be performed early 2023, and the Site Inspection and Certification Letter Report will be submitted by July 30, 2023.

6.0 CERTIFICATION

I, Patrick Recio, certify the following:

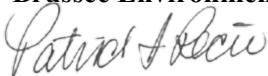
I am a Qualified Environmental Professional;

- I inspected the 801 Bedford Avenue site, site number 17CVCP076K on July 19, 2022;
- I prepared this Site Inspection and Certification Letter Report;
- Engineering Controls or Institutional Controls employed at the Site continue to be in place and perform as designed and continue to be protective of human health and the environment;
- Site records are complete and up to date (with the exception that monthly inspections were not performed by the building superintendent);
- Nothing has occurred on the Site that impairs the ability of Engineering Controls or Institutional Controls to protect public health and the environment;
- No changes are needed to the remedial systems or engineering controls;
- Compliance with the Site Management Plan has been maintained;
- Groundwater underlying the Site is not being utilized without treatment rendering it safe for the intended purpose has been prevented;
- The Site continues to be registered as an E-Designated property by the NYC Department of Buildings.

Please call if you have any questions or would like to discuss the project further.

Very truly yours,

Brussee Environmental Corp



Patrick Recio

Senior Project Manager

PHOTOS



Photo 1: View of Riser 1 alarm and gauge cabinet at 801 Bedford Avenue, Brooklyn, NY.

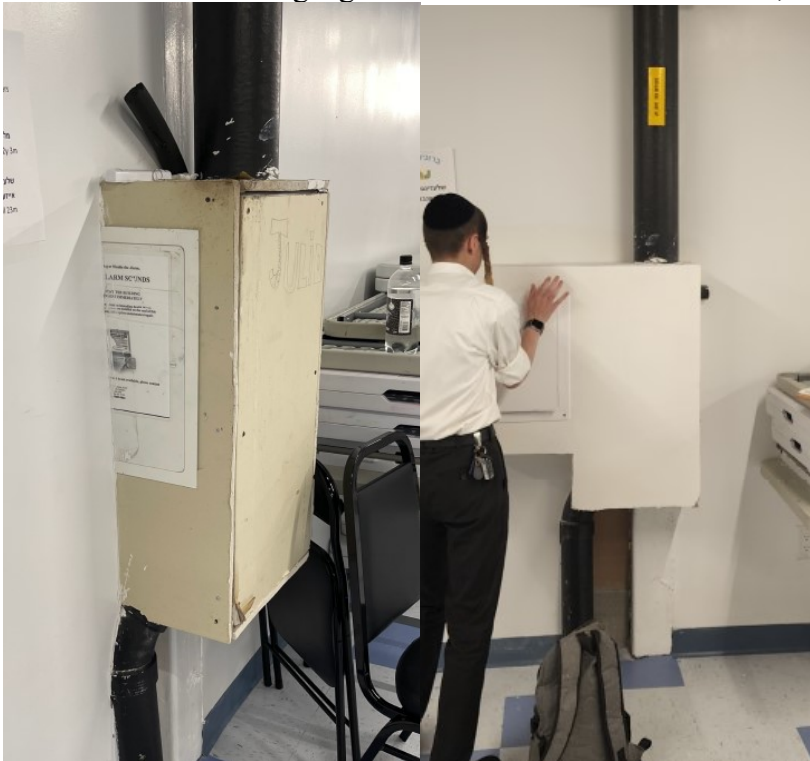


Photo 2 & 3: View of Riser 1 access on July 19th (left) and View of Riser 1 after adjustments on August 8th (right).



Photo 3 - View of Riser 4 gauge.



Photo 4 & 5 - View of Riser 2 and 3 gauges.



Photo 6 - View of riser exhausts on roof.