



**HydroTech Environmental**  
ENGINEERING AND GEOLOGY, DPC

NYC Office  
405 Lexington Ave, 8<sup>th</sup> Fl  
New York, New York 10174

Long Island Office  
77 Arkay Drive, Suite K  
Hauppauge, New York 11788

Tel (631) 462-5866  
Email: Info@hydrotechenvironmental.com  
WWW.HYDROTECHENVIRONMENTAL.COM

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**Project Name: Cherry Valley Marketplace**

**801-849 & 881-885 East Gun Hill Road, Bronx, NY**

**Project Number: 12EHAN523X**

**Site Management Reporting Period: 2020 - 2021**

**Inspection Date: 5-24-2021**

**Inspector and Certifier: Paul I. Matli, PhD, PG**

**Report Submittal Date: 6-30-2021**

**Report Preparer: HydroTech Environmental Engineering and Geology, DPC**

**Site Inspection and Certification Letter Report**

Fuertes Gunhill Road, LLC hereby submits a Site Management Inspection and Certification Report for the property located at 801-849 & 881-885 East Gun Hill Road in the Williamsbridge section in Bronx, New York for the reporting period, 2020 to 2021, pursuant to the Site Management Plan (SMP) that is included in the OER approved Remedial Action Report (RAR), dated January 2019. The Site is identified as Block 4670 and Lot 2 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 three (3) Engineering Control Systems. Engineering Controls for this property are:

### **Composite Cover System**

The composite cover system, installed as part of the development, is comprised of concrete building slab, which consists of a 5-inch thick slab poured on top of a 18 inch thick layer of consisting of a minimum of ¾-inch virgin bluestone beneath the basement of the new building and a 3-inch thick asphalt pavement installed on top of a 5-inch thick concrete slab placed on existing soil in the open parking lot.

### **Vapor Barrier System**

The vapor barrier system consists of 30-mil HDPE membrane by GSE beneath the slab across the footprint of the building and 40-mil thick Mar-Flex 5000 Fluid membrane by Waterproofing and Building Products on the building foundation sidewalls. All penetrations through the slab and walls for utility lines were sealed utilizing a GSE-approved tape and also Mar-Flex 5000 Fluid membrane.

### **Positive Pressure System**

The first floor and the basement of the new development were designed with a positive pressure system that will prevent the potential for on-site or off-site soil vapor intrusion inside the building. Six HVAC units were installed on the roof and are connected to mechanical ductwork (intake and exhaust) running below the roof structure to registers and diffusers. This system is designed to provide a positive pressure by circulating air inside the first floor and basement of the building with 512 CFM with closed window and doors.

## 2.0 INSTITUTIONAL CONTROLS

A series of Institutional Controls are required under the Remedial Action to assure permanent protection of public health by eliminating human exposure to residual materials remaining at the site. The Institutional Controls for the Remedial Action are:

- (1) The property will continue to be registered with an E-Designation by 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 ECs and ICs. The property owner and property owner's successors and assigns will inspect ECs and ICs 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 will not be discontinued without prior OER approval;
- (4) OER has the right to enter the Site upon notice for the purpose of evaluating the performance of ECs and ICs;
- (5) Vegetable gardens and farming in residual soil/fill on the Site are prohibited;
- (6) Use of groundwater underlying the Site without treatment rendering it safe for its intended use is prohibited;
- (7) All future activities on the Site that will disturb residual soil/fill must be conducted pursuant to the Soil/Materials Management provisions of the SMP, or otherwise approved by OER;
- (8) The Site is intended to be used for restricted commercial use and will not be used for a higher level of use without prior approval by OER.

### **3.0 INSPECTION NARRATIVE**

The site inspection was performed by Paul I. Matli of HydroTech Environmental Engineering and Geology, DPC. The date of the inspection was May 24, 2021.

During the period covered by this report, the Site has been used as a supermarket by a main tenant identified as Cherry Valley Marketplace, which occupies the entire 23,432 square feet of the basement and 22,019 square feet on the ground floor. Two small commercial units located in the southwestern portion of the ground floor have been vacant since the issuance of the Notice of Satisfaction on January 16, 2019.

On the day of inspection, all exposed portions of the composite cover system were visually inspected. The composite cover consists of a reinforced concrete slab in the basement and an asphalt pavement in parking lot. The composite cover system appears to be in sound condition. No alterations were identified in the composite cover system. Fine horizontal cracks of around 6 to 10 feet in length continue to be observed in many sections of the concrete slab in the basement, which is utilized for the storage of supermarket supplies. These fine cracks are unlikely to represent a risk for soil vapor intrusion impact since migration of vapor is prevented by a vapor barrier installed under the slab. In addition, any potential impact associated with potential soil vapor vapors intrusion into the building is mitigated by the positive pressure system.

Visual observation of the suspended interior mechanical ductwork associated with the six HVAC units (RTU-1 to RTU-6) located on the roof of the building indicate no noticeable changes to the installation design in the Air Quality/Noise Installation Package dated November 2018. This mechanical ductwork supplies fresh air throughout the building and maintains a positive pressure inside the basement and ground floor that will prevent any potential on-site or off-site soil vapor intrusion inside the building.

Based upon the site inspection, the ECs appear to be operating as designed to render the Site protective to human health and environment. No evidence of current or former deficiencies undermining the operation or function of ECs were identified during the site inspection.

Attachment #1 provides photographs of inspected composite cover system and the interior components HVAC system. Attachment #2 provides the annual inspection checklist.

#### **4.0 STATUS of ENGINEERING AND INSTITUTIONAL CONTROLS**

- Are the Engineering Controls and Institutional Controls employed at the Site continuing to perform as designed and continuing to be protective of human health and the environment?

Response: Yes

- Has anything occurred that impairs the ability of the Engineering Controls or Institutional Controls to protect public health and the environment?

Response: No

- Are any changes needed to the remedial systems or controls?

Response: No

- Has compliance with this SMP been maintained during this reporting period?

Response: Yes

- Are site records complete and up to date?

Response: Yes

## **5.0 DEVIATIONS in PERFORMANCE of ENGINEERING and INSTITUTIONAL CONTROLS**

No deviations in the performance of Engineering and Institutional Controls as described in the SMP were noted or anticipated during the current inspections of Site remedies.

## **6.0 NEXT INSPECTION**

The next Site Management Inspection will be performed by July 2022, and the Site Inspection and Certification Letter Report will be submitted by July 30, 2022.



## 7.0 CERTIFICATION

I, Paul I. Matli, certify the following:

- I am a Qualified Environmental Professional;
- The inspection at 801-849 & 881-885 East Gun Hill Road site, site number 12EHAN523X by Donovan Edwards of HydroTech under my direct supervision on May 24, 2021;
- 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;
- Activities on the Site that have disturbed residual soil/fill material have been in accordance with the Soil/Materials Management Plan in the SMP;
- Site records are complete and up to date;
- 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;
- Vegetable gardening and farming in residual soils has been prevented;
- Groundwater underlying the Site is not being utilized without treatment rendering it safe for the intended purpose has been prevented;
- The Site has not been used for a higher level of use other than the restricted commercial use addressed by the Remedial Action;
- The Site continues to be registered as an E-Designated property by the NYC Department of Buildings;

QEP Name     Paul I. Matli, PhD, PG

QEP Signature



Date             6-30-2021

## Attachments

# Attachment #1



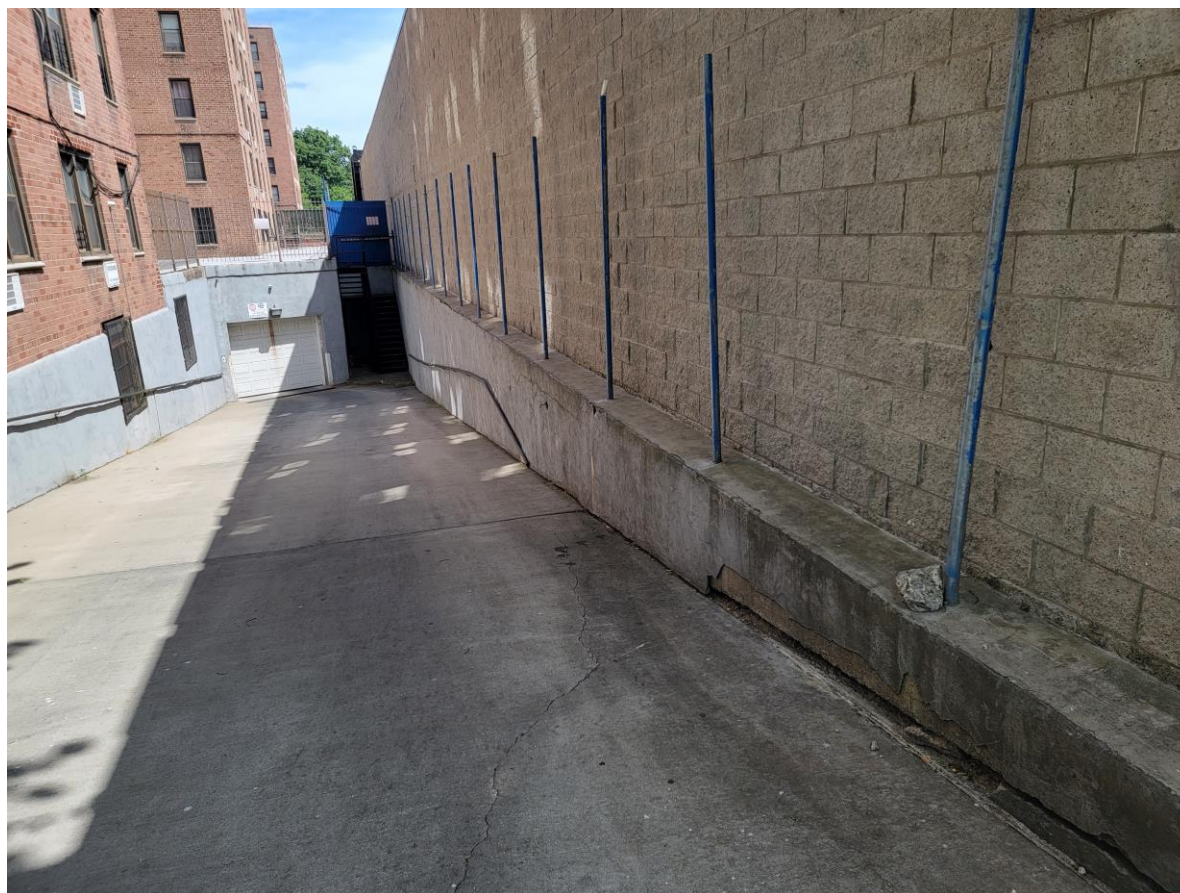
View of Subject Property



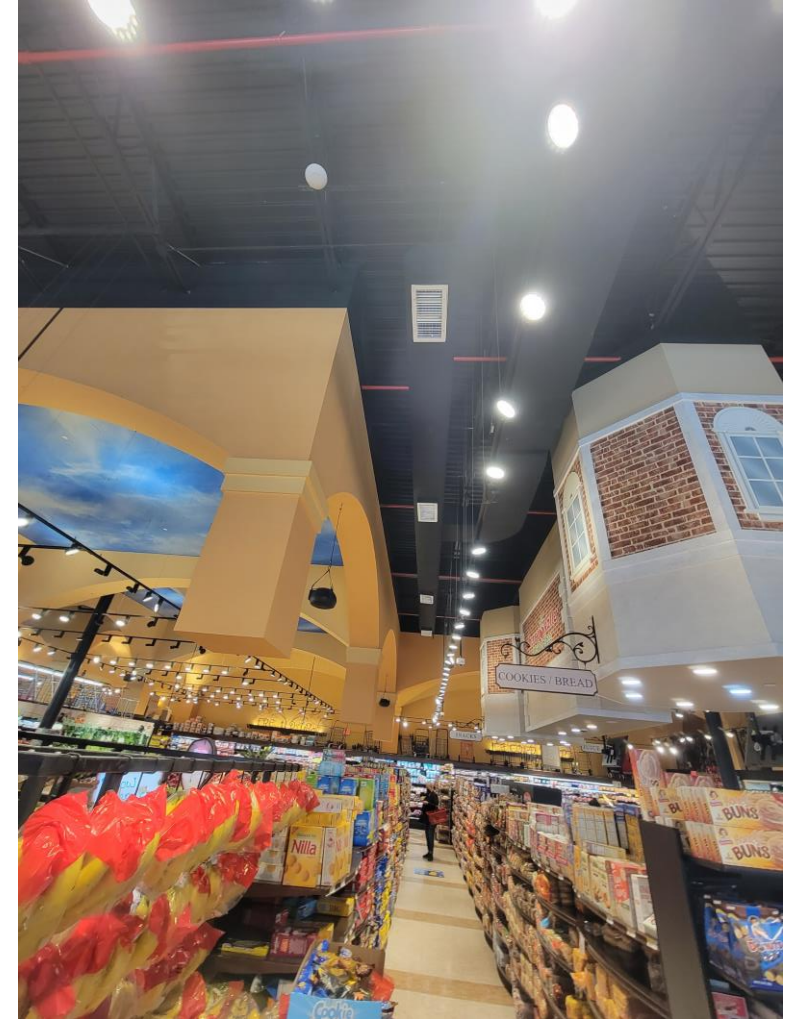
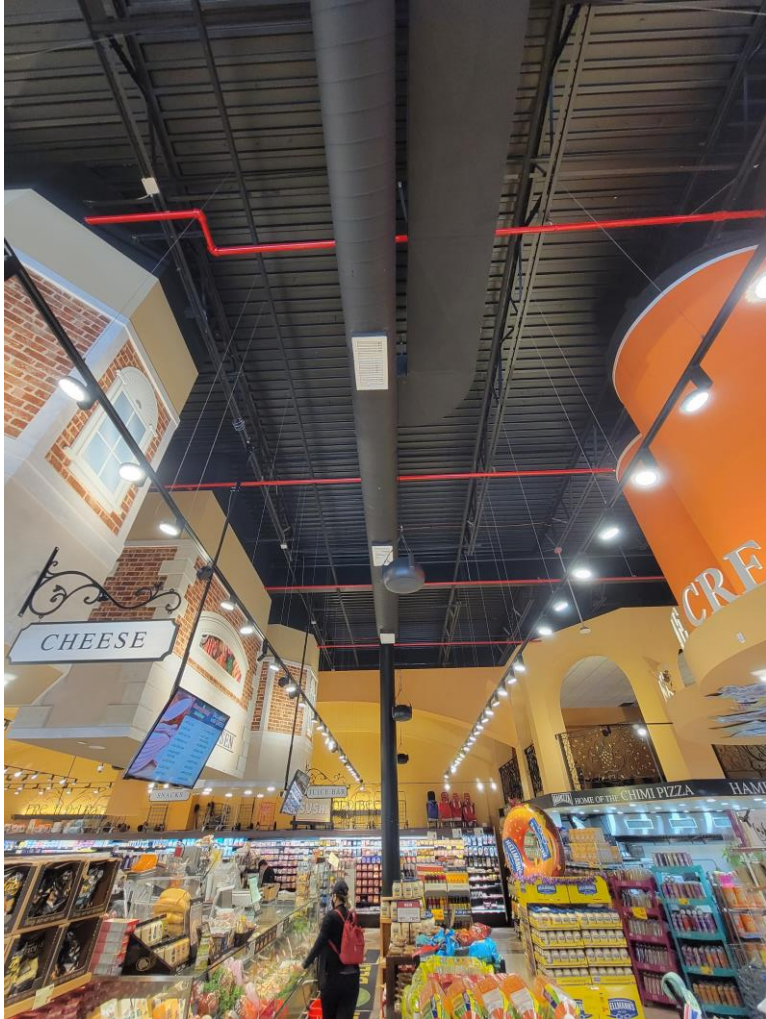
View of Parking Lot



View of Rear of Building



## View of Interior





View of Composite Cover



## Attachment #2



## COMPLIANCE INSPECTION FORM

<b>Name of Inspector:</b>	Donovan Edwards	<b>Inspection Date:</b>	5/24/82021
<b>Construction Completion Date:</b>	2020-2021	<b>Date of Last Periodic Compliance Inspection:</b>	NA
<b>Site Name:</b>	Cherry Valley Marketplace	<b>Site ID</b>	12EHAN523X
<b>Site Address:</b>	801-849 & 881-885 East Gun Hill Road, Bronx, NY	<b>County:</b>	Bronx
<b>Name and Address Current Property Owner(s):</b>	Fuentes Gunhill Road, LLC		
<b>Name of Site Contact:</b>	Rudy Fuentes	<b>Telephone Number:</b>	718-893-4028
<b>Address:</b>	801-849 & 881-885 East Gun Hill Road, Bronx, NY		
<b>Operators Name: (if applicable)</b>	Emily Coreas	<b>Telephone Number:</b>	718-893-4028
<b>Persons Present During Inspection include and Affiliations:</b>	Emily Coreas	Manager at Cherry Valley Marketplace	

### Remedy Description

#### 1. Review of the current remedy

Identify the current remedy:

x Vapor Barrier	x Cover Slab	x Positive Pressure HVAC System
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#### 2. Review of the current remedy goals

What schedule has been established for monitoring each system in OFM? Every 5 years

#### Vapor Barrier

Did you observe breaking of slab cover, what portion? Any of evidence of Vapor Barrier needs to be alter?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
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If yes, does the Vapor Barrier appear to be puncture?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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If yes, describe action needed to repair the alter cover system.

#### Cover System

Did you observe breaking of slab cover or top soil?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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If yes describe the level of alteration needed for repairs and remedies? Fine cracks observed in several locations with slab in the building

#### Positive Pressure HVAC System

Did you observe evidence or obtained information from the site manager indicating maintenance or modification of the HVAC system or its ductwork	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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If yes describe the level of maintenance or repairs and remedies?