



ENVIRONMENTAL BUSINESS CONSULTANTS

Project Name: 29-10 Broadway, Queens, NY
Project Number: 15CVCP094Q, 15EHAZ310Q
Site Management Reporting Period: 2019-2020
Inspection Date: July 22, 2020
Inspector and Certifier: Thomas Gallo
Report Submittal Date: July 28, 2020
Report Preparer: Environmental Business Consultants on behalf of H&L Broadway Holdings LLC and Jetsam Realty LLC

Site Inspection and Certification Letter Report

H&L Broadway Holdings LLC and Jetsam Realty LLC hereby submits a Site Management Inspection and Certification Report for the property located at 29-10 Broadway in the Astoria section of Queens, New York for the reporting period, 2019 to 2020, pursuant to the Site Management Plan (SMP) that is included in the OER approved Remedial Action Report (RAR), dated May 2018. The Site is identified as Block 586, Lot 35 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 a single loop installed outside of the ventilated parking area. The SSDS loop was installed in accordance with the USEPA sub-slab depressurization design specifications which recommend a separate loop for every 4,000 sf of slab area. The loop is constructed of a continuous loop of perforated 4-inch HDPE smooth interior pipe fitted with a filter sock and installed within the 5-inch layer of $\frac{3}{4}$ -inch virgin mined stone (ASTM #5) below the slab and vapor barrier. A blower (Radonaway model No. RP380) is fitted to the top of the 6-inch cast iron riser pipe on the roof. The blower is hardwired to an electric source. The exhaust from the blow is located a minimum of 10 feet from windows/ventilation inlets.

The active SSD system is connected to a Dwyer Magnehelic Manometer (Range of 0-5 inches of water) and a Radonaway Checkpoint IIa Radon System Alarm. The alarm and manometer are connected to the 6-inch cast iron riser pipe and are located within a tamperproof plastic cabinet located against the interior wall of the 4th floor hallway across from apartment C2B. The exposed riser pipe in the cellar of the commercial space is labeled as SSDS piping.



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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 (active SSDS) 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) OER has the right to enter the Site upon notice for the purpose of evaluating the performance of EC's and IC's;
- (5) Use of groundwater underlying the Site without treatment rendering it safe for its intended use is prohibited;
- (6) Deed restrictions will be placed on the property to document installation and continued operation of active SSDS

3.0 INSPECTION NARRATIVE

The site inspection was performed by Thomas Gallo of Environmental Business Consultants on July 22, 2020.

Active Sub-Slab Depressurization System

The blower for the active SSD system was inspected on July 22, 2020 and found to be operating. The vacuum gauge installed within the protective cabinet located against the interior wall of the 4th floor hallway recorded a vacuum reading of approximately 1.1" of water. The alarm was not sounding and the alarm light was green. A photo of the vacuum gauge and alarm is attached.

4.0 DEVIATIONS IN PERFORMANCE OF ENGINEERING AND INSTITUTIONAL CONTROLS

Monthly inspections were not performed by the building superintendent. Thomas Gallo of Environmental Business Consultants met with the building superintendent on July 22, 2020, to re-iterate 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 2021, and the Site Inspection and Certification Letter Report will be submitted by July 30, 2021.



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6.0 CERTIFICATION

I, Thomas Gallo, certify the following:

I am a Qualified Environmental Professional;

- I inspected the 29-10 Broadway site, site number 15CVCP094Q on July 22, 2020;
- 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,

Environmental Business Consultants

Thomas Gallo
Field Manager



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PHOTOS



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Photo 1: View of alarm and gauge in 4th floor hallway at 29-10 Broadway, Queens, NY.



Photo 2: Exhaust location.



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FORMS



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SITE INSPECTION CHECKLIST

Site Inspection Checklist
29-10 Broadway
Astoria, NY

Date: 7-22-2020 Time: 4PM

Inspector Name/Organization: Thomas Gallo / EBC

Physical Inspection of Fan

Fan 1 :	yes	no	Fan Model No. Manufacturer:
Operational?	<u>✓</u>	<u> </u>	<u>RP380C</u>
Observed Leaks at Seals?	<u> </u>	<u>✓</u>	
Air Flow at Exhaust Stack?	<u>✓</u>	<u> </u>	Other Comments / Observations
Vacuum Reading: <u>-1.1</u>			<u>Alarm is working</u>

Repairs Needed and / or Maintenance at this time?

N/A

CONTACT LIST IF SSDS IS NOT OPERATING PROPERLY

REMEDIAL ENGINEER	Ariel Czemerinski, PE	516-417-8588	ariel@amc-engineering.com
NYC OER PROJECT MANGER	Alysha Alfieri	212-676-0459	aalfieri@dep.nyc.gov
PROPERTY OWNER	H&L Holdings LLC.	914-337-7805	Jestamrealityllc@gmail.com

Signature: Thomas Gallo Date: 7-22-2020

Name: Thomas Gallo