



Region 2 Enforcement & Compliance Assurance Division
Air Compliance Branch
CAA Inspection Report

Inspection Date: 5/30/2024
Facility Name: Gouverneur Gardens
Facility Address: 305 Madison St, New York, NY 10002
ICIS-Air ID #: 3601664213
EPA Lead Inspector: Christopher Collins
EPA Asst. Inspector: Victor Tu
Facility Contact: Qasim Lezama, qlezama@prestigemgt.com
Facility Contact: Mo Diop, mad@dbiprojects.com
State Inspector(s): Other inspector name, title, phone number.

Background

“Gouverneur Gardens is a Mitchell-Lama Co-op that was built in the early 1960's for the benefit of New Yorkers with low to middle incomes.” – per Google.

The New York City Department of Environmental Protection (NYCDEP) has been investigating complaints of improper asbestos abatement during renovations at Gouverneur Gardens. The complex includes six buildings at several addresses.

US EPA Inspected previously on 5/14/2024.

Pertinent Regulatory Requirements

40 CFR Part 61 Subpart M – Asbestos NESHAPs

Summary of Onsite Observations:

On Thursday 5/30 at roughly 10:45 am, Victor Tu and Christopher Collins (“US EPA”) arrived at the Gouverneur Gardens co-op. US EPA quickly inspected the buildings’ exteriors, observing ongoing soil excavation between buildings 5 and 6. This inspection was occurring near the location where EPA had taken samples from a dumpster during their previous inspection.

US EPA then proceeded to the front office where they met with the owner’s representative Mo Diop (DBI Projects), and Qasim Lezama (Property Manager for Prestige Management). Mo Diop informed US EPA that Carol Rowley, the previous Property Manager, had left and that Qasim was the new Property Manager. During

this meeting, US EPA shared with both parties the positive results from the asbestos samples taken during their previous inspection. In addition, US EPA outlined the necessary requirements for proper waste containment and disposal of asbestos containing waste material.

The group agreed that the US EPA would receive reports from the general contractor. These reports will include evidence of compliance with the discussed waste disposal requirements until the dumpster is removed from the site. US EPA also requested previous asbestos surveys and waste manifests.

The soil excavation observed was also discussed. Mo Diop informed US EPA that this work was being carried out for the installation of the generators.

The inspection concluded at 11:30.

Lead Inspector's Name: Christopher Collins

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Lead Inspector

Assisting Inspector's Name: Victor Tu

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Assisting Inspector

Supervisor's Name: Ralph Loneran

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Supervisor