

Project Name: 137-139 Frost Street, Brooklyn, New York (the “Site”)

Project Number: New York City Voluntary Cleanup Program (VCP) Project No. 18CVCP047K;
E-Designation Project No. 18EHAZ178K

Site Management Reporting Period: 2025

Inspection Date: May 27, 2025

Inspector and Certifier: Suzanne M. Bell, P.E.

Report Submittal Date: May 30, 2025

Report Preparer: H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York) on behalf of Frost Terrace, LLC

Site Management Inspection and Certification Report

Frost Terrace, LLC hereby submits a Site Management Inspection and Certification Report for the property located at 137-139 Frost Street in the North Williamsburg section of Brooklyn, New York, for the reporting period, 2023 to 2025, pursuant to the Site Management Plan (SMP) that is included in the New York City Office of Environmental Remediation (NYCOER)-approved Remedial Action Report (RAR), dated November 2023. The Site is identified as Block 2734 and Lot 35 and a portion of Lot 38 on the New York City Tax Map.

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 two Engineering Control systems:

1. Composite Cover System; and
2. Vapor Barrier System.

Composite Cover System

Exposure to residual soil/fill is prevented by an engineered Composite Cover System that has been built on the Site. This Composite Cover System is comprised of a 12-inch-thick reinforced concrete slab (underlain by crushed stone and compacted earth) within the rear yard, 4- to 5-inch concrete slab within the setback between the building footprint and southern property line that is contiguous with the sidewalk and sloped toward the limited open space areas (two tree pits each capped with 2 feet of clean soil), and a 12-inch-thick reinforced concrete building slab (underlain by crushed stone and the imported sub-base material within the building footprint) to prevent human exposure to residual soil/fill remaining under the Site. The contractor for the Composite Cover System construction was CNS Builders, LLC.

Vapor Barrier System

Exposure to soil vapor is prevented by a Vapor Barrier System that has been built on the Site. This Vapor Barrier System consists of a polyethylene and Ethylene Vinyl Alcohol (EVOH) resin vapor barrier liner, below the slab and outside all sub-grade foundation sidewalls (20-mil Vapor Block Plus 20 or Stego® Wrap). All welds, seams, and penetrations were properly sealed to prevent preferential pathways for vapor migration. Seams were overlapped with a minimum of 6 inches and sealed with VaporBond 4-inch tape. Adhesion areas were free of dust, dirt, and moisture. The Professional Engineer (P.E.) for the Vapor Barrier System was Suzanne M. Bell. The contractor for the Vapor Barrier System construction was CNS Builders, LLC.

INSTITUTIONAL CONTROLS

A series of Institutional Controls is 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 New York City Department of Buildings (NYCDOB). Property owner and property owner's successors and assigns are required to comply with the approved SMP;
- (2) Compliance with an NYCOER-approved SMP, including procedures for appropriate operation, maintenance, inspection, and certification of performance of Engineering Controls and Institutional Controls. The property owner and property owner's successors and assigns will inspect Engineering Controls and Institutional Controls and submit to NYCOER a written certification that evaluates their performance in a manner and at a frequency to be determined by NYCOER;
- (3) Engineering Controls will not be discontinued without prior NYCOER approval;
- (4) NYCOER has the right to enter the Site upon notice for the purpose of evaluating the performance of Engineering Controls and Institutional Controls;
- (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 NYCOER; and
- (8) The Site is intended to be used for restricted residential and commercial use and will not be used for a higher level of use without prior approval by NYCOER.

INSPECTION NARRATIVE

The Site inspection was performed by Suzanne M. Bell, P.E. of Haley & Aldrich of New York, who is the Qualified Environmental Professional (QEP) certifying this report.

Haley & Aldrich of New York conducted an inspection on May 27, 2025, at 10 a.m., as per the SMP, of the Vapor Barrier System and Composite Cover System. This included a thorough evaluation of all

accessible system components, including the building interior, the rear yard, the garage area leading from Frost Street to the rear yard, and the setback between the building footprint and property line.

During the Site inspection, the Engineering Controls designed and employed at the Site have not undergone any significant modifications that would impair the ability to protect human health and the environment. Significant modifications would include, but are not limited to, punctures to the Engineering Controls or earthwork occurring within the parking lot area, garage, or building setback. In addition, the Institutional Controls employed at the Site continue to perform as designed and continue to be protective of human health and the environment.

No deficiencies were identified during the inspection. During the inspection, it was determined that no changes were needed to any of the remedial systems employed at the Site, and compliance with the SMP has been maintained. Photographs of the inspection are documented in Attachment 1.

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, the Engineering Controls and Institutional Controls employed at the Site are continuing to perform as designed and are continuing to be protective of human health and the environment.

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

Response: No evidence of intrusive work or other on-Site work was observed that would impair the ability of the Engineering Controls or Institutional Controls to protect public health and the environment.

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

Response: No, no changes are needed to the remedial systems or controls.

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

Response: Yes, compliance with this SMP has been maintained during this reporting period.

- Are Site records complete and up to date?

Response: Yes.

DEVIATIONS IN PERFORMANCE OF ENGINEERING AND INSTITUTIONAL CONTROLS

No deviations in the expected performance of Engineering and Institutional Controls were noted during this reporting period.

NEXT INSPECTION


The next Site Management Inspection will be performed in 2030, and the Site Management Inspection and Certification Report will be submitted by July 30, 2030.

CERTIFICATION

I, Suzanne M. Bell, P.E., certify the following:

- I am a Professional Engineer/QEP;
- I inspected the 137-139 Frost Street Site, VCP Site No. 18CVCP047K, on May 27, 2025;
- I prepared this Site Management Inspection and Certification 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 SMP 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;
- The Site has not been used for a higher level of use other than the restricted residential and commercial use addressed by the Remedial Action; and
- The Site continues to be registered as an E-Designated property by the NYCDOB.

QEP Name: Suzanne M. Bell

QEP Signature:  _____


Date: May 30, 2025

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May 30, 2025
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Should you have any questions about this inspection, please do not hesitate to contact the undersigned.

Sincerely yours,

H & A OF NEW YORK ENGINEERING AND GEOLOGY, LLP



Elizabeth R. Fitzgerald
Project Manager



Suzanne M. Bell, P.E.
Senior Associate

Attachment:

Attachment 1: Photograph Log

CC:

Avrumi Licht; Frost Terrace, LLC

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Inspection Cert_F.docx

ATTACHMENT

**137-139 FROST STREET
BROOKLYN, NEW YORK
File No. 204156
Date Photographs Taken: May 27, 2025**



Photo 1: Building exterior, facing north



Photo 2: Setback between building (right) and Frost Street (left), facing west



Photo 3: Garage area in western portion of the building

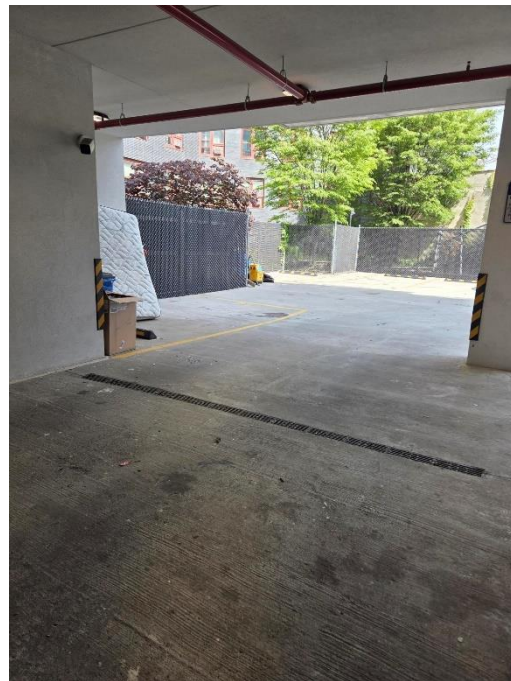


Photo 4: Garage area facing rear yard and parking area, followed by fencing, facing northwest

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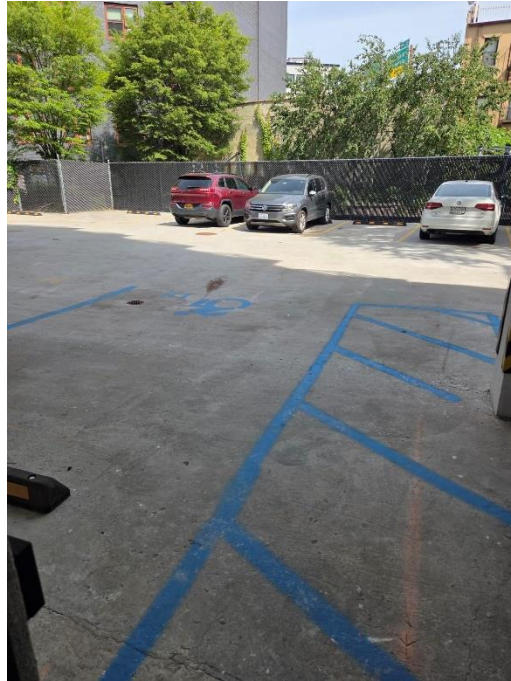


Photo 5: Rear yard and parking area, facing north



Photo 6: Rear yard and parking area, facing east



Photo 7: Rear yard and parking area, facing east



Photo 8: First floor interior hallway, facing south towards entrance and Frost Street

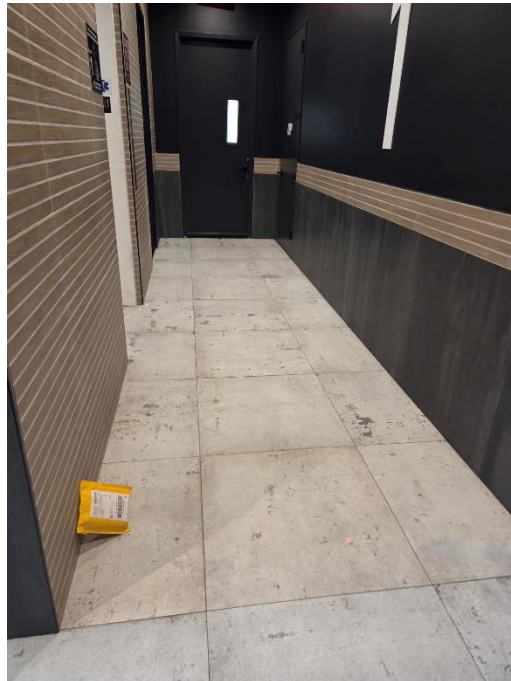


Photo 9: First floor Interior hallway, facing north



Photo 10: Bicycle room, first floor interior



Photo 11: Compressor room, first floor interior



Photo 12: Electrical room, first floor interior



Photo 13: Laundry room, first floor interior



Photo 14: Mail room, first floor interior