



519 Route 111, Hauppauge, NY 11788
(631) 617-6200/Tel (631) 617-6201/Fax

Project Name: 470 Driggs Avenue, Brooklyn, NY 11211

Project Number: 12CBCP021K

Site Management Reporting Period: 2022 to 2023

Inspection Date: 7/19/23

Inspector and Certifier: Frank Galdun

Report Submittal Date: 7/25/23

Report Preparer: Merritt Environmental Consulting Corp.

Site Inspection and Certification Letter Report

470 Driggs Avenue LLC hereby submits a Site Management Inspection and Certification Report for the property located at 470 Driggs Avenue in the Bushwick section of Brooklyn, New York (the "Site") for the reporting period 2022 to 2023, pursuant to the Site Management Plan (SMP) that is included in the OER approved Remedial Action Report (RAR), dated July 2015. The Site is identified as Block 2298 and Lot 21 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 two Engineering Control Systems. Engineering Controls for the Site are:

Composite Cover System

Exposure to residual soil/fill is prevented by an engineered Composite Cover System that has been built on the Site. The Composite Cover System is a permanent Engineering Control for the Site.

The Composite Cover System consists of between six (6) and 12 inch concrete slab through the entire building. The new concrete slab was poured over the existing four (4) inch slab. On the western side of the building the concrete floor is approximately six (6) inches thick and increases in thickness to 12 inches along the eastern side of the building. The difference in concrete thickness is because of a grade change moving west to east. The building covers the entire parcel. A small cellar is located in the southeastern corner of the building. The cellar is covered with a new six (6) inch concrete floor. This composite cover effectively prevents human exposure to residual soil/fill remaining under the Site.

Vapor Barrier System

Exposure to soil vapor is prevented by a limited Vapor Barrier System that has been built on the Site. The Vapor Barrier System is a permanent Engineering Control for the Site.

The Vapor Barrier System consists of A 20 mil Raven Vapor Block Plus vapor barrier was be placed beneath the concrete floor at all locations excavated as part of this remedial action, including the SSDS extraction point locations. The contractor for construction of the Vapor Barrier System was BDM Solutions, LLC.

Sub-Slab Depressurization System (SSDS)

Exposure to soil vapor is prevented by an Active Sub-Slab Depressurization System (SSDS) that has been built on the Site. The Active SSDS is a permanent Engineering Control for the Site. The Active SSDS consists of four (4) SSDS extraction points installed in the concrete floor of the building. Each extraction point consists of two (2) inch perforated PVC pipe placed in a two (2) foot by two (2) foot hole filled with gravel. Solid PVC pipe extends to the roof and is connected to two (2) active SSDS blowers. The two (2) SSDS blowers are located on the roof of the building. One (1) blower is located in the southern portion of the roof adjacent to North 10th Street and the second blower is located in the northern portion of the roof near the existing adjacent building along Driggs Avenue. Each of the SSDS blowers are hard wired. Each blower is a Regenair® Regenerative Blower, Model R2 Series, RV150C 120 volt 60Hz unit and operates at 3000 rpm. Magnehilc® vacuum gauges manufactured by Dwyer Instruments, Inc. (Model number 1W467) were installed within the two (2) solid PVCX pipe risers between each blower and the extraction points. The Magnehilc® vacuum gauges continuously measure the vacuum created by the blowers.

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 Site will continue to be registered with an E-Designation by the NYC Department of Buildings. Site owner and Site 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 Site owner and Site owner's successors and assigns will inspect EC's and IC's and submit to OER a periodic written certification that evaluates their performance;
- (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 EC's and IC's;
- (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 Mr. Frank Galdun. The date of the inspection was July 19, 2023. The Site building is fully occupied by two restaurants. Occupancy of the building has changed since the prior inspection report was submitted since one of the two tenant spaces was formerly vacant. All interior and roof areas of the Site building were accessed and reviewed. The SSDS and partial composite cover areas were inspected.

The SSDS consists of two separate two-inch diameter PVC riser pipes extending from beneath the ground floor slab and through the roof of the building. A blower fan is affixed to the top end of each riser on the roof. Both blowers were operational and no obstacles to air flow were present. Vacuum readings at the SSDS gauges located on the south rooftop riser is 1.5 inches of water. The gauge on blower fan at the north SSDS riser measured 0.5 inches of water. The system shutoff alarm was not accessed, which is located in a utility room in the north tenant space (tenant locked the door). The Site owner has instructed the tenant to remove the lock. The blower mount seals on the roof are intact. Aside from the new restaurant tenant, there have been no changes to Site conditions over the past year.

Monthly SSDS and partial composite cover system inspection forms are provided as an attachment to this document.

Four discrete areas of “hot spot” fill material contaminated by arsenic and chromium was formerly present beneath the Site building floor slab; these areas were excavated to varying depths. Vapor barriers were installed and covered by poured concrete at these four areas as engineering controls. No evidence of floor slab disturbance at any portion of the Site building interior was observed and the composite cover is intact at the four formerly excavated areas. No cracks or other evidence was observed indicating that the integrity of the composite cover system has been compromised.

Three sub-slab monitoring points had been installed in the past year as they were not present as reported by the 2021-2022 Inspection Certification. During this current inspection, two of the three monitoring points had been removed by tenants, and the only remaining monitoring point is present in the partial basement at the south side of the Site building. MECC has instructed the owner that the two vapor points need to be reinstalled; this activity is in progress.

No vegetable gardening takes place at the Site (no open grounds exist, the building covers the entire Site). Further, groundwater is not used at the Site in any way. Use of the Site has solely been for commercial purposes. No evidence of disturbed soil or fill exists at the Site. Merritt Environmental Consulting Corp. therefore concludes that the Site is in compliance with the institutional controls implemented at the Site.

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: **Installation of two replacement vacuum monitoring points being performed. Tenant instructed to remove door lock from the utility room where the SSDS shutoff alarm is located.**
- Has compliance with this SMP been maintained during this reporting period?
Response: **Yes**
- Are Site records complete and up to date?
Response: **Yes**
- Have monthly SSDS inspections by building superintendents been performed, certified on inspection checklists, and maintained on file on site? Response: **Yes**

5.0 DEVIATIONS in PERFORMANCE of ENGINEERING and INSTITUTIONAL CONTROLS

Aside from the needed replacement of the two removed monitoring points and provision of access to the SSDS shutoff alarm, no deviations in the expected performance of Engineering and Institutional Controls were identified as described in the SMP.

6.0 NEXT INSPECTION

The next Site Management Inspection will be performed in July 2024, and the Site Inspection and Certification Letter Report will be submitted by July 30, 2024.

7.0 CERTIFICATION

I, Frank Galdun, certify the following:

- I, Frank Galdun, am a Qualified Environmental Professional;
- I inspected the Site located at 470 Driggs Avenue, Brooklyn, New York, Site Number 12CBCP021X on July 19, 2023;
- 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;
- No activities have occurred at the Site to cause disturbance of residual soil/fill material;
- All records are 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 (two replacement monitoring points are being installed and non-access to the SSDS shutoff alarm has been corrected);
- 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 for any purpose;
- The Site has not been used for a higher level of use other than the 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: Frank Galdun

A handwritten signature in black ink, appearing to read "Frank Galdun", with a stylized flourish at the end.

QEP Signature:

Date: 7/25/23

Attachments:

Attachment 1: Monthly Inspection Forms

Attachment 2: Photographs

Attachment 3: Site Sketch

Attachment 1: Monthly Inspection Forms

ACTIVE Sub Slab Depressurization (SSDS) Monthly Inspection Building Superintendent Form

This system protects public safety and must be operating properly to ensure the safety of occupants of the building. If you identify any problems with this system, contact the SSDS maintenance team at Merritt Environmental at (631) 617-6200. If there is no answer call OER at (212) 788-8841.

Question	No	Yes	Directions	Comments
Is the system pressure gauge operational?		<input checked="" type="checkbox"/>		
Does the system pressure gauge indicate proper vacuum?		<input checked="" type="checkbox"/>		
What is the pressure gauge reading?				
Is the alarm system operational?		<input checked="" type="checkbox"/>		
Is the system blower operational?		<input checked="" type="checkbox"/>		
Is air being discharged from the system vent?		<input checked="" type="checkbox"/>		
Are clamps in system piping properly fastened and seals near the blower intact and properly sealed?		<input checked="" type="checkbox"/>		
Are there any holes, cracks, or other physical deficiencies in SSDS piping? Are there any blockages in the SSDS piping?	<input checked="" type="checkbox"/>			
This form must be signed, kept on file at the building location and be available on inspection.		<input checked="" type="checkbox"/>		

Name of Building Superintendent Performing Inspection:

Lawrence

Signature of Building Superintendent Performing Inspection:

[Signature]

Date of Inspection:

7/12/2022

ACTIVE Sub Slab Depressurization (SSDS) Monthly Inspection Building Superintendent Form

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Question	No	Yes	Directions	Comments
Is the system pressure gauge operational?		/		
Does the system pressure gauge indicate proper vacuum?		/		
What is the pressure gauge reading?		0.4 / 1.4		
Is the alarm system operational?		/		
Is the system blower operational?		/		
Is air being discharged from the system vent?		/		
Are clamps in system piping properly fastened and seals near the blower intact and properly sealed?		/		
Are there any holes, cracks, or other physical deficiencies in SSDS piping? Are there any blockages in the SSDS piping?	/	/		
This form must be signed, kept on file at the building location and be available on inspection.		/		

Name of Building Superintendent Performing Inspection:

Lawrence

Signature of Building Superintendent Performing Inspection:

Date of Inspection:

8/12/2022

ACTIVE Sub Slab Depressurization (SSDS) Monthly Inspection Building Superintendent Form

This system protects public safety and must be operating properly to ensure the safety of occupants of the building. If you identify any problems with this system, contact the SSDS maintenance team at Merritt Environmental at (631) 617-6200. If there is no answer call OER at (212) 788-8841.

Question	No	Yes	Directions	Comments
Is the system pressure gauge operational?		✓		
Does the system pressure gauge indicate proper vacuum?		✓		
What is the pressure gauge reading?				
Is the alarm system operational?		✓		
Is the system blower operational?		✓		
Is air being discharged from the system vent?		✓		
Are clamps in system piping properly fastened and seals near the blower intact and properly sealed?		✓		
Are there any holes, cracks, or other physical deficiencies in SSDS piping? Are there any blockages in the SSDS piping?	✓			
This form must be signed, kept on file at the building location and be available on inspection.		✓		

Name of Building Superintendent Performing Inspection:

Lawrence

Signature of Building Superintendent Performing Inspection:

[Signature]

Date of Inspection:

9/1/2022

ACTIVE Sub Slab Depressurization (SSDS) Monthly Inspection Building Superintendent Form

This system protects public safety and must be operating properly to ensure the safety of occupants of the building. If you identify any problems with this system, contact the SSDS maintenance team at Merritt Environmental at (631) 617-6200. If there is no answer call OER at (212) 788-8841.

Question	No	Yes	Directions	Comments
Is the system pressure gauge operational?		<input checked="" type="checkbox"/>		
Does the system pressure gauge indicate proper vacuum?		<input checked="" type="checkbox"/>		
What is the pressure gauge reading?				
Is the alarm system operational?		<input checked="" type="checkbox"/>		
Is the system blower operational?		<input checked="" type="checkbox"/>		
Is air being discharged from the system vent?		<input checked="" type="checkbox"/>		
Are clamps in system piping properly fastened and seals near the blower intact and properly sealed?		<input checked="" type="checkbox"/>		
Are there any holes, cracks, or other physical deficiencies in SSDS piping? Are there any blockages in the SSDS piping?	<input checked="" type="checkbox"/>			
This form must be signed, kept on file at the building location and be available on inspection.		<input checked="" type="checkbox"/>		

Name of Building Superintendent Performing Inspection:

Lawrence

Signature of Building Superintendent Performing Inspection:

[Signature]

Date of Inspection:

10/19/2022

ACTIVE Sub Slab Depressurization (SSDS) Monthly Inspection Building Superintendent Form

This system protects public safety and must be operating properly to ensure the safety of occupants of the building. If you identify any problems with this system, contact the SSDS maintenance team at Merritt Environmental at (631) 617-6200. If there is no answer call OER at (212) 788-8841.

Question	No	Yes	Directions	Comments
Is the system pressure gauge operational?		/		
Does the system pressure gauge indicate proper vacuum?		/		
What is the pressure gauge reading?				0.2 / 1.4
Is the alarm system operational?		/		
Is the system blower operational?		/		
Is air being discharged from the system vent?		/		
Are clamps in system piping properly fastened and seals near the blower intact and properly sealed?		/		
Are there any holes, cracks, or other physical deficiencies in SSDS piping? Are there any blockages in the SSDS piping?	/			
This form must be signed, kept on file at the building location and be available on inspection.		/		

Name of Building Superintendent Performing Inspection:

Lawrence

Signature of Building Superintendent Performing Inspection:

[Signature]

Date of Inspection:

11/16/2022

ACTIVE Sub Slab Depressurization (SSDS) Monthly Inspection Building Superintendent Form

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Question	No	Yes	Directions	Comments
Is the system pressure gauge operational?		/		
Does the system pressure gauge indicate proper vacuum?		/		
What is the pressure gauge reading?				0.4 1.4
Is the alarm system operational?		/		
Is the system blower operational?		/		
Is air being discharged from the system vent?		/		
Are clamps in system piping properly fastened and seals near the blower intact and properly sealed?		/		
Are there any holes, cracks, or other physical deficiencies in SSDS piping? Are there any blockages in the SSDS piping?	/			
This form must be signed, kept on file at the building location and be available on inspection.		/		

Name of Building Superintendent Performing Inspection:

Lawrence

Signature of Building Superintendent Performing Inspection:

[Signature]

Date of Inspection:

12/19/2023

ACTIVE Sub Slab Depressurization (SSDS) Monthly Inspection Building Superintendent Form

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Question	No	Yes	Directions	Comments
Is the system pressure gauge operational?		/		
Does the system pressure gauge indicate proper vacuum?		/		
What is the pressure gauge reading?				0.4 / 1.4
Is the alarm system operational?		/		
Is the system blower operational?		/		
Is air being discharged from the system vent?		/		
Are clamps in system piping properly fastened and seals near the blower intact and properly sealed?		/		
Are there any holes, cracks, or other physical deficiencies in SSDS piping? Are there any blockages in the SSDS piping?	/			
This form must be signed, kept on file at the building location and be available on inspection.		/		

Name of Building Superintendent Performing Inspection:

Lawrence

Signature of Building Superintendent Performing Inspection:

[Signature]

Date of Inspection:

1/12/2023

ACTIVE Sub Slab Depressurization (SSDS) Monthly Inspection Building Superintendent Form

This system protects public safety and must be operating properly to ensure the safety of occupants of the building. If you identify any problems with this system, contact the SSDS maintenance team at Merritt Environmental at (631) 617-6200. If there is no answer call OER at (212) 788-8841.

Question	No	Yes	Directions	Comments
Is the system pressure gauge operational?		/		
Does the system pressure gauge indicate proper vacuum?		/		
What is the pressure gauge reading?				
Is the alarm system operational?		/		
Is the system blower operational?		/		
Is air being discharged from the system vent?		/		
Are clamps in system piping properly fastened and seals near the blower intact and properly sealed?		/		
Are there any holes, cracks, or other physical deficiencies in SSDS piping? Are there any blockages in the SSDS piping?	/			
This form must be signed, kept on file at the building location and be available on inspection.		/		

Name of Building Superintendent Performing Inspection:

Signature of Building Superintendent Performing Inspection:

Date of Inspection:

LAURENCE

[Signature]

2/10/2023

ACTIVE Sub Slab Depressurization (SSDS) Monthly Inspection Building Superintendent Form

This system protects public safety and must be operating properly to ensure the safety of occupants of the building. If you identify any problems with this system, contact the SSDS maintenance team at Merritt Environmental at (631) 617-6200. If there is no answer call OER at (212) 788-8841.

Question	No	Yes	Directions	Comments
Is the system pressure gauge operational?		/		
Does the system pressure gauge indicate proper vacuum?		/		
What is the pressure gauge reading?				0.4 / 1.4
Is the alarm system operational?		/		
Is the system blower operational?		/		
Is air being discharged from the system vent?		/		
Are clamps in system piping properly fastened and seals near the blower intact and properly sealed?		/		
Are there any holes, cracks, or other physical deficiencies in SSDS piping? Are there any blockages in the SSDS piping?	/			
This form must be signed, kept on file at the building location and be available on inspection.		/		

Name of Building Superintendent Performing Inspection:

Carlene

Signature of Building Superintendent Performing Inspection:

[Signature]

Date of Inspection:

3/15/2013

ACTIVE Sub Slab Depressurization (SSDS) Monthly Inspection Building Superintendent Form

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Question	No	Yes	Directions	Comments
Is the system pressure gauge operational?		/		
Does the system pressure gauge indicate proper vacuum?		/		
What is the pressure gauge reading?				
Is the alarm system operational?		/		
Is the system blower operational?		/		
Is air being discharged from the system vent?		/		
Are clamps in system piping properly fastened and seals near the blower intact and properly sealed?		/		
Are there any holes, cracks, or other physical deficiencies in SSDS piping? Are there any blockages in the SSDS piping?	/			
This form must be signed, kept on file at the building location and be available on inspection.		/		

Name of Building Superintendent Performing Inspection:

Laurence

Signature of Building Superintendent Performing Inspection:

[Signature]

Date of Inspection:

4/12/2023

ACTIVE Sub Slab Depressurization (SSDS) Monthly Inspection Building Superintendent Form

This system protects public safety and must be operating properly to ensure the safety of occupants of the building. If you identify any problems with this system, contact the SSDS maintenance team at Merritt Environmental at (631) 617-6200. If there is no answer call OER at (212) 788-8841.

Question	No	Yes	Directions	Comments
Is the system pressure gauge operational?		/		
Does the system pressure gauge indicate proper vacuum?		/		
What is the pressure gauge reading?				0.4 / 1.4
Is the alarm system operational?		/		
Is the system blower operational?		/		
Is air being discharged from the system vent?		/		
Are clamps in system piping properly fastened and seals near the blower intact and properly sealed?		/		
Are there any holes, cracks, or other physical deficiencies in SSDS piping? Are there any blockages in the SSDS piping?	/			
This form must be signed, kept on file at the building location and be available on inspection.		/		

Name of Building Superintendent Performing Inspection:

Lawrence

Signature of Building Superintendent Performing Inspection:

[Signature]

Date of Inspection:

5/17/2013

ACTIVE Sub Slab Depressurization (SSDS) Monthly Inspection Building Superintendent Form

This system protects public safety and must be operating properly to ensure the safety of occupants of the building. If you identify any problems with this system, contact the SSDS maintenance team at Merritt Environmental at (631) 617-6200. If there is no answer call OER at (212) 788-8841.

Question	No	Yes	Directions	Comments
Is the system pressure gauge operational?		✓		
Does the system pressure gauge indicate proper vacuum?		✓		
What is the pressure gauge reading?				0.4/1.5
Is the alarm system operational?		✓		
Is the system blower operational?		✓		
Is air being discharged from the system vent?		✓		
Are clamps in system piping properly fastened and seals near the blower intact and properly sealed?		✓		
Are there any holes, cracks, or other physical deficiencies in SSDS piping? Are there any blockages in the SSDS piping?	✓			
This form must be signed, kept on file at the building location and be available on inspection.		✓		

Name of Building Superintendent Performing Inspection:

Lawrence

Signature of Building Superintendent Performing Inspection:

[Signature]

Date of Inspection:

6/14/2013

ACTIVE Sub Slab Depressurization (SSDS) Monthly Inspection Building Superintendent Form

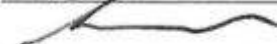
This system protects public safety and must be operating properly to ensure the safety of occupants of the building. If you identify any problems with this system, contact the SSDS maintenance team at Merritt Environmental at (631) 617-6200. If there is no answer call OER at (212) 788-8841.

Question	No	Yes	Directions	Comments
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Does the system pressure gauge indicate proper vacuum?		<input checked="" type="checkbox"/>		
What is the pressure gauge reading?				
Is the alarm system operational?		<input checked="" type="checkbox"/>		
Is the system blower operational?		<input checked="" type="checkbox"/>		
Is air being discharged from the system vent?		<input checked="" type="checkbox"/>		
Are clamps in system piping properly fastened and seals near the blower intact and properly sealed?		<input checked="" type="checkbox"/>		
Are there any holes, cracks, or other physical deficiencies in SSDS piping? Are there any blockages in the SSDS piping?	<input checked="" type="checkbox"/>			
This form must be signed, kept on file at the building location and be available on inspection.		<input checked="" type="checkbox"/>		

Name of Building Superintendent Performing Inspection:

Lawrence

Signature of Building Superintendent Performing Inspection:



Date of Inspection:

7-24-23

Attachment 2: Photographs



Photograph 1: View of the Site building looking north from across N. 10th Street.



Photograph 2: Capped hot spot area at entrance to the building at Driggs Avenue



Photograph 3: South SSDS blower.



Photograph 4: North SSDS blower.



Photograph 5: Capped hot spot at north-central building section.

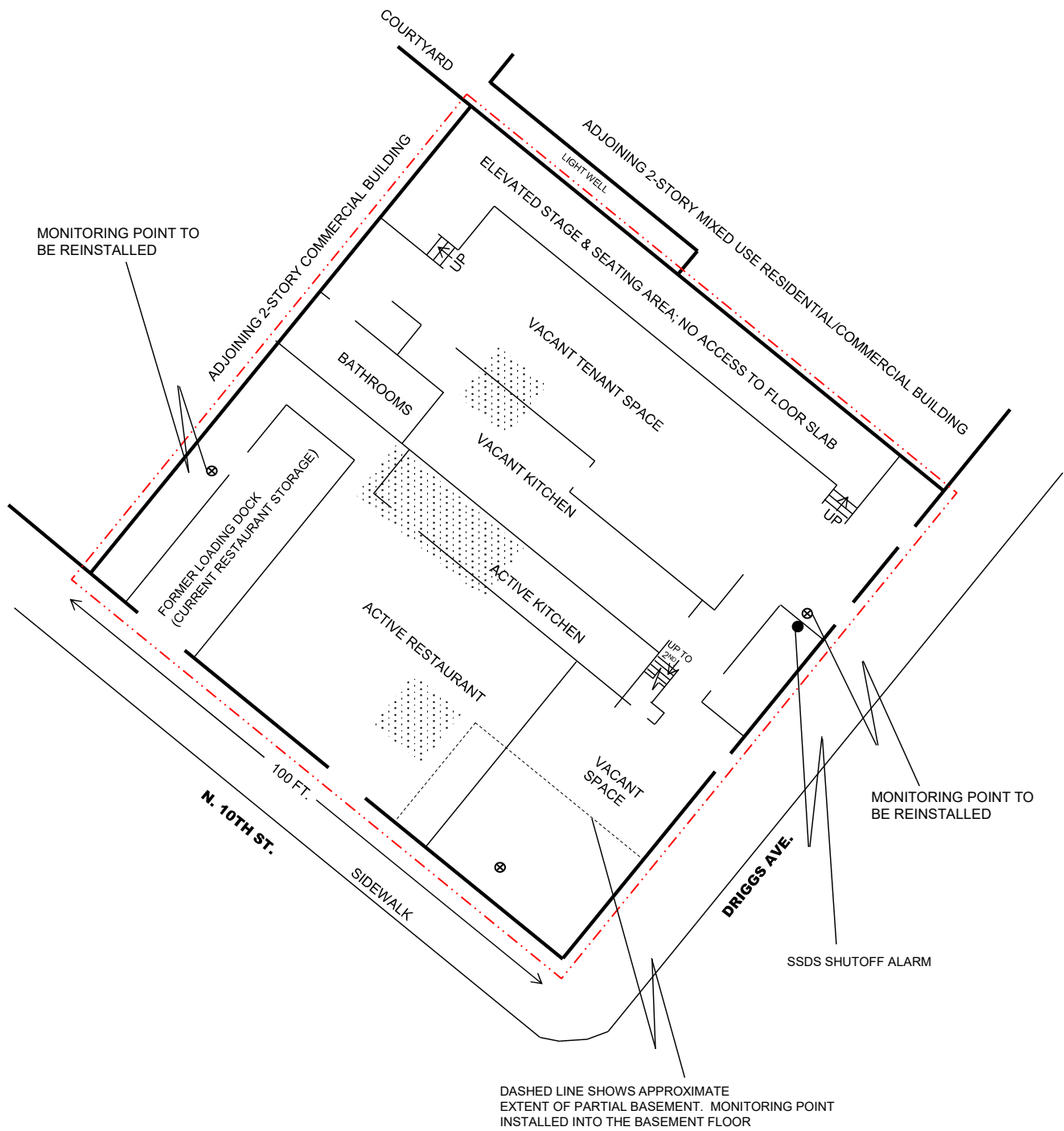


Photograph 6: Capped hot spot at south side of the building.



Photograph 7: Monitoring point in the partial basement at the south side of the Site building.

Attachment 3: Site Sketch



SKETCH SHOWING LOCATIONS OF EXISTING SUB-SLAB MONITORING POINTS AND THE LOCATIONS OF MONITORING POINTS TO BE REINSTALLED

NOTES:

SMP LOCATES A MONITORING POINT IN THE GROUND FLOOR DIRECTLY OVER THE PARTIAL BASEMENT. A MONITORING POINT WAS THEREFORE PLACED INTO THE PARTIAL BASEMENT FLOOR SLAB (DASHED LINES AT SOUTHEAST BUILDING CORNER SHOW APPROXIMATE EXTENT OF THE PARTIAL BASEMENT).

470 DRIGGS AVE. BROOKLYN, NY		
PATTERNED LINES ENCLOSE THE SITE		
⊗	DENOTES SUB-SLAB EXISTING MONITORING POINTS AND THOSE TO BE REINSTALLED	
●	LOCATION OF SSDS SHUTOFF ALARM	
SHADED AREAS SHOW FORMER HOT SPOT SOIL REMOVAL LOCATIONS		