# Huxley Envelope Industrial Site

**BROOKLYN, NEW YORK**

# 2023 Periodic Review Report

**April 27, 2022 through April 27, 2023**

**NYSDEC Site Number: C224147**

**AKRF Project Number: 210163**

**Prepared for:**
MP 145 WS Lessee LLC, 10 Huron FS Condo LLC,
19 India Fee Owner LLC, MP 145 WS Owner LLC,
145 West Street, LLC, &
The Greenpoint Condominium
% Mack Real Estate Group
60 Columbus Circle, 20th Floor
New York, NY 10023

**Prepared by:**

**AKRF, Inc.**
440 Park Avenue South
New York, NY 10016
212-696-0670

**MAY 2023**

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# P.E. CERTIFICATION

I, Rebecca Kinal, am currently a registered Professional Engineer licensed by the State of New York. I had primary direct responsibility for implementation of the December 2016 Site Management Plan (as revised in 2020) protocols, and I certify that the documentation of site management activities is accurately presented in this Periodic Review Report for the Huxley Envelope Industrial Site located in Brooklyn, New York [New York State Department of Environmental Conservation (NYSDEC) Site # C224147].

For each institutional or engineering control identified for the Site, I certify that all of the following statements are true:

a) The institutional control and engineering controls employed at this Site are unchanged from the date the control was put in place, or last approved by the New York State Department of Environmental Conservation (NYSDEC) Division of Environmental Remediation (DER);

b) Nothing has occurred that would impair the ability of such institutional control and engineering control to protect public health and the environment;

c) Nothing has occurred that would constitute a violation or failure to comply with any Site Management Plan for this control; and

d) Access to the Site will continue to be provided to DER to evaluate the remedy, including access to evaluate the continued maintenance of this control.


| Signature | NYS Professional Engineer #082046-1 | 5-26-2023 |
|---|---|---|
| | | Date |

# EXECUTIVE SUMMARY

This Periodic Review Report (PRR) was prepared by AKRF, Inc. (AKRF) on behalf of 145 West Street, LLC, 10 Huron FS Condo LLC, 19 India Fee Owner LLC, MP 145 WS Lessee LLC, MP 145 WS Owner LLC (collectively referred to as the "Volunteers") and The Greenpoint Condominium to document post-remediation activities conducted at the Huxley Envelope Industrial Site located in the Greenpoint section of Brooklyn, New York (hereinafter referred to as the "Site"). The 2.65-acre Site is identified as Block 2530, Lots 7501 (former Lot 1), 7502 (former Lot 7), and 8, and includes the addresses 23 India Street (Lot 7501, a.k.a. 19 India Street or Building C), 21 India Street (Lot 7502, a.k.a. 10 Huron Street, or Buildings A and B), and 143 India Street (Lot 8, a.k.a. the Park). A Site location map is provided as Figure 1, and the Site layout is shown on Figure 2.

Investigation and remedial activities at the Site were completed between 2012 and 2016 under the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP). The Site was remediated in accordance with Brownfield Cleanup Agreement (BCA) Index No. C224147-05-11, Site No. C224147, which was executed on June 6, 2011.

The purpose of this PRR is to document the site management activities associated with the Site's Engineering and Institutional Controls and to certify that the controls are being implemented in accordance with the December 2016 Site Management Plan (SMP), approved by NYSDEC on December 27, 2016, in portions of the Site where Track 1 was not achieved (i.e., the "Controlled Property"). The SMP was revised in July 2020 and approved by NYSDEC on October 20, 2020. The reporting period for this PRR is April 27, 2022 through April 27, 2023.

In summary, the remedy remains effective and protective of human health and the environment with continued implementation of the SMP. Periodic inspections, including annual Site-wide and composite cover inspections, were performed to document Site conditions. The SMP and all associated institutional and engineering controls were complied with throughout the reporting period.

***Site Cover System***

- Site cover inspection was conducted on April 11, 2023.
- The Site cover system remains intact and protective of the Site. The following Site cover construction findings were documented during the reporting period:
    - No Site cover construction work was conducted in Buildings A or B. Minor surficial cracking was observed in the Building B basement-level floor slab, which appeared to have been patched and sealed. Based on a visual observation, none of the surficial cracks breached the Site cover, and as such, no corrective measures are recommended at this time.
    - Some pooled rainwater was observed on the Building B basement garage concrete slab, which was reportedly the result of malfunctioning sump pumps. According to building personnel, the sump pumps were repaired and the pooled water had been removed in late April 2023. The pooled rainwater is not expected to have had any impacts on the Site cover system, nor was it reflective of any issues with the integrity of the cover system. As such, no corrective measures are recommended at this time.
- The permanent Site cover system was present, undisturbed, and in good condition throughout all remaining portions of the Controlled Property.

***Sub-Slab Venting System***

- Portions of the aboveground piping for the sub-slab venting system in Building A are enclosed behind sheetrock walls and inaccessible. The riser pipe and exhaust stack located on the Building A fourth

floor mechanical roof was observed to be in good condition, with no visible deficiencies requiring repair.

- In accordance with the NYSDEC-approved July 2020 revision to the SMP, AKRF screened the sample port on the exhaust stack using a photoionization detector (PID). PID readings collected from the effluent stack were non-detect.

# 1.0 INTRODUCTION

This Periodic Review Report (PRR) was prepared by AKRF, Inc. (AKRF) on behalf of 145 West Street LLC, 10 Huron FS Condo LLC, 19 India Fee Owner LLC, MP 145 WS Lessee LLC, MP 145 WS Owner LLC (collectively referred to as the "Volunteers"), and The Greenpoint Condominium to document pertinent post-remediation activities at the Huxley Envelope Industrial Site located in the Greenpoint section of Brooklyn, New York (hereinafter referred to as the "Site"). The 2.65-acre Site is identified as Block 2530, Lots 7501 (former Lot 1), 7502 (former Lot 7), and 8, and includes the addresses 23 India Street (Lot 7501, a.k.a. 19 India Street or Building C), 21 India Street (Lot 7502, a.k.a. 10 Huron Street, or Buildings A and B), and 143 India Street (Lot 8, a.k.a. the Park). A Site location map is provided as Figure 1, and the Site layout is shown on Figure 2. The Site is bounded by: Huron Street to the north; West Street to the east; India Street to the south; and the East River to the west. The Site comprises multi-story, mixed-use residential and commercial buildings and a public park along the western waterfront.

The Remedial Investigations (RIs) and Supplemental Remedial Investigation (SRI) performed between June 2012 and February 2015 identified subsurface soil with elevated concentrations of arsenic, barium, copper, lead, mercury, and zinc, and polycyclic aromatic hydrocarbons (PAHs). Petroleum-contaminated "hotspot" areas were identified up to approximately 25 feet below grade. The Controlled Property portions of the Site, which are subject to the requirements set forth in the Site Management Plan (SMP) and Environmental Easement (EE) include: Building A and the Park (remediated to Track 4 Restricted Residential Use); and Building B (remediated to a Track 2 Restricted Residential Use). Lot 7501 (Building C) was remediated to Track 1 Unrestricted Use and, therefore, is not subject to either the SMP or Environmental Easement requirements.

A Final Engineering Report (FER) detailing Site remedial activities was submitted to and approved by the New York State Department of Environmental Conservation (NYSDEC) in December 2016, which resulted in the recording of two Notices for Certificates of Completion (COCs) of the two Controlled Property portions of the Site dated January 5, 2017. Ongoing Site management activities are being performed in accordance with the NYSDEC-approved December 2016 SMP and July 2020 revision to the SMP. The SMP provides detailed descriptions of all procedures required to manage known and potential residual contamination.

A Notification of Site Change of Use was submitted to the NYSDEC with the 2021 PRR to transfer responsibility for the ongoing Site management activities performed under the SMP to The Greenpoint Condominium, which is the condominium owner's association entity that operates the Site. As the Site buildings are comprised of discrete condominium units with multiple property owners, The Greenpoint Condominium has assumed all inspection and reporting obligations as required by the December 2016 SMP and July 2020 revision to the SMP.

## 1.1 Site History

The Site formerly comprised Tax Block 2530, Lots 1, 55, and 56; however, the New York City Department of Finance issued a tax lot apportionment in March 2016 that redefined the lot boundaries and numbers as Lots 1, 7, and 8, respectively and later redefined them as Lots 7501, 7502, and 8, respectively. The size of the Site was also slightly reduced from 2.8 acres, as described in the original Brownfield Cleanup Agreement (BCA), to 2.65 acres following the construction of the new waterfront bulkhead, which was constructed further east of the prior bulkhead line, reducing the area of Lot 8 accordingly. Historic documents indicate that Former Lot 1, which occupied a majority of the Site, was initially developed as a lumberyard and shipyard, with various carpentry and woodworking facilities as early as 1887 through approximately 1965. In approximately 1970, this portion of the Site consisted of a warehouse building for Huxley Envelope Corporation and later as an ornament factory until approximately 2006.

Former Lots 55 and 56, located in the northeastern corner of the Site, were historically developed with residences, stores, and partial lumber storage between approximately 1905 and 1942. Former Lot 55 was most recently utilized by a seafood distribution facility until approximately 2011. Former Lot 56 was utilized as an office, apartment, and garage. By 2015, all former Site buildings and associated features were demolished in preparation for the remediation and redevelopment of the Site.

## 1.2 Site Remedy

The Site was remediated between 2015 and 2016 in accordance with the NYSDEC-approved Remedial Action Work Plan (RAWP), the March 2014 Decision Document, and March 2015 Minor Change to the Decision Document. The remedy included: excavation of soil and fill material to depths ranging from 2 feet to 20 feet below grade and collection of documentation and confirmatory soil endpoint samples to satisfy Tracks 1, 2, or 4 remedy requirements; removal and closure of one registered 20,000-gallon underground storage tank (UST), two approximately 550-gallon USTs, one approximately 1,080-gallon UST, and one approximately 50-gallon UST; installation of a vapor barrier/waterproofing system beneath the Site buildings; installation of a passive sub-slab venting system beneath Building A; and construction of a Site-wide remedial cover system, including a 2-foot NYSDEC-approved material cap in the Park. An FER detailing Site remedial activities was prepared by AKRF and approved by NYSDEC in December 2016.

## 1.3 Post-Remediation Operations and Maintenance

Ongoing Site management activities are performed in accordance with the NYSDEC-approved SMP dated December 2016 on the Controlled Property. AKRF revised the SMP in July 2020 to document the modifications to the sub-slab venting system and future monitoring requirements. The SMP provides measures for long-term management of residual contamination allowing for Restricted Residential use of the Site and includes an Excavation Work Plan, Health and Safety Plan (HASP), and Community Air Monitoring Plan (CAMP). Post-remediation activities required at the Site include annual Site cover system and Site-wide inspections, including a visual evaluation of the Site cover system, and passive sub-slab venting system effluent stack.

# 2.0 SITE COVER OPERATION AND MAINTENANCE

## 2.1 Cover System Overview

Exposure to residual contaminated soil/fill is prevented by an engineered composite cover system, which is inspected as part of the annual Site cover system inspection and annual Site-wide inspection. Site-wide and cover system inspections were performed on April 11, 2023.

The cover system in the Track 4 Park Area comprises a demarcation layer indicating the extent of remedial soil excavation and top of remaining contamination, overlain by a minimum of two feet of approved on-site reuse material and/or approved imported stone. The Building A cover system comprises a demarcation layer consisting of non-woven geotextile fabric, overlain by a minimum six-inch thick layer of permeable aggregate, slotted PVC pipe (for the passive sub-slab venting system), Grace Florprufe® (vapor barrier), and the concrete building slab, to which the vapor barrier is adhered.

The Building B cover system comprises Grace Preprufe 300R® and 160R® (vapor barrier/waterproofing), which serves as a demarcation layer, and the concrete building basement slab and sidewalls to prevent exposure to remaining contamination and potential future contamination beneath the Track 2 remediation area.

The Site Remedial Cover System Inspection Form is provided in Appendix A, and the Site-Wide Inspection Form is provided in Appendix B. Site photographs taken during the inspection are provided in Appendix C.

## 2.2 Site Cover Inspection

The inspections within Buildings A and B consisted of observing the concrete building slabs (and, in Building B, the below-grade sidewalls) for any evidence of significant cracking and/or signs of damage.

No significant cracking in the concrete foundation slab was observed in Buildings A or B. Minor surficial cracking was noted in the Building B basement-level floor slab; however, all visible cracks were observed to be repaired with concrete or grout. Though parked vehicles throughout the below-grade garage limited visibility during the inspection, none of the identified surficial cracks breached the Site cover and, as such, no corrective measures are recommended at this time.

Some pooled rainwater was observed on the Building B basement parking garage concrete slab, which was reportedly the result of malfunctioning sump pumps. According to building personnel, the sump pumps were repaired and the pooled water had been removed in late April 2023. The pooled rainwater is not expected to have had any impacts on the Site cover system, nor was it reflective of any issues with the integrity of the cover system. As such, no corrective measures are recommended at this time.

# 3.0 ENGINEERING CONTROL MONITORING AND MAINTENANCE

## 3.1 Sub-Slab Venting System Overview

During implementation of the RAWP, a passive sub-slab venting system was installed beneath the Building A ground floor slab to minimize the potential for soil vapor intrusion into the Site building by sealing potential vapor entry points through the slab and providing a preferred pathway for any sub-slab vapor to vent above the roof. The system layout is shown on Figure 3.

The major components of the passive sub-slab venting system installed during implementation of the remedy included:

- A vapor barrier underneath the Building A first floor slab-on-grade;
- Four slotted 4-inch PVC horizontal pipes embedded in a gas-permeable aggregate (¾-inch stone) layer above the compacted subgrade;
- One 6-inch cast iron riser pipe located within a first floor commercial property, and extending through the second, third, and fourth floor residential spaces;
- An exhaust stack consisting of a 6-inch cast iron riser pipe extending from the first floor to the northwestern corner of the fourth floor mechanical room and through the roof, terminating approximately 10 feet from the top of the building's roof [and 25 feet from any adjoining or adjacent buildings, operable windows, heating, ventilating and air conditioning (HVAC) intakes, or any other air inlets]; and
- Three sub-slab vacuum monitoring points located throughout the first floor of Building A.

As documented in the 2020 PRR, AKRF decommissioned two of the monitoring points (MP-1 and MP-3). Monitoring point MP-2 was not decommissioned as it was permanently covered by floor tiles. In lieu of monitoring ports in the floor slab, AKRF installed a sample port in the exhaust stack located on the Building A fourth floor mechanical roof to allow for screening of volatile organic compound (VOC) concentrations in the composite vented sub-slab soil vapor using a photoionization detector (PID). These modifications to the sub-slab venting system were documented in the SMP and approved by NYSDEC on October 20, 2020.

## 3.2 Sub-Slab Venting System Inspection Methodology

As indicated in the July 2020 revision to the SMP, the sub-slab venting system is inspected annually and as necessary in accordance with the SMP and comprises the following activities:

- Visual assessment of observable aboveground piping; and
- Recording PID readings from the Building A exhaust stack sample port.

## 3.3 Sub-Slab Venting System Inspection Findings

Aboveground portions of the sub-slab venting system, including the manifold, are enclosed behind drywall and inaccessible. The exhaust stack located on the fourth-floor roof of Building A appeared to be in good condition, with no visible issues or deficiencies. The sample port was screened for VOCs using a calibrated PID. PID readings collected from the effluent stack were non-detect. This sample port will continue to be screened for VOCs on an annual basis in accordance with the SMP.

The annual cover system and site-wide inspection forms are provided as Appendix A and B, respectively.

# 4.0 SITE-WIDE INSPECTION

A Site-wide inspection was conducted at the same time as the Site cover inspection on April 11, 2023. The Site-wide inspection confirmed that the remedy remains in-place, and protective of human health and the environment with continued implementation of the SMP. A copy of the Site-wide Inspection Form is included in Appendix B.

# 5.0 INSTITUTIONAL AND ENGINEERING CONTROL COMPLIANCE

The Site-wide inspection was conducted on April 11, 2023, as specified in the SMP, to ensure that all aspects of the remedy were in-place and effective. A copy of the Site-Wide Inspection form is included in Appendix B. The completed Institutional Control/Engineering Control (IC/EC) Certification form, based on the Site-wide inspection summarized in this report, is provided in Appendix D.

# 6.0 CONCLUSIONS AND RECOMMENDATIONS

In summary, the remedy remains effective and protective of human health and the environment with continued implementation of the SMP. Periodic inspections, including annual Site-wide and composite cover inspections, were performed to document Site conditions. The SMP and all associated institutional and engineering controls were complied with throughout the reporting period.

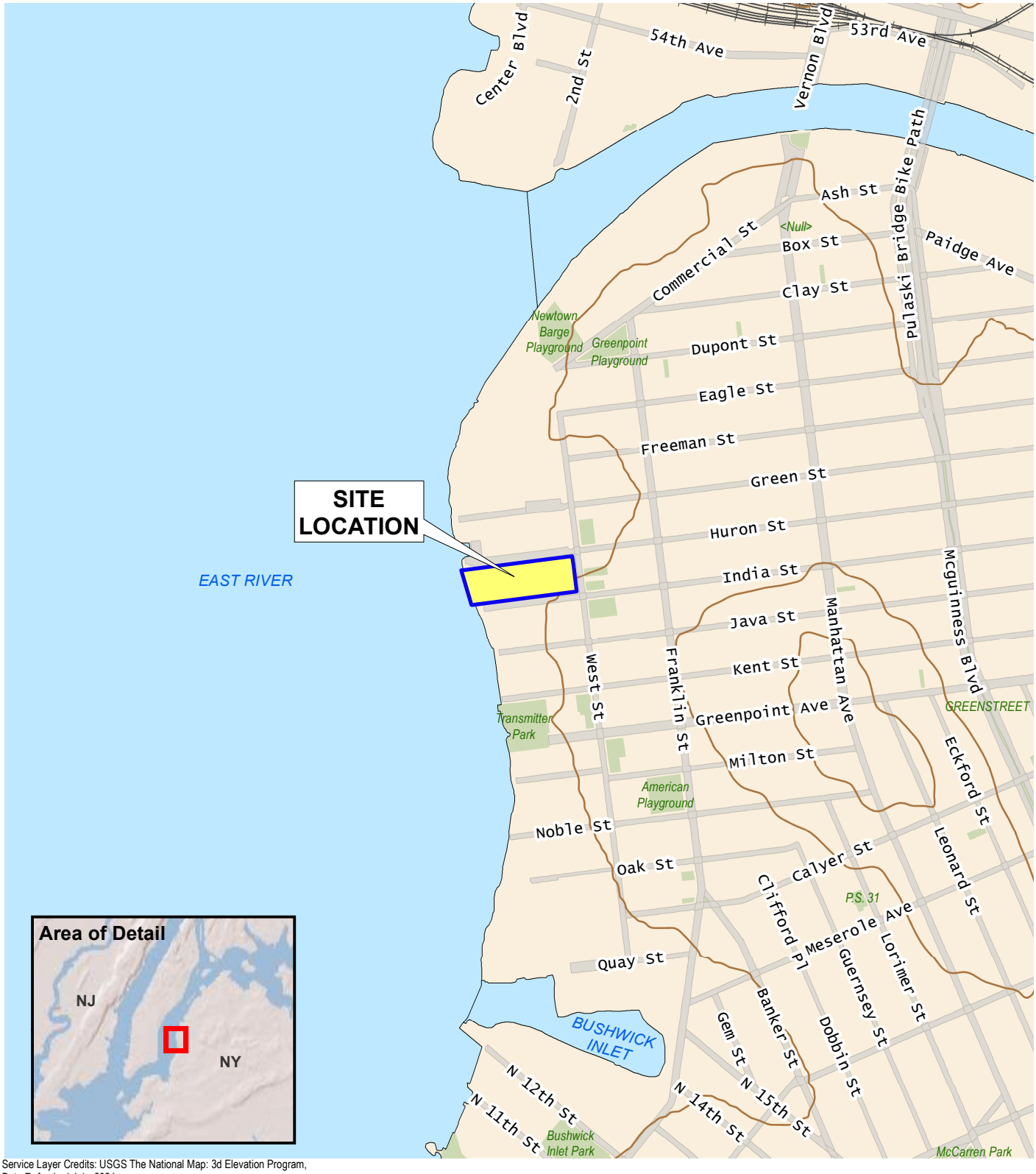
***Site Cover System***

- Site cover inspection was conducted on April 11, 2023.
- The Site cover system remains intact and protective of the Site. The following Site cover construction findings were documented during the reporting period:
    - No Site cover construction work was conducted in Buildings A or B. Minor surficial cracking was observed in the Building B basement-level floor slab, which appeared to have been patched and sealed. Based on a visual observation, none of the surficial cracks breached the Site cover, and as such, no corrective measures are recommended at this time.
    - Some pooled rainwater was observed on the Building B basement garage concrete slab, which was reportedly the result of malfunctioning sump pumps. According to building personnel, the sump pumps were repaired and the pooled water had been removed in late April 2023. The pooled rainwater is not expected to have had any impacts on the Site cover system, nor was it reflective of any issues with the integrity of the cover system. As such, no corrective measures are recommended at this time.
- The permanent Site cover system was present, undisturbed, and in good condition throughout all remaining portions of the Controlled Property.

***Sub-Slab Venting System***

- Portions of the aboveground piping for the sub-slab venting system in Building A are enclosed behind sheetrock walls and inaccessible. The riser pipe and exhaust stack located on the Building A fourth floor mechanical roof was observed to be in good condition, with no visible deficiencies requiring repair.
- In accordance with the NYSDEC-approved July 2020 revision to the SMP, AKRF screened the sample port on the exhaust stack using a photoionization detector (PID). PID readings collected from the effluent stack were non-detect.

# FIGURES




Service Layer Credits: USGS The National Map: 3d Elevation Program, Data Refreshed July, 2021

0 800 1,600

SCALE IN FEET



AKRF
440 Park Avenue South, New York, NY 10016

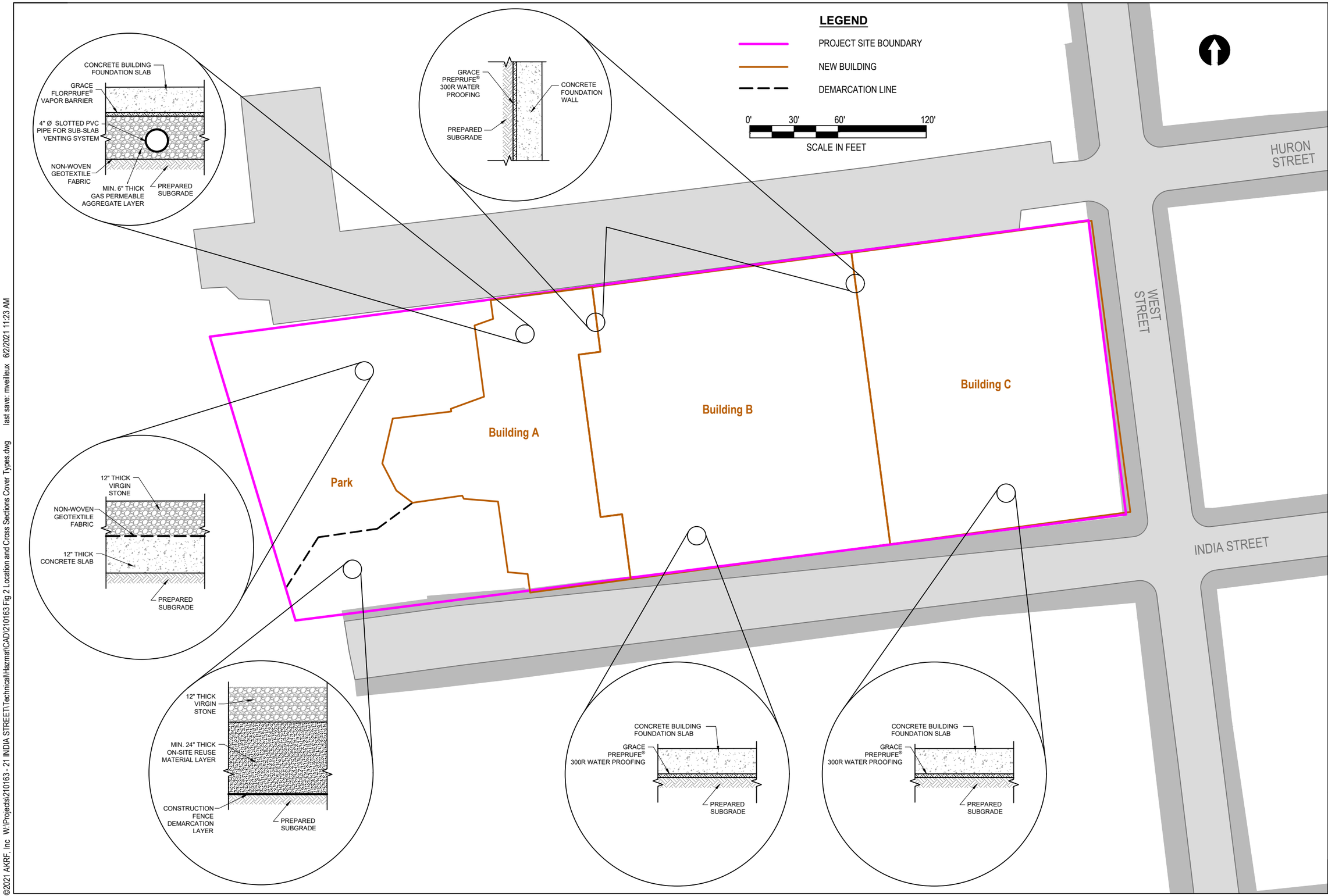
# Huxley Envelope Industrial Site
## 145 West Street
Brooklyn, New York

## SITE LOCATION MAP

DATE
5/27/2021

PROJECT NO.
210163

FIGURE
1

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440 Park Avenue South, New York, NY 10016

**Huxley Envelope Industrial Site**
**145 West Street**
Brooklyn, New York

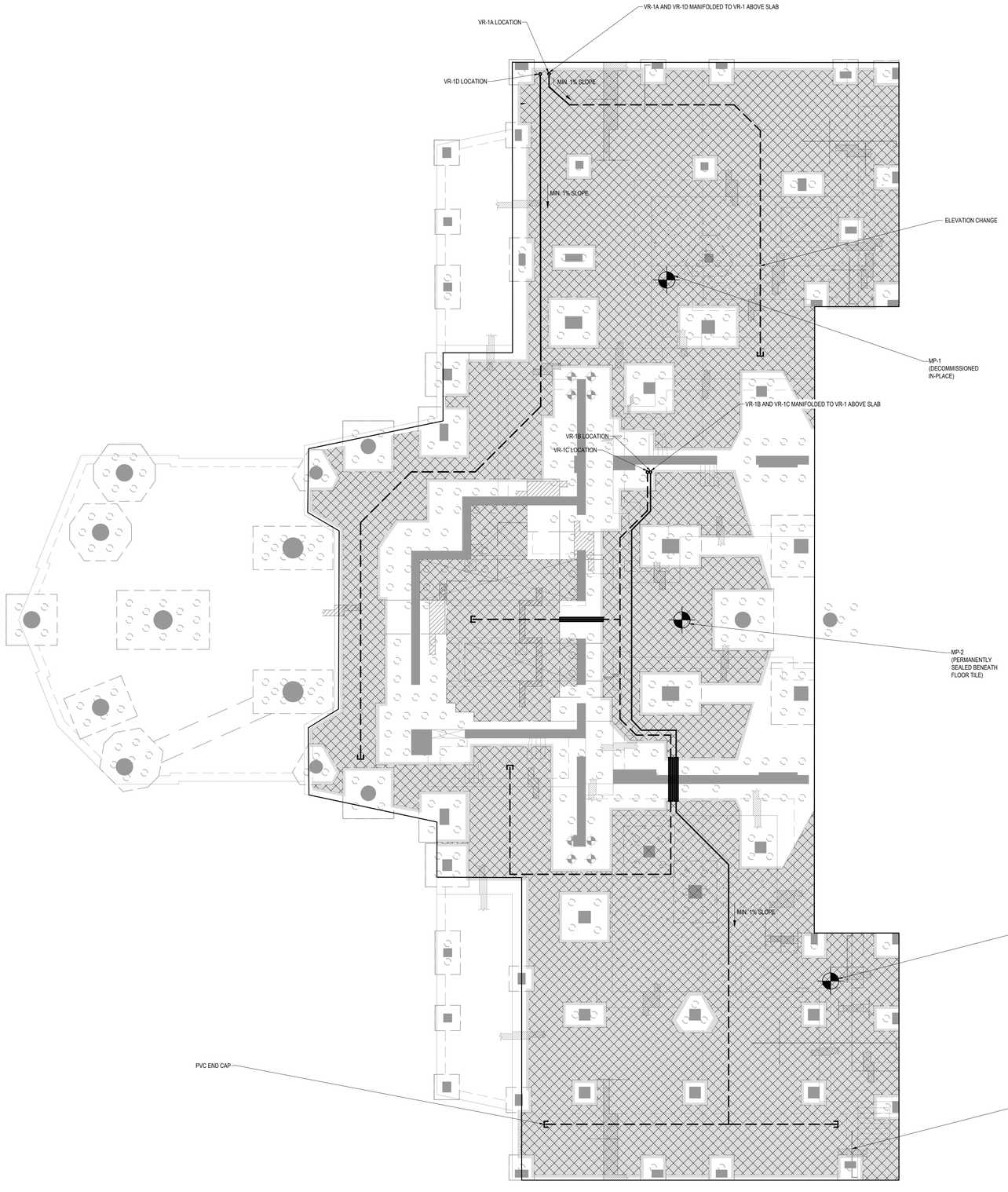
# LOCATION AND CROSS-SECTIONS OF REMEDIAL COVER SYSTEM TYPES

DATE
**6/2/2021**

PROJECT NO.
**210163**

FIGURE
**2**


W:\Projects\210163 - 21 INDIA STREET\Technical\Hazmat\CAD\210163 Fig 2 Location and Cross Sections Cover Types.dwg last save: mveilleux 6/2/2021 11:23 AM




**LEGEND**

- SLOTTED 4" PVC PIPE BENEATH SLAB WITH ENDCAP
- SOLID 4" PIPE BENEATH SLAB
- VERTICAL RISER
- VAPOR BARRIER INSTALLATION LOCATIONS. MINIMUM 6" OVERLAP OVER FOUNDATION MATS AND PILE CAPS
- MINIMUM 6" GRAVEL LAYER BENEATH VAPOR BARRIER
- EXTENT OF BUILDING A FIRST FLOOR
- PIPE SLEEVE THROUGH FOUNDATION ELEMENT
- MONITORING POINT LOCATION

0' 5' 10' 20'
SCALE IN FEET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440 Park Avenue South, New York, NY 10016


**Huxley Envelope Industrial Site**
**145 West Street**
Brooklyn, New York

# BUILDING A - VAPOR BARRIER AND SUBSLAB VENTING SYSTEM LAYOUT AND DESIGN DETAILS

DATE
**6/2/2021**

PROJECT NO.
**210163**

FIGURE
**3**

# APPENDIX A

## SITE REMEDIAL COVER SYSTEM INSPECTION FORM

**SITE REMEDIAL COVER INSPECTION FORM**

**Huxley Envelope Industrial Site**

**145 West Street, Brooklyn, New York**

| | |
|---|---|
| **NAME:** Thomas Giordano, AKRF, Inc. | **DATE:** 4/11/2023 |
| **TIME:** 10 AM – 11 AM | **WEATHER:** Partly Cloudy, 60-70 °F |
| **Annual Inspection or Emergency Inspection (if emergency, specify nature)?** Annual Inspection | |

***Park Area***

**Description of soil/landscaped area condition:**

- No activities or work observed taking place within the Park that would penetrate the cover system.
- Soil and vegetation cover was in good condition.

**Note any changes to or any unusual conditions of Site cover system component:**

- No issues/unusual conditions observed.
- No changes observed since 2022 annual inspection.

***Building A First Floor Concrete Slab***

**Description of floor condition:**

- Concrete floor slab appeared in good condition, with no visible cracks or unusual conditions.
- Some areas of the slab were covered with ceramic tile or carpeting.

**Note any changes to or any unusual conditions of Site cover system component:**

- No issues/unusual conditions observed.

***Building A Sub-Slab Venting System Abovegrade Components***

**Description of piping condition:**

- Piping manifold was covered by drywall and not accessible for inspection.
- The exhaust stack on the fourth floor roof was inspected – no visual issues/deficiencies observed.
- Sample port on fourth floor roof riser pipe was observed to be intact and in good condition.

**Exhaust Stack PID reading:**

Non-detect

**Note any changes to or any unusual conditions of abovegrade piping components:**

- No changes or unusual conditions observed. Conditions of the aboveground components were consistent with the 2022 PRR.

***Building B Basement Floor Concrete Slab and Basement Sidewalls***

**Description of floor and sidewall conditions:**

- Some surficial cracks were noted in the Building B floor slab. None of the surficial cracks breached the Site cover.
- Storage of building maintenance materials and parked vehicles covered portions of the floor slab.

**Note any changes to or any unusual conditions of Site cover system component:**

- Some pooled rainwater was observed on the Building B basement concrete slab, which was reportedly the result of malfunctioning sump pumps. According to building personnel, the sump pumps were repaired and the pooled water had been removed in late April 2023. The pooled rainwater is not expected to have had any impacts on the Site cover system, nor was it reflective of any issues with the integrity of the cover system. As such, no corrective measures are recommended at this time.

**Provide images to document conditions of each area and any unusual conditions.**

# APPENDIX B

## SITE-WIDE INSPECTION FORM

**SITE-WIDE INSPECTION FORM**

**Huxley Envelope Industrial Site, Brooklyn, New York**

**Overview of Site-Wide Inspection requirements:**

**1) General Site conditions at time of inspection;**

**2) Any Site activities currently being conducted;**

**3) Last Site Management Plan (SMP)-related Site Activity conducted, upcoming SMP-related tasks;**

**4) Institutional Control Checklist (SMP with Excavation Work Plan (EWP) maintained on-Site, routine SMP tasks being conducted);**

**5) Evaluation of Engineering Controls (in office); and**

**6) Site Documentation.**

---

**1) General Site conditions at time of inspection:**

| | |
|---|---|
| **NAME:** Thomas Giordano, AKRF, Inc. | **DATE:** 4/11/2023 |
| **TIME:** 10 AM – 11 AM | **WEATHER:** Partly Cloudy, 60-70 °F |
| **Annual Inspection or Emergency Inspection (if emergency, specify nature)?**<br>Annual Inspection | |

**Notes:**

- Site-wide inspection conducted for 2022 PRR

**2) Any SMP-related site activities currently being conducted**

**Notes:**

- None

**3) Last SMP-related Site Activity conducted, next SMP-related task**

**Notes:**

- No relevant activity since previous PRR. Last SMP-related activity comprised the 2022 annual site-wide inspection.
- The next planned SMP-related task includes the 2024 annual site-wide and cover system inspections and preparation of the seventh annual PRR.

**4) IC Checklist (SMP with EWP maintained on-Site, routine SMP tasks being conducted)**

| | |
|---|---|
| ***Copy of SMP with EWP on-Site?*** | Yes |

***Routine SMP tasks being conducted?***

**Annual cover system monitoring**: Yes

**Notes:**

- No SMP-related tasks were observed to be conducted on-site.

**5) Evaluation of ECs**

**Remedial cover system, and vapor barrier and sub-slab venting system component summaries (details to be evaluated in office):**

**Notes:**

- Park area: Park construction was completed in April 2019. During the 2023 inspection, no issues or activities were observed that would indicate deficiencies or impacts to the cover system.
- Building A: Aboveground piping for the sub-slab venting system in Building A was covered by drywall. The exhaust stack and sample port were observed on the fourth floor roof and appeared to be in good operating condition, with no visible deficiencies requiring repair. The sample port was screened for VOCs using a calibrated PID, and all readings were non-detect.
- Building B: Surficial concrete cracks were observed in Building B basement-level floor slab. None of the surficial cracks breached the Site cover. Some pooled rainwater was observed on the Building B basement concrete slab (in the parking garage), which was reportedly the result of malfunctioning sump pumps. According to building personnel, the sump pumps were repaired and the pooled water had been removed in late April 2023. The pooled rainwater is not expected to have had any impacts on the Site cover system, nor was it reflective of any issues with the integrity of the cover system. As such, no corrective measures are recommended at this time.
- No further issues noted.

**6) Site documentation**

**Updates regarding new Site hazardous materials usage, notification to NYSDEC regarding any changes to Site conditions/operations, quarterly/annual hazardous waste tax/fee filings, routine reporting to NYSDEC.**

**Notes:**

- No updates.

**Attachments:**

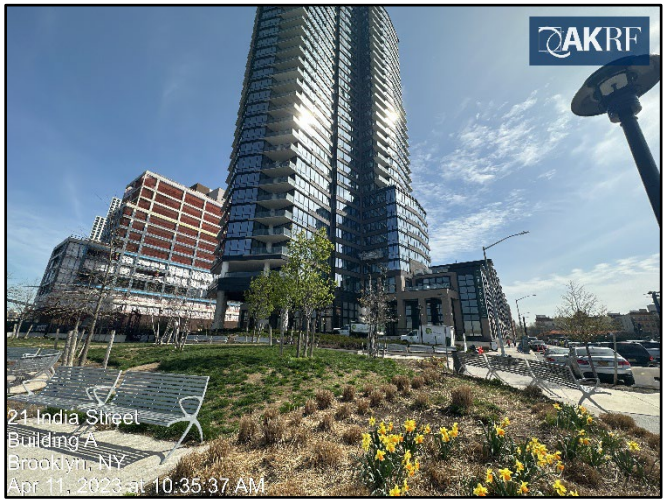
- Cover System Inspection Form

**Others:**

- See additional notes in the 2023 PRR.

# APPENDIX C
# PHOTOGRAPHIC LOG


**Photograph 1:** The Park in the western portion of the Site; facing southwest.

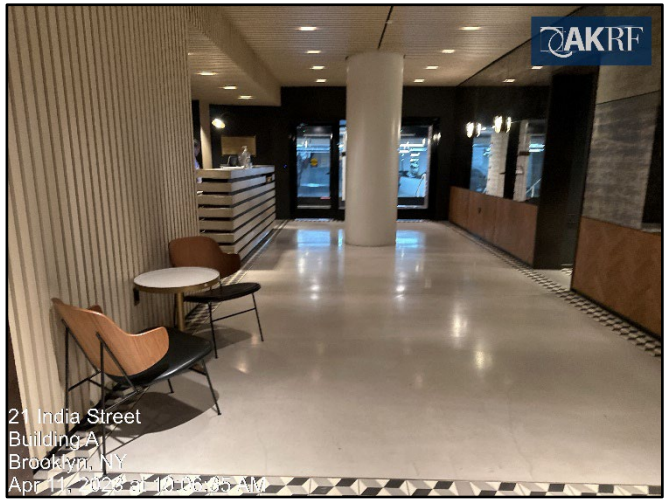



**Photograph 2:** Landscaped and impervious hardscaped areas; view facing northeast. Building A in background.


**Photograph 3:** Landscaping, hardscape, and hardscaped recreational area (to the right) in the Park; view facing west.


**Photograph 4:** Park landscaping and hardscaping areas, facing northeast.

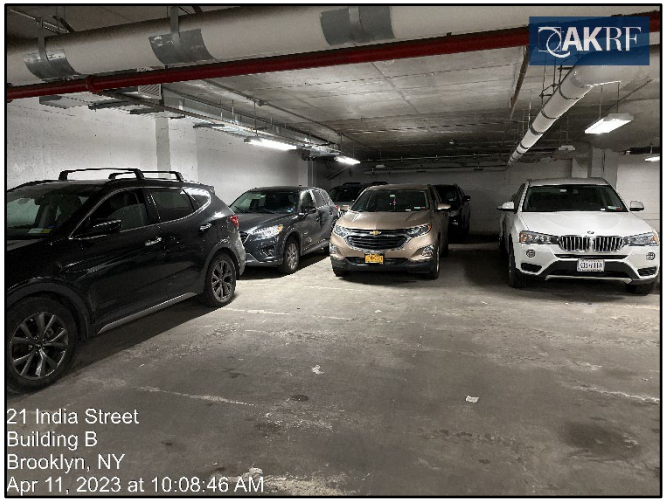

**Photograph 5:** Typical interior hallway on the first floor of Building A.



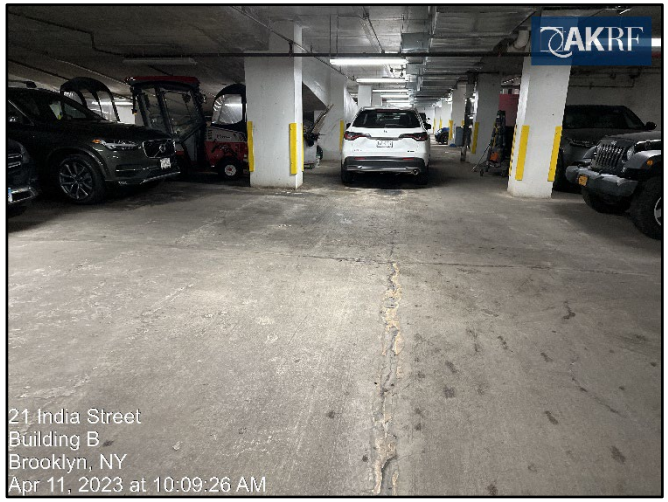

**Photograph 6:** First floor lobby in Building A.


**Photograph 7:** Passive sub-slab venting system exhaust stack; view facing northwest.


**Photograph 8:** Exhaust stack sample port PID measurement.

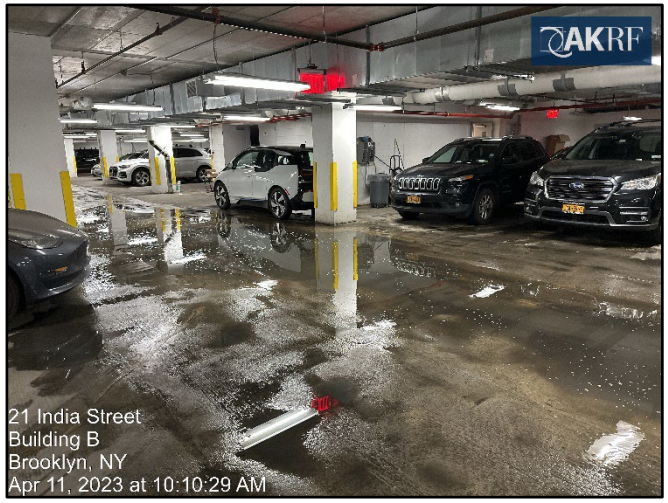



**Photograph 9:** Building B below-grade parking garage.




**Photograph 10:** Sealed surficial cracks observed in Building B floor slab.


**Photograph 11:** Sealed surficial cracks observed in Building B floor slab.




**Photograph 12:** Pooled rainwater noted on Building B floor slab (attributed to sump pumps not in operation at time of inspection).

# APPENDIX D

## INSTITUTIONAL AND ENGINEERING CONTROL CERTIFICATION FORM

**Enclosure 2**
**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**
**Site Management Periodic Review Report Notice**
**Institutional and Engineering Controls Certification Form**

**Site Details** **Box 1**

**Site No.** **C224147**

**Site Name Huxley Envelope Industrial Site**

Site Address: 21, 23 and 143 India Street Zip Code: 11222
City/Town: Greenpoint
County: Kings
Site Acreage: 2.650

Reporting Period: April 27, 2022 to April 27, 2023

| | YES | NO |
|---|---|---|
| 1. Is the information above correct? | X | ☐ |
| If NO, include handwritten above or on a separate sheet. | | |
| 2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period? | ☐ | X |
| 3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))? | ☐ | X |
| 4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period? | ☐ | X |
| **If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.** | | |
| 5. Is the site currently undergoing development? | ☐ | X |

**Box 2**

| | YES | NO |
|---|---|---|
| 6. Is the current site use consistent with the use(s) listed below? | X | ☐ |
| 7. Are all ICs in place and functioning as designed? | X | ☐ |

**IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

**A Corrective Measures Work Plan must be submitted along with this form to address these issues.**

Signature of Owner, Remedial Party or Designated Representative Date

**Box 2A**

| | YES | NO |
|---|---|---|
| 8. Has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid? | ☐ | X |

**If you answered YES to question 8, include documentation or evidence that documentation has been previously submitted with this certification form.**

| | YES | NO |
|---|---|---|
| 9. Are the assumptions in the Qualitative Exposure Assessment still valid? (The Qualitative Exposure Assessment must be certified every five years) | X | ☐ |

**If you answered NO to question 9, the Periodic Review Report must include an updated Qualitative Exposure Assessment based on the new assumptions.**

**SITE NO. C224147** **Box 3**

**Description of Institutional Controls**

| Parcel | Owner | Institutional Control |
|---|---|---|
| **9-2530-7502** | The Greenpoint Condominium | Ground Water Use Restriction<br>Site Management Plan<br>IC/EC Plan |
| **9-2530-8** | 19 India Fee Owner LLC | Ground Water Use Restriction<br>Site Management Plan<br>IC/EC Plan |

**Box 4**

**Description of Engineering Controls**

| Parcel | Engineering Control |
|---|---|
| **9-2530-7502** | Cover System<br>Vapor Mitigation |
| **9-2530-8** | Cover System |

**Box 5**

**Periodic Review Report (PRR) Certification Statements**

1. I certify by checking "YES" below that:

   a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the Engineering Control certification;

   b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and compete.

| YES | NO |
|---|---|
| X | ☐ |

2. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

   (a) The Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

   (b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

   (c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

   (d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

   (e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

| YES | NO |
|---|---|
| X | ☐ |

**IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

**A Corrective Measures Work Plan must be submitted along with this form to address these issues.**

_____ _____

Signature of Owner, Remedial Party or Designated Representative — Date

**IC CERTIFICATIONS**
**SITE NO. C224147**

**Box 6**

**SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE**

I certify that all information and statements in Boxes 1,2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Richard Kaelk (print name) at 60 Columbus Circle, 20th Fl, New York, NY 10023 (print business address)

am certifying as Owner (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.

Signature of Owner, Remedial Party, or Designated Representative Rendering Certification

5/25/2023
Date

**EC CERTIFICATIONS**

**Box 7**

**Professional Engineer Signature**

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Rebecca Kinal at AKRF, Inc., 440 Park Avenue South, 7th Flr, NY, NY 10016,
print name print business address

am certifying as a Professional Engineer for the Owner/Remedial Party
(Owner or Remedial Party)


Signature of Professional Engineer, for the Owner or Remedial Party, Rendering Certification

Stamp (Required for PE)

5/26/2023
Date