440 Park Avenue South, 7th Floor
New York, NY 10016
tel: 212.696.0670
www.akrf.com

Mr. Christopher Allan
New York State Department of Environmental Conservation
Division of Environmental Remediation
47-40 21st Street
Long Island City, New York, 11101

7.16.2025

Re: Quarterly Monitoring Report – 2025 2nd Quarter
975 Nostrand Avenue, Brooklyn, NY
NYSDEC Site No: C224335

Dear Mr. Allan:

This Quarterly Monitoring Report has been prepared by AKRF, Inc. (AKRF) to summarize routine sampling and monitoring activities performed at the 975 Nostrand Avenue site located in Brooklyn, New York (the "Site"), also identified as Block 1309, Lot 6 on the New York City Tax Map. The Site is situated on an approximately 1.369-acre parcel bounded to the north by a vacant lot (under construction); to the east by Clove Road, followed by multi-family residential buildings; to the south by mixed residential and commercial uses; and to the west by Nostrand Avenue followed by mixed residential and commercial uses and Sullivan Place. A Site location map is provided as Figure 1. A Site plan is provided as Figure 2.

On December 21, 2021, Nostrand Green LLC entered into a Brownfield Cleanup Agreement (BCA) (Index No. C224335-12-21) with NYSDEC as a Volunteer to remediate the Site. The Site was remediated to a Track 2 Restricted Residential Use Cleanup and will be used for residential and commercial uses. A Certificate of Completion (CoC) was issued by NYSDEC in December 2023.

Soil vapor beneath the Site remains contaminated with the chlorinated volatile organic compound (CVOC) tetrachloroethylene (PCE). Remedial activities were completed between July 2022 and September 2023 and included soil removal, underground storage tank (UST) removal, installation of below ground components of an active sub-slab depressurization system (SSDS), and a soil vapor extraction system (SVES). The SVES has operated continuously at the Site since November 2023. The aboveground components of the SSDS are being installed during building construction and the system will be activated upon building completion (expected Q3 2025).

Site management activities have been ongoing since the issuance of the CoC. This report summarizes the inspection and monitoring activities performed at the Site during the second quarter of 2025 between April 1 and June 30, which included quarterly inspection of the SVES and the SSDS. In accordance with the SMP, further assessment (and recommendations, if necessary) will be provided in the next annual Periodic Review Report (PRR) for the 2025-2026 period.

SVES Operation and Maintenance

SVES Monitoring

Initial startup of the SVES occurred in November 2023. A quarterly inspection was performed in May 2025 to monitor and evaluate the system performance. The quarterly SVES inspection comprised the following activities:

- Confirming that the blower is operating, and air is discharging through the exhaust piping;
- Checking the moisture separator tank;
- Recording SVES blower operation and variable-frequency drive (VFD) readings;
- Recording pre- and post-filter vacuum readings;
- Recording post-blower pressure levels;
- Field-screening for relative concentrations of volatile organic compounds (VOCs) at the granular activated carbon (GAC) vessel influent, intermediate, and effluent ports; and
- Recording vacuum readings at each SVES manifold leg and the monitoring points.

The SVES blower was noted to be operational during the reporting period; however, periodic system shutdowns occurred primarily due to issues with the temporary power in the building as construction activities continue at the Site. Shutdowns also occurred due to high pressure and high temperatures experienced during regular system operation. AKRF performed system maintenance and field adjustments to address the issues.

The system inspection completed in Q2 2025 did not detect elevated levels of VOCs [maximum 0.30 parts per million (ppm)] at the GAC vessel intermediate or effluent port, and as such, a GAC vessel changeout is not warranted at this time. No other significant changes were observed. The SVES layout is shown on Figure 3. The inspection log is provided in Attachment A.

SSDS Operation and Maintenance

In accordance with the SMP, inspections of the SSDS are to be conducted on an annual basis after the first year following issuance of the CoC. The annual SSDS inspection for 2025 will be conducted in Q3 (refer to scheduled activities below). However, the installed SSDS components were inspected during the quarterly visit and no issues were noted.

An active SSDS (total 3 separate systems) will be operated at the Site to mitigate the potential for soil vapor intrusion into the new building. The SSDSs will induce a negative pressure (i.e., vacuum) beneath the newly constructed building slab. The underground elements of the SSDS were installed beneath the building slab following remedial excavation, prior to receipt of the CoC. The SSDS layout is shown on Figure 4. Since the last SSDS inspection in October 2024, the SSDS suction fans have been installed on the roof of the building. All installed elements were noted to be in good condition and no issues were noted. The SSDSs are scheduled to be started in Q3 2025.

Scheduled Activities

AKRF will continue to conduct quarterly SVES inspections; the next inspection is scheduled for August 2025. As stated in the revised NYSDEC-approved January 2024 SMP, SSDS inspection frequency will be reduced to annually after the first year; therefore, the next SSDS inspection will be conducted in Q3 2025, following system startup and prior to the building occupancy. The next round of extracted vapor sampling from the SVES is expected in November 2025 (or sooner if required).

If you have any questions regarding the information presented herein, please contact Ashutosh Sharma at (646) 388-9865 or asharma@akrf.com.

Sincerely,
AKRF, Inc.

Ashutosh Sharma
Vice President

Axel Schwendt
Vice President

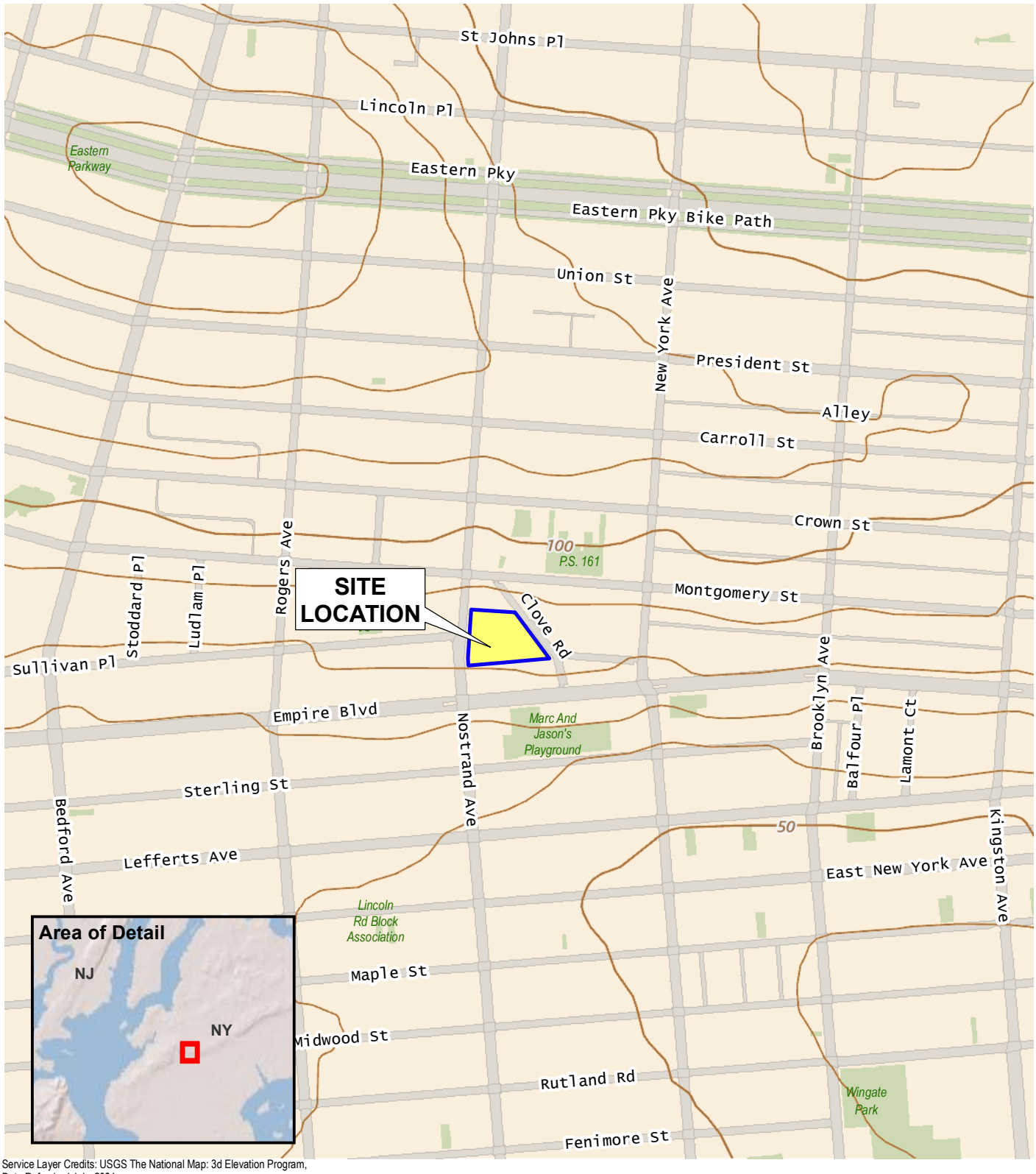
Attachments:

Figure 1	Site Location
Figure 2	BCP Site Plan and Sample Location Plan
Figure 3	SVES Layout Plan
Figure 4	SSDS Layout Plan
Attachment A	SVES Inspection Log

cc (electronic copy only):

Cris-Sandra Maycock– NYSDEC
Sally Rushford – NYSDOH
Marlee Busching-Truscott – Nostrand Green LLC
Rebecca Kinal – AKRF

FIGURES



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

0 600 1,200

SCALE IN FEET

AKRF
440 Park Avenue South, New York, NY 10016

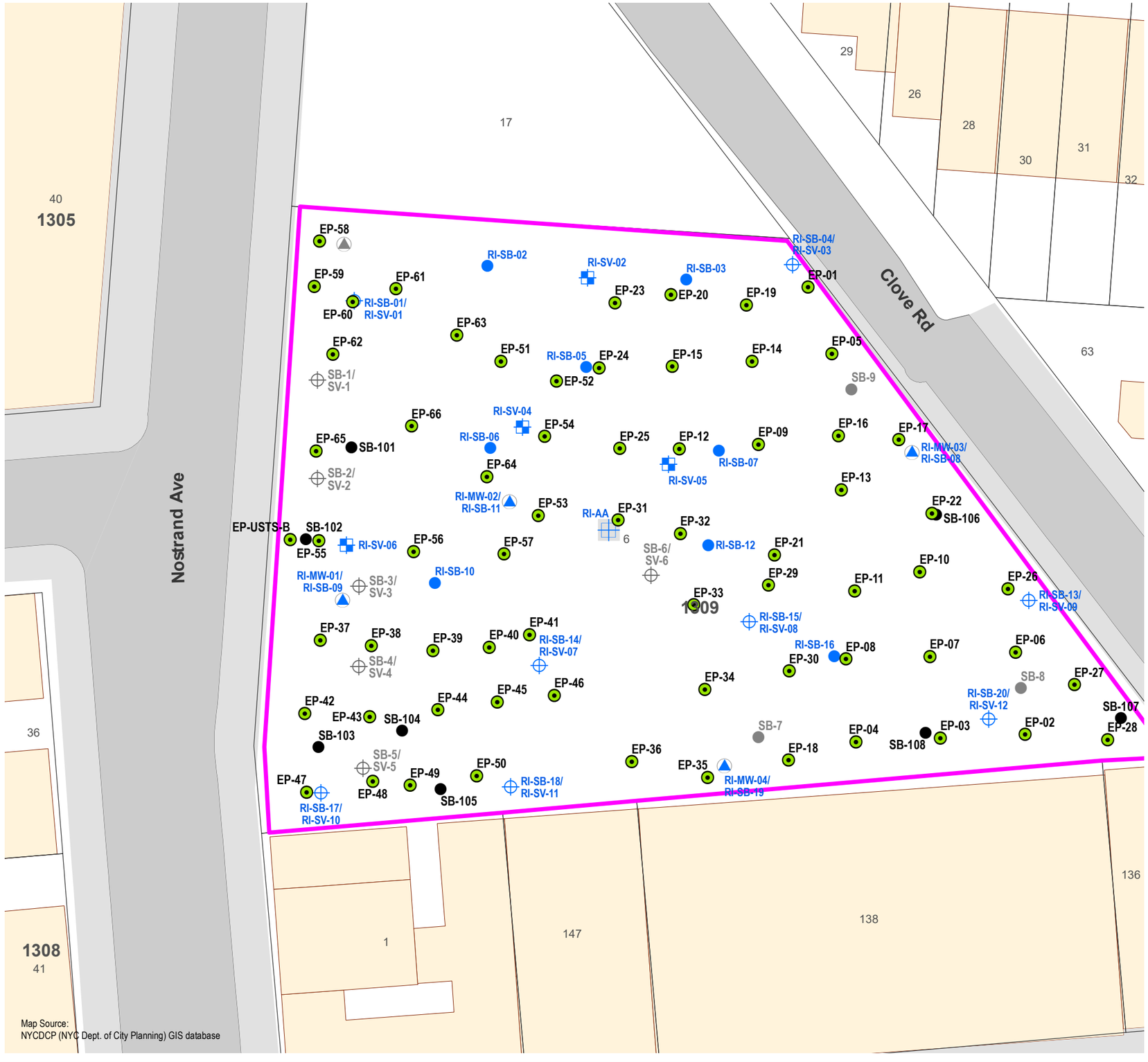
975 Nostrand Avenue
Brooklyn, New York

SITE LOCATION

DATE
8/23/2023

PROJECT NO.
210225

FIGURE
1



Map Source:
NYCDCP (NYC Dept. of City Planning) GIS database

LEGEND

- BCP SITE BOUNDARY
- 6 LOT BOUNDARY
- 1309 BLOCK NUMBER
- BUILDING
- EXISTING MONITORING WELL
- PREVIOUS SOIL BORING (EBI CONSULTING, 2020)
- PREVIOUS SOIL BORING/SOIL VAPOR POINT (EBI CONSULTING, 2020)
- SOIL BORING LOCATION (AKRF, 2021)
- RI SOIL BORINGS
- RI SOIL BORING/MONITORING WELL
- RI SOIL BORING/SOIL VAPOR POINT
- RI SOIL VAPOR POINT
- RI AMBIENT AIR SAMPLING LOCATION
- ENDPOINT SAMPLE LOCATION

0 20 40 80
SCALE IN FEET

AKRF
440 Park Avenue South, New York, NY 10016

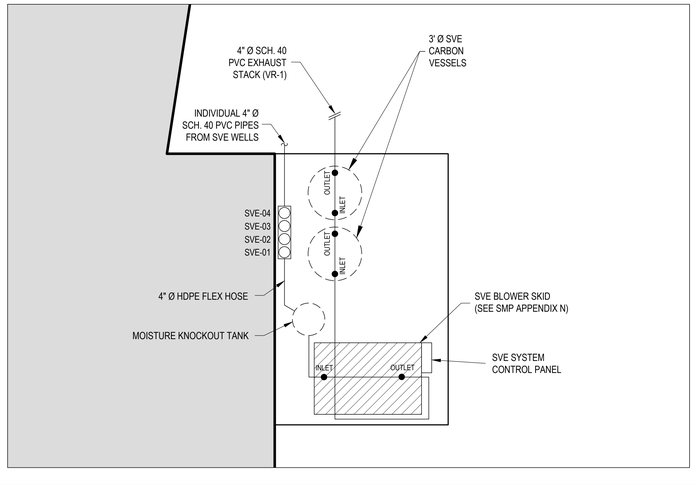
975 Nostrand Avenue
Brooklyn, New York

BCP SITE PLAN AND SAMPLE LOCATION PLAN

DATE
11/22/2023

PROJECT NO.
210225

FIGURE
2



1 FIG 3 SOIL VAPOR EXTRACTION SYSTEM AS- BUILT LAYOUT

SCALE IN FEET

NOTE: PIPE SPACING NOT TO SCALE

2 FIG 3 SVE EQUIPMENT AREA

SCALE IN FEET

NOTE: PIPE SIZE AND SPACING NOT TO SCALE

SVE VAPOR MONITORING POINT LOCATIONS		
ID	COLUMN LOCATION	ROOM
SVMP-01	144	GARAGE (SOUTH)
SVMP-02	143	RETAIL STORAGE
SVMP-03	153	GAS ROOM

LEGEND

ABOVEGROUND SOLID 4" Ø SCHEDULE 40 PVC PIPE FROM SVE WELLS

SOIL VAPOR EXTRACTION (SVE) WELL (SEE AB-3)

SVE-01

SVE VAPOR MONITORING POINT (SEE AB-3)

SVMP-1

akrf
440 Park Avenue South, New York, NY 10016

975 Nostrand Avenue
Brooklyn, NY. Block 1309, Lot 6

SVES LAYOUT PLAN

DATE
5/27/2025

PROJECT NO.
210225

FIGURE
3

LEGEND:

- EXTENT OF GCP PREPRUFE AND GAS-PERMEABLE AGGREGATE UNDER 5" CONCRETE SLAB. TOP OF 5" CONCRETE SLAB = [65.25']
- EXTENT OF GCP PREPRUFE AND GAS-PERMEABLE AGGREGATE UNDER 42" THICK FDN MAT. TOP OF 42" THICK CONCRETE FOUNDATION MAT = [65.25']
- RISER SLAB PENETRATION
- SOLID 4" DIA. SCHEDULE 40 PVC - MIN. 1% UNIFORM SLOPE TOWARDS SSDS SLOTTED PIPE OR CONDENSATE DRAIN
- SLOTTED 4" DIA. SCHEDULE 40 PVC WITH PVC END CAP - NO SLOPE REQUIRED
- SSDS MONIOTING POINT
- SOIL VAPOR EXTRACTION (SVE) WELL - BY OTHERS
- SVE VAPOR MONITORING POINT - BY OTHERS
- SSDS CONDENSATE DRAIN

PROPERTY LINE

NOSTRAND AVENUE

℄ OF MTA TUNNEL

MTA SUBWAY TUNNEL

CLOVE ROAD

5" CONCRETE SLAB ON GRADE WITH 6x6 - W2.9xW2.9 W.W.F. OVER 6" OF ¾" CLEAN CRUSHED STONE

10" FRAMED CONCRETE RAMP SLAB ON GRADE WITH #5 AT 12" O.C. EACH WAY TOP & BOTTOM

10" FRAMED CONCRETE RAMP SLAB

SSDS-01 (37'-8", 226'-9") INV. EL 59.07'

SSDS-08 INV. EL 59.4' (87',220')

SSDS-09 (106'-0", 207'-0") INV. EL 64.0'

(126'-0", 206'-0") INV. EL 64.0'

(123'-10", 191'-11")

(102'-0", 183'-0") INV. EL 64.0'

MP-8 (51',182')

MP-1 (100',177')

(26'-6", 154'-2")

(38'-3", 152'-4")

(35'-4", 137'-11") INV. EL 58.8'

INV. EL 59.1' (71'-4", 135'-6")

(82'-7", 133'-9")

INV. EL 59.3'

MP-7 (34'-2",120'-4")

INV. EL 59.75' (27'-10", 115'-11")

MP-2 (88',110')

INV. EL 63.5'

(111'-3", 107'-3") INV. EL 64.0'

(95'-0", 117'-8") INV. EL 64.0'

(117'-5", 147'-6")

(100'-0", 150'-2")

SSDS-02

SSDS-10

(147'-0", 154'-0") INV. EL 64.0'

MP-10 (168',209')

(175'-0", 208'-0") INV. EL 59.55'

INV. EL 60.0' (166', 187'-11")

MP-11 (204',148')

INV. EL 59.55' (245'-11", 147'-3")

(255'-3", 138'-4") INV. EL 59.64'

(258'-6", 123'-6")

(207'-8", 122'-11") INV. EL 60.0'

(142'-3", 123'-7") INV. EL 64.0'

MP-3 (167',117')

MP-12 (250',116')

INV. EL 60.19'

(101'-1", 100'-0")

MP-9 (122',93')

(152'-0", 101'-0") INV. EL 64.0'

INV. EL 60.42' @ MAT INV. EL 63.7' @ SLAB

SSDS-03

(177'-2", 82'-6")

INV. EL 60.16'

(209'-7", 91'-4")

(277'-6", 90'-9") INV. EL 59.5'

(23'-7", 68'-8")

(29'-4", 87'-8")

SSDS-06

INV. EL 59.75' (20'-2", 68'-11")

SSDS-09 (119'-8", 79'-4")

INV. EL 64.0'

SSDS-10 THRU 15 SPACED @ 6" O.C INV. EL 64.0'

(183'-4", 73'-4")

(243'-2", 73'-10") INV. EL 59.75'

MP-13 (252',68')

SSDS-13

SVF-03 (29',61')

(28'-1", 59'-3")

INV. EL 60.3'

SVE-04 (65',63')

(53'-9", 61'-11")

(100'-11", 57'-9") INV. EL 60.16'

INV. EL 60.16' (137'-1", 52'-6")

INV. EL 64.0'

(201'-9", 61'-11")

INV. EL 59.75' (220'-11", 55'-6")

SSDS-14

SSDS-05

SVMP-2 (54',48")

INV. EL 60.3'

INV. EL 62.7'

(194'-11", 38'-11")

(93'-0", 44'-0")

(293'-1", 44'-5")

SVMP-3 (8',37")

INV. EL 59.75' (24'-2", 28'-8")

INV. EL 60.42' @ MAT INV. EL 63.61' @ SLAB

(55'-3", 38'-1")

INV. EL 60.3'

SVMP-1 (62',28')

(50'-5", 25'-7")

SVE-02 (18',25')

MP-6 (56',25')

SVE-01 (51',24')

INV. EL 63.8'

SSDS-04

(83'-3", 20'-0")

SSDS-04 SSDS-03 SSDS-02 SSDS-01 SSDS-09 SSDS-08 SSDS-07 SSDS-06 SSDS-05 SPACED @ 6" O.C. INV. EL 64.0'

MP-4 (77',17')

MP-5 (162',12')

INV. EL 64.0'

(214'-4", 22'-0")

(233'-10", 28'-8")

INV. EL 63.8'

(179'-8", 23'-4")

(276'-11", 32'-9")

INV. EL 59.75' (292'-9", 12'-5")

MP-14 (302',11')

INV. EL 59.2' (328'-1", 11'-11")

80'-11"

181'-1"

PROJECT (0',0')

APPROXIMATE EXTENT WHERE 6-MIL PLASTIC SHEETING INSTALLED UNDER GAS PERMEABLE AGGREGATE IN LIEU OF GEOTEXTILE FABRIC

EXTEND F4.0 FOOTING AND REINFORCING AS SHOWN

985 NOSTRAND AVE. BLOCK 1309 LOT 1

EXISTING 3 STORY BRICK BUILDING. BOTTOM OF FOOTING ELEV. = 66.0'± PER TEST PIT, TP-1, PERFORMED BY LANGAN ENGINEERING, V.I.F.

353 EMPIRE BLVD. BLOCK 1309 LOT 147

EXISTING 1 STORY BRICK BUILDING. BOTTOM OF FOOTING ELEV. = 63.0'± PER TEST PIT, TP-2, PERFORMED BY LANGAN ENGINEERING, V.I.F.

EXISTING 1 STORY BRICK BUILDING. BOTTOM OF FOOTING ELEV. = 68.0'± PER TEST PIT, TP-3, PERFORMED BY LANGAN ENGINEERING, V.I.F.

EXISTING 1 STORY BRICK BUILDING

357 EMPIRE BLVD. BLOCK 1309 LOT 138

EXISTING 1 STORY BRICK BUILDING

EXISTING 1 STORY BRICK BUILDING. BOTTOM OF FOOTING ELEV. = 68.0'± PER TEST PIT, TP-4, PERFORMED BY LANGAN ENGINEERING, V.I.F.

381 EMPIRE BLVD. BLOCK 1309 LOT 136

EXISTING 1 STORY BRICK BUILDING. BOTTOM OF FOOTING ELEV. = 60.0'± PER TEST PIT, TP-4, PERFORMED BY LANGAN ENGINEERING, V.I.F.

EXISTING 1 STORY BRICK BUILDING. BOTTOM OF FOOTING INCONCLUSIVE BASED ON TEST PIT TP-5 PERFORMED BY LANGAN ENGINEERING. ASSUME BOTTOM OF FOOTING ELEVATION = 73.0'±, V.I.F.

SOURCE: Oliviero Construction Corp., "SSDS & SVE AS-BUILT", Drawing No. VE-01, Dated September 06, 2023.

STATE OF NEW YORK · REBECCA A. KINKEL · 082046-1 · LICENSED PROFESSIONAL ENGINEER

AKRF
440 Park Avenue South, New York, NY 10016

975 Nostrand Avenue
Brooklyn, NY. Block 1309, Lot 6

SSDS LAYOUT PLAN

DATE
4/24/2024

PROJECT NO.
210225

FIGURE
4

ATTACHMENT A

SVES INSPECTION LOG

SVE INSPECTION LOG
MONTHLY SOIL VAPOR EXTRACTION SYSTEM INSPECTION
975 Nostrand Avenue, Brooklyn, NY

Inspector Name: B. Hess	**Date:** 5/19/2025
Time IN: 08:00	**Time OUT:** 12:45

GENERAL

Weather: Sunny	Temperature: 58-71 F	Barometric Pressure:	29.8	Equipment Room Temperature:	65-75

When was the last rain event? 5/17/2025

Is the SVE blower currently operating? **Yes** / No (circle one)
If no, ALERT PROJECT MANAGER and please list reason/alarm condition:

What is the VFD setting? 60 Hz
If under 30 Hz, ALERT PROJECT MANAGER:

Is condensate in the knockout tank gauge below the low-high float sensor? **Yes** / No (circle one)
If no, ALERT PROJECT MANAGER and manually drain knockout tank

Is transfer pump working? **Yes** / No (circle one)
If no, ALERT PROJECT MANAGER.

Is 50-gallon drum full? Yes / **No** (circle one)
If yes, acknowledge alarm on panel and ALERT PROJECT MANAGER.

Any evidence of system tampering, vandalism or damage? Yes / **No** (circle one)
If yes, ALERT PROJECT MANAGER and please note findings:

Any evidence of system tampering, vandalism or damage to the exhaust stack? Yes / **No** (circle one)
If yes, ALERT PROJECT MANAGER and please note findings:

Notes: This SVE Inspection Log should be completed along with the sampling log for each sampling event.
PID - Photoionization Detector; ppm - parts per million; NA - Not applicable; GAC - Granular Activated Carbon

Comments:

Emergency Contact Information

Name	Title	Contact Number
Ashutosh Sharma	AKRF Project Manager	646-388-9865 (office)
Joseph Kohl Riggs	Owner's Representative	718-473-9663 (office)

SVE INSPECTION LOG
MONTHLY SOIL VAPOR EXTRACTION SYSTEM INSPECTION
975 Nostrand Avenue, Brooklyn, NY

SVE Operation
CALL PROJECT MANAGER IF READING OUTSIDE ACCEPTABLE/TYPICAL RANGE (IN GRAY)

Pre-Blower Inlet Temperature (°F): 40-80°F	Post-Blower Outlet Temperature (°F): 70-110°F	Knockout Tank Vacuum (Inches of water column): 0-90 inH2O
68	120	0
Pre-filter Vacuum (Inches of water column): 0-90 inH2O	**Post-filter Vacuum (Inches of water column): 0-90 inH2O**	**Post-Blower Pressure (Inches of water column): 0-90 inH2O**
25	30	32
GAC Influent PID (ppm):	**GAC Intermediate PID (ppm): Less than GAC Influent PID**	**GAC Effluent PID (ppm): 0 ppm**
0.2	0.3	0

Monitoring Location	**Vacuum Reading "H2O** Between 0 and 90 "H2O	**Air Flow Reading "H2O** Between 0.000 and 0.050 "H2O	**Air Flow Reading CFM**	**Notes**
SVE-01	18	0.065		
SVE-02	19	0.15		
SVE-03	17.5	0.18		
SVE-04	17.5	0.125		

SVMP-01	***-0.296***
SVMP-02	***inaccessible***
SVMP-03	***-0.225***