

**Date:** May 11, 2026

**To:** Ms. Marlen Salazar, NYSDEC Project Manager

**From:** Omar Ramotar, P.E. - Roux Environmental Engineering and Geology, D.P.C.

**CC:** Frank Cherena – Roux Environmental Engineering and Geology, D.P.C.  
 Wendy Shen – Roux Environmental Engineering and Geology, D.P.C.  
 Jessica Lam – Roux Environmental Engineering and Geology, D.P.C.  
 Mordy Fulop, Bergen St Equity LLC  
 Jacob Katz, Bergen St Equity LLC  
 Linda Shaw, Esq., Knauf Shaw LLP

**Subject:** Sub-Slab Depressurization System Design Memorandum (Rev. 1)  
 BCP Site Number C224403  
 270 Bergen Street, 280 Bergen Street, 290-298 Bergen Street & 265 Wyckoff Street  
 Brooklyn, New York  
 Tax Block 388, Lots 19-21 and 57

This Sub-Slab Depressurization System (SSDS) Design Memorandum describes the planned installation of the active SSDS at the Site. This work is being performed to mitigate potential soil vapor intrusion and ensure the ongoing protection of human health and the environment. The SSDS Site Plan and Details are provided on Drawings 1 and 2. Additional details of the installation and post-installation monitoring program are described in the sections below.

**1. SSDS Installation Plan**

The SSDS components will be installed prior to installation of the new slab associated with each new building (Buildings A, B, C and D) to be constructed<sup>1</sup>. The SSDS will include 4-inch diameter horizontal PVC vapor collection pipes embedded below the new slab and routed around major foundation elements, as necessary. The perforated vapor collection piping will be connected by solid 4-inch diameter PVC header piping beneath the new slab. The solid 4-inch diameter PVC header pipes will then be routed to the central portion of each building and transitioned to 4-inch diameter cast iron piping before penetrating the first-floor slab. The final SSDS layout and actual penetrations to the first-floor slab will be based on actual Site conditions at the time of construction and will be coordinated with the Site Architect with modifications, if any, being reflected in the as-built drawings.

The cast iron piping described above will be routed for each building through planned utility chases and will be coordinated with the final layout for other building utilities. All slab/wall penetrations will be sealed with silicone sealant or similar approved product.

The cast iron risers will terminate on the roof and be connected to exhaust blower(s) at each building. The discharge stack will extend to a minimum of two feet above the roof line. The discharge point will be located at a minimum of ten feet from any HVAC air inlets and the property line. There are no occupied spaces on the roof.

**2. SSDS Installation Schedule**

The tentative schedule for SSDS installation is as follows:

- Building “B” – Week of May 18, 2026
- Building “C” – Week of May 25, 2026

<sup>1</sup> The individual buildings slabs will not be connected to each other.

- Building “A” – Week of June 1, 2026
- Building “D” – Week of June 8, 2026

### 3. Analytical Sampling Points/ Pressure Field Points

The Location of the proposed analytical sampling points/ pressure field points are shown on Drawing 1. Three (3) points will be installed for each building. Since the actual installation of these points will occur at a later date after the foundation slab has been poured, concrete sleeves will be installed and plugged, in the interim, at each proposed penetration. All proposed penetrations will be properly sealed with vapor barrier tape or sealant in accordance with manufacturer requirements. The points will then be installed within these sleeves in accordance with Detail 6 on Drawing 2.

### 4. Post-SSDS Installation Pressure Field Testing Protocol

A post-SSDS installation pressure field extension testing protocol will be implemented to verify the efficacy of the installed SSDS system. Vacuum readings will be collected in inches of water (in H<sub>2</sub>O) from the sub slab points installed across the four buildings to assess the vacuum distribution across the building slabs and to confirm that a minimum vacuum of -0.004 in H<sub>2</sub>O is present throughout the Site's buildings.

### 5. Post-SSDS Indoor Air Sampling Protocol

An indoor air sampling event will be required after installation of the SSDS and prior to occupying the building, as required by the approved RAWP. Following completion of the enclosure of the building, a soil vapor intrusion (SVI) evaluation will be conducted. This will include collection of soil vapor samples from the twelve (12) soil vapor locations and co-located indoor air samples from the first floor of the building. The SVI Evaluation will be performed in accordance with the NYSDOH Guidance for Evaluating Soil Vapor Intrusion in the State of New York (2006 and subsequent updates). The collected samples will be compared to the NYSDOH soil vapor/indoor air decision matrices to help determine the effectiveness of the SSDS in mitigating indoor air concentrations.

### 6. Post-SSDS Installation Documentation

Once the SSDS has been installed, as-built drawings will be prepared, submitted to the NYSDEC and NYSDOH and documented in the Final Engineering Report (FER).

### 7. Long-Term SSDS Monitoring Plan

The long-term SSDS monitoring plan will be incorporated into an updated SMP that will be submitted to the NYSDEC for review and approval.

Omar Ramotar, P.E.  
NYS Professional Engineer #077995

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Date

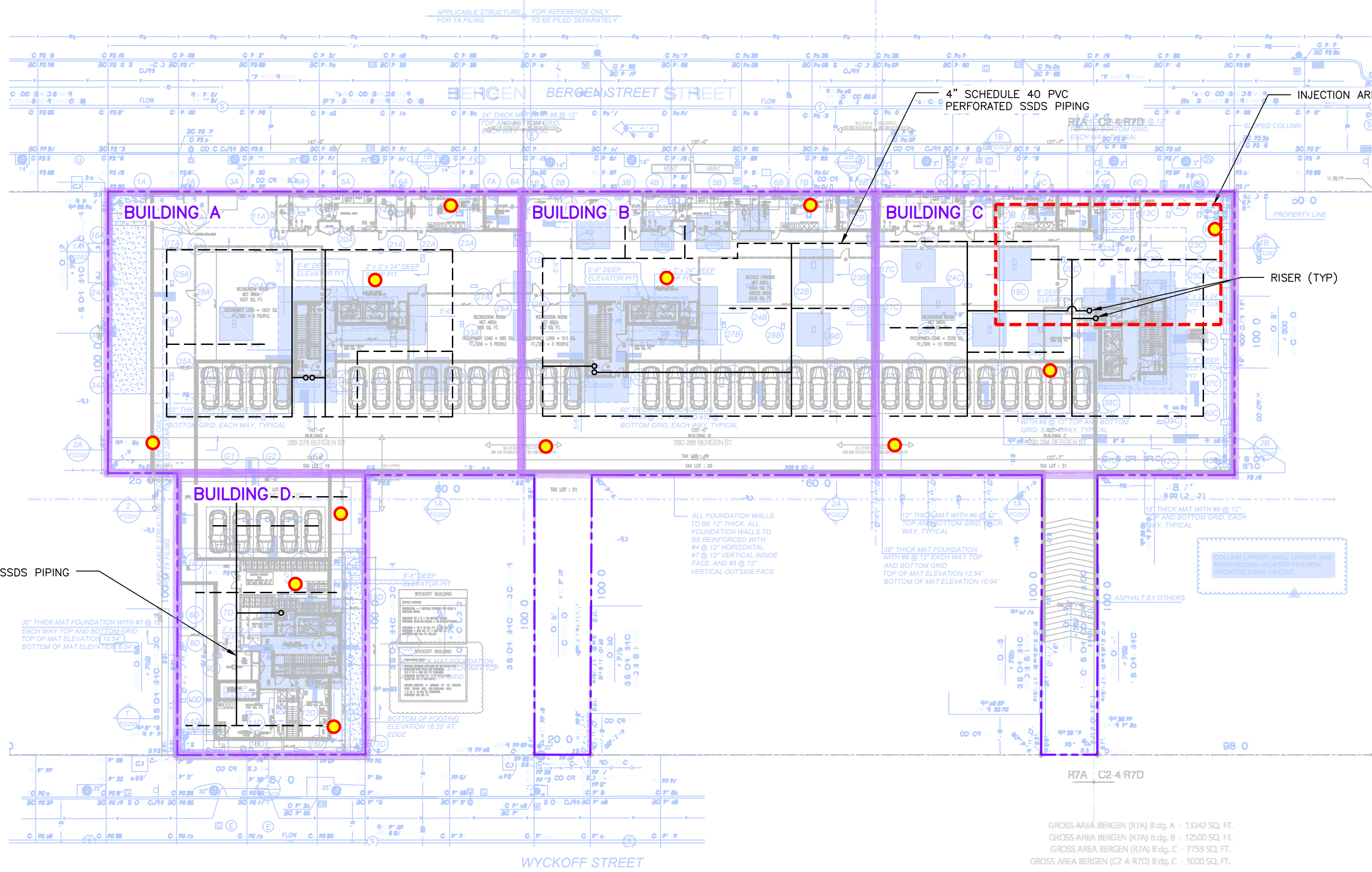
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**Sub-Slab Depressurization System Design Memorandum**  
**BCP Site Number C224403**  
**Brooklyn, New York**

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**FIGURES**

1. Sub-Slab Depressurization Design
2. Sub-Slab Depressurization Design Details



4" PVC SOLID SSSD PIPING

4" SCHEDULE 40 PVC PERFORATED SSSD PIPING

INJECTION AREA

RISER (TYP)

GROSS AREA BERGEN (R7A) Bldg. A - 13242 SQ. FT.  
 GROSS AREA BERGEN (R7A) Bldg. B - 12500 SQ. FT.  
 GROSS AREA BERGEN (R7A) Bldg. C - 7759 SQ. FT.  
 GROSS AREA BERGEN (C2-4-R7D) Bldg. C - 5000 SQ. FT.

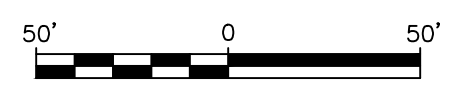
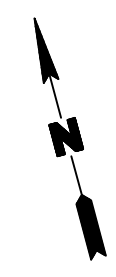
GROSS AREA WYCKOFF - 4548 SQ. FT.  
 LOT AREA (R7A) - 45571 SQ. FT.  
 LOT AREA (C2-4-R7D) - 5129 SQ. FT.  
 TOTAL ZONING LOT AREA - 50700 SQ. FT.

LEGEND

- SITE BOUNDARY
- APPROXIMATE LOCATION OF PROPOSED ANALYTICAL SAMPLING POINTS/PRESSURE FIELD POINTS FOR NEW CONSTRUCTION
- SSSD PIPING
- SSSD VERTICAL RISER

NOTES

1. SUB-SLAB DEPRESSURIZATION SYSTEM PIPING SHALL BE THE LAST SUBSURFACE UTILITY PLACED BEFORE SLAB IS POURED.
2. CONTRACTOR SHALL COORDINATE INSTALLATION OF SUB-SLAB DEPRESSURIZATION PIPING WITH THE FOUNDATION, PLUMBING, MECHANICAL, GEOTHERMAL, AND ELECTRICAL CONTRACTORS.
3. SUB-SLAB DEPRESSURIZATION SYSTEM PIPING SHALL BE INSTALLED IMMEDIATELY BELOW SLAB AS SHOWN ON DETAILS. CONTRACTOR SHALL TRANSITION PIPING FROM VARYING SLAB ELEVATIONS WITHIN BUILDING FOOTPRINT, IF APPLICABLE, UTILIZING 45 DEGREE ELBOWS. LOW POINTS FOR SOLID PVC HEADER PIPING SHALL BE SLOPED DOWN TOWARDS NEAREST PERFORATED PIPE RUN TO PREVENT POTENTIAL CONDENSATE BUILDUP IN SOLID HEADER PIPING.
4. RISERS FOR SUB-SLAB DEPRESSURIZATION SYSTEM SHALL TERMINATE ON ROOF.



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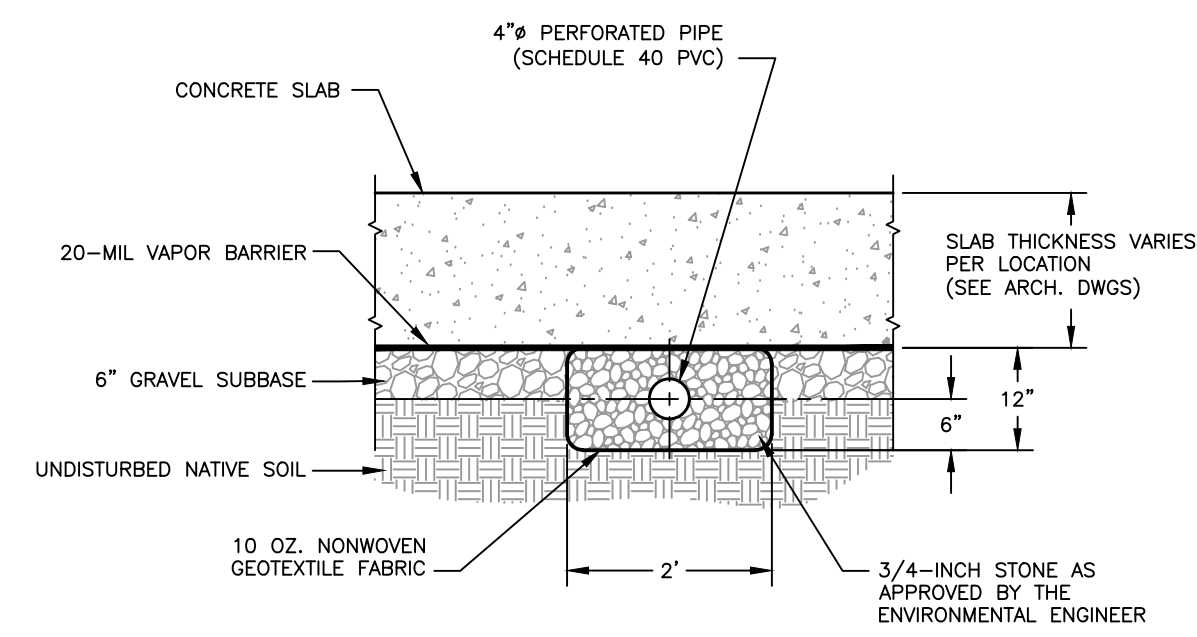
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Engineering and Geology, D.P.C.  
209 SHAFER STREET ISLANDIA NEW YORK 11749  
(631) 232-2600

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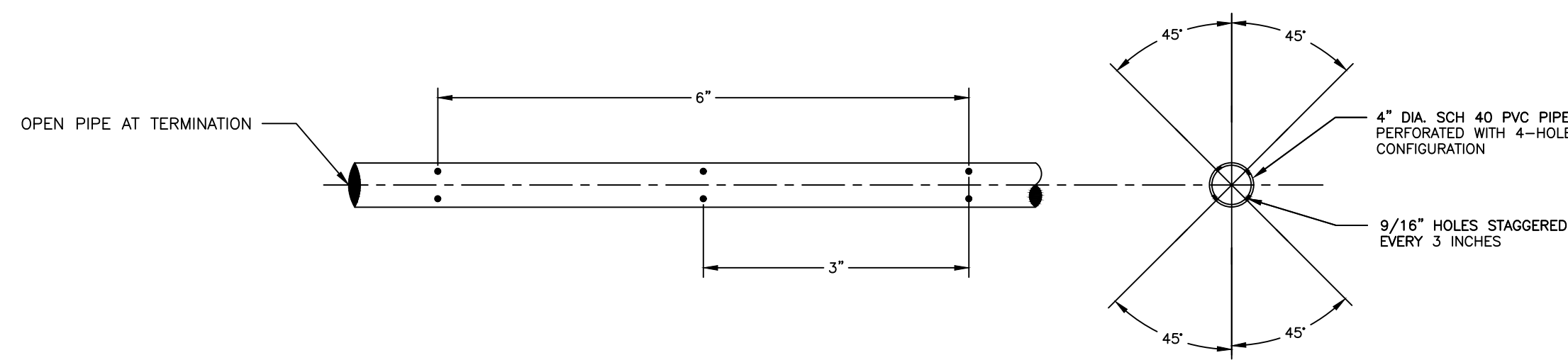
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TITLE:  
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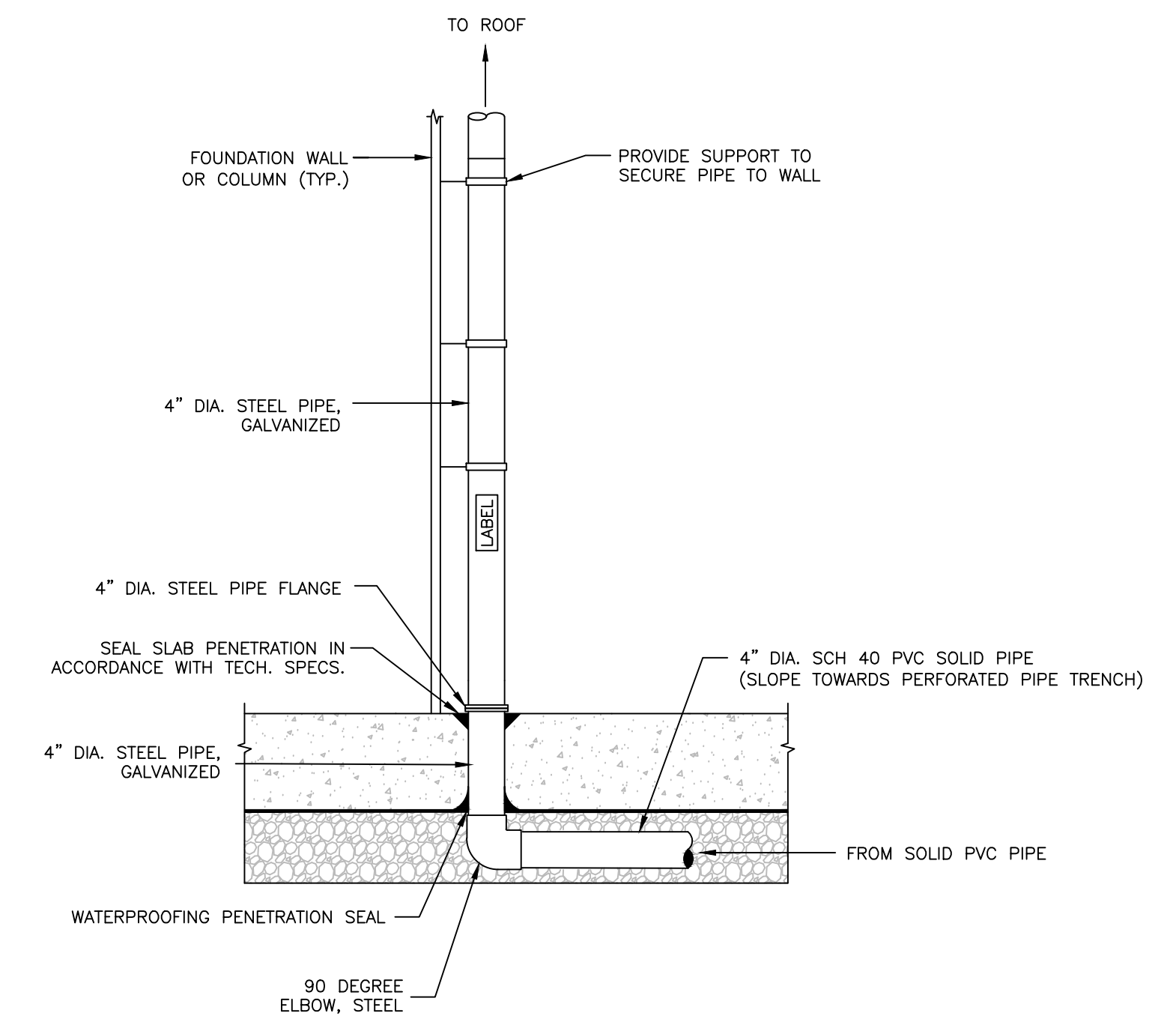
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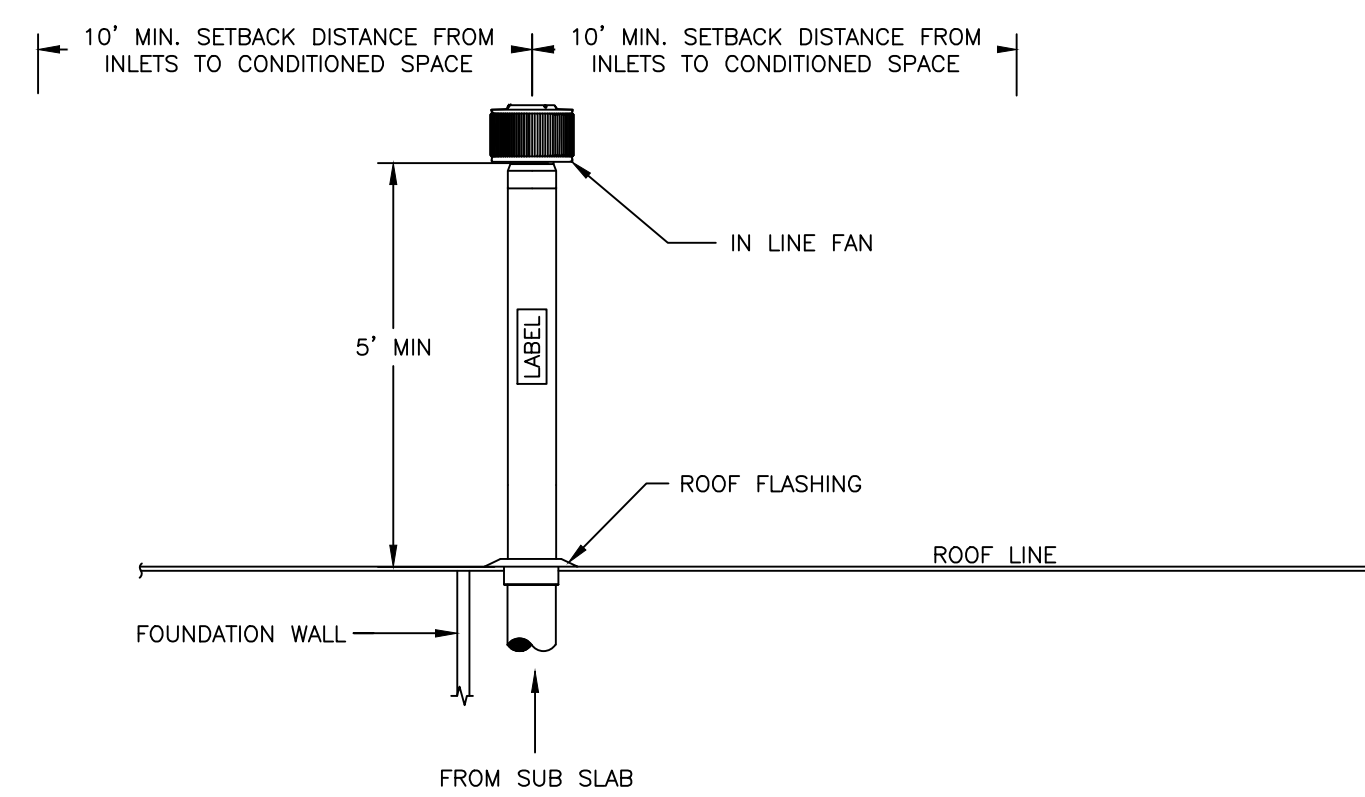
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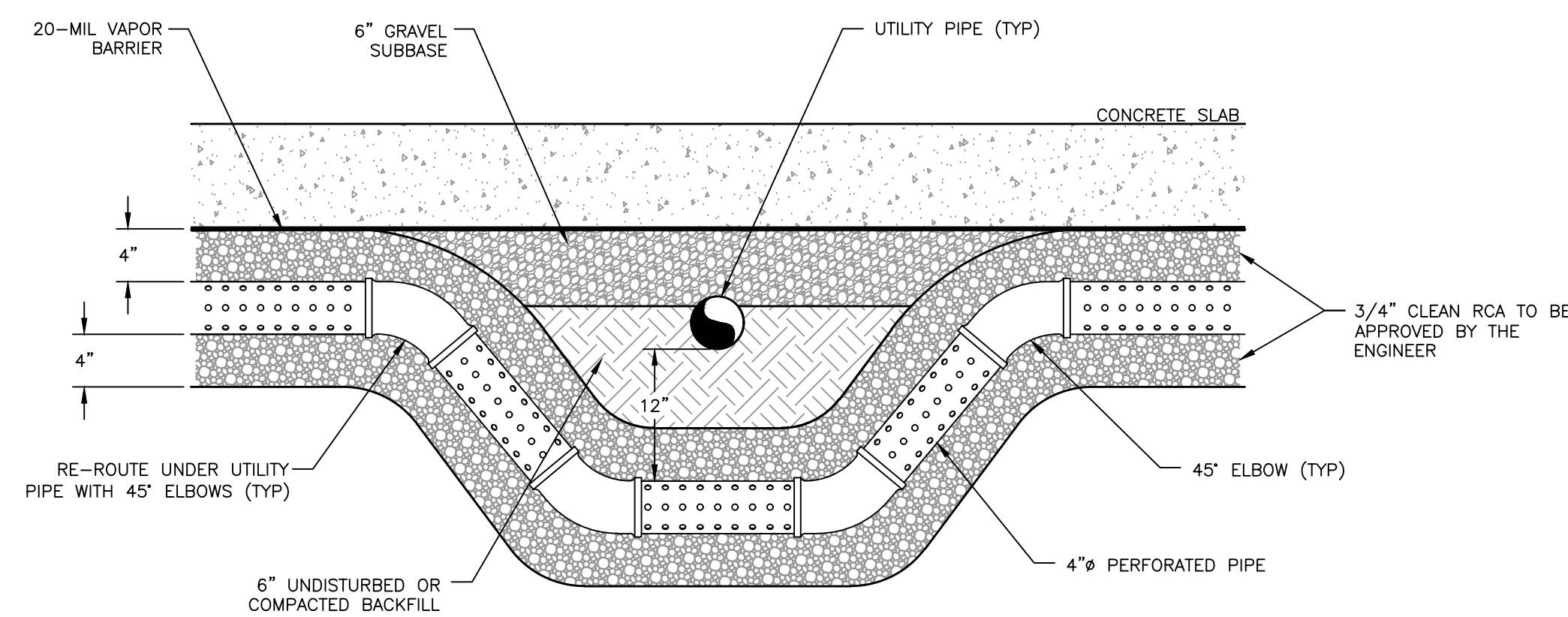
2 PERFORATED PVC PIPE DETAIL  
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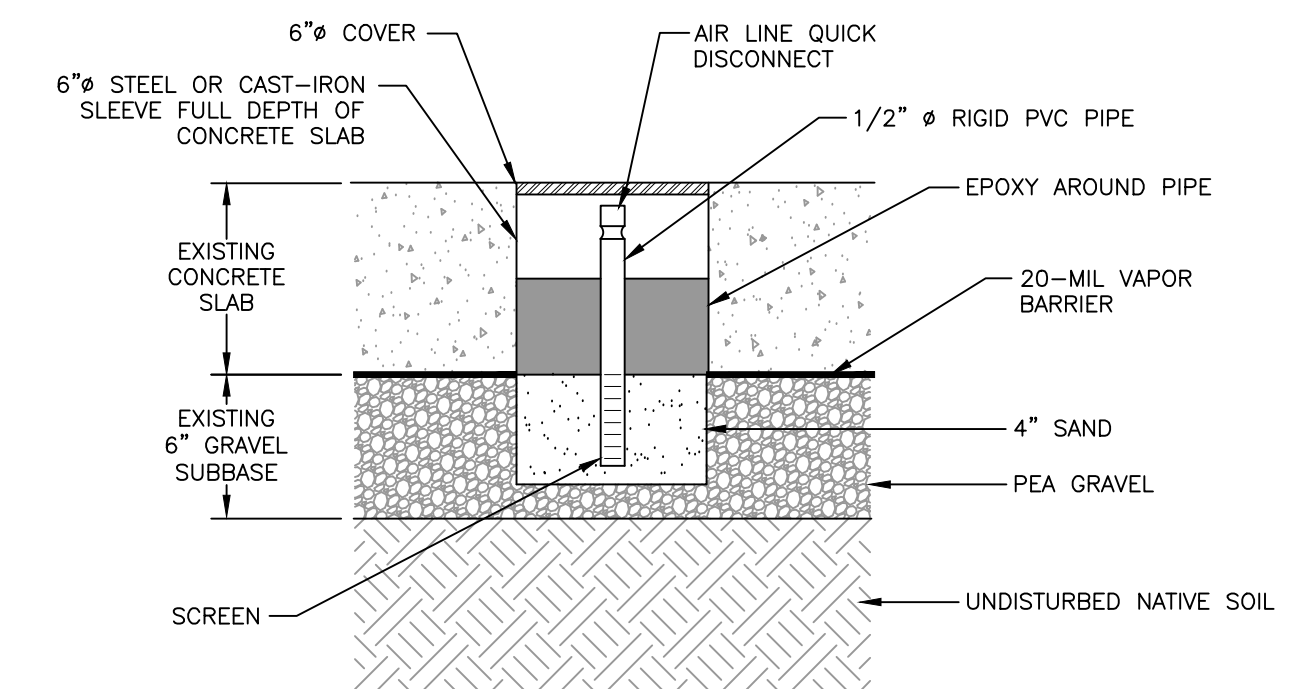
3 VERTICAL RISER DISCHARGE STACK TO SLAB PENETRATION (TYP)  
NOT TO SCALE



4 VERTICAL RISER DISCHARGE STACK TERMINATION  
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5 TYPICAL UTILITY PIPE CROSSING  
SCALE: NOT TO SCALE



6 SUB-SLAB VAPOR MONITORING POINT DETAIL  
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**ROUX**  
Roux Environmental  
Engineering and Geology, D.P.C.  
209 SHAFTER STREET ISLANDIA NEW YORK 11749  
(631) 232-2600

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TITLE:  
SUB-SLAB DEPRESSURIZATION  
DESIGN DETAILS

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**2**  
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2 OF 2