AMC Engineering PLLC
18-36 42nd Street
Astoria, NY 11105
O: 718.545.0474

February 14, 2025

Mr. Erick Bower
Geologist Trainee
Remedial Bureau B, Section B
Division of Environmental Remediation
625 Broadway, Albany, New York 12233

Re: Response to Comments - Revised 2023-2024 Periodic Review Report (PRR)
Site: 11-28 31st Drive
Site No.: C241159
Location: 11-28 31st Drive, Queens, NY 11106

Dear Mr. Bower:

Please find attached the revised PRR submitted for the April 2023 to April 2024 reporting period. The following comments have been addressed:

Modification 1, General: A cover system is not an appropriate remedial element for a Track 2 cleanup. Please revise the document to remove or amend any language referring to the "cover system". Note that the concrete slab associated with an SSDS is not inherently considered a cover system.
Additionally, for all future reports, please provide a photo log to document the physical condition of the slab.

-Language referring to "cover system" as an Engineering Control (EC) has been removed from the PRR, since the SSDS is the only EC in the SMP. Photo log of the physical condition of the slab is included in Appendix B, and this will also be provided in all future reports.

Modification 2, Executive Summary: NYSDOH and NYSDEC are amenable to the consultant's suggestion for an indoor air evaluation to assess current exposure. However, due to the presence of high levels of contamination in soil vapor in the immediate vicinity of the site and soil vapor exposure potential, NYSDOH does not agree with the recommendation to extinguish the SSDS at this time. Additionally, NYSDEC wants to highlight that, given the proximity to the Former Kenneth Trading Corp. site (C241215) across the street and the ongoing off-site investigation associated with that site, it is unlikely that enough data could be collected to conclusively show a system is no longer needed. The recommendation for extinguishing the SSDS should be removed from the PRR.

-The recommendation for removing the SSDS and the submission of an "Indoor Air Evaluation Work Plan" has been removed from the PRR.

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Modification 3, Executive Summary: Please include language in the "Executive Summary" section of the PRR, documenting and discussing the discontinuation of groundwater monitoring. This is to match the format of the SMP, which currently includes monitoring well sampling and quarterly groundwater data reporting in the executive summary of the document.

-Language included the Section II-C has been added to Executive Summary referring to discontinuation of groundwater monitoring.

Modification 4, Tables: Please include a table portraying groundwater monitoring data leading up to groundwater monitoring termination.

-Groundwater monitoring data has been included in Table 1.

Modification 5, Figures: Please provide a figure including site groundwater monitoring wells and the last available groundwater contour lines.

-Groundwater monitoring wells and last available groundwater contour lines included in Figure 3.

Modification 6, Figure 2 (Site Layout Map): The figure portraying the SSDS does not currently show the SSDS design or the area of influence/radius of capture of the SSDS. Please include the SSDS as-built figure (from the SMP) and display the area of influence/radius of capture of the SSDS.

-SSDS As-Built Figure from SMP has been included with the area of influence in Figure 4.

Modification 7, Inspection Forms: Pressure field extension testing is not currently included on the inspection checklist. Going forward, please document pressure field extension testing in the inspection forms to confirm the system is operating as intended and remains protective.

-Pressure field extension testing will be included in the inspection forms moving forward.

If you have any additional comments regarding the updated PRR, please do not hesitate to contact me.

Very truly yours,
Aaliyah Kaushal
Environmental Engineer

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. C241159

Site Name 11-28 31st Drive

Site Address: 11-28 31st Drive Zip Code: 11106
City/Town: Queens
County: Queens
Site Acreage: 0.055

Reporting Period: April 20, 2023 to April 20, 2024

	YES	NO
1. Is the information above correct?	☒	☐
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?	☐	☒
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?	☐	☒
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	☐	☒
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?	☐	☒

Box 2

	YES	NO
6. Is the current site use consistent with the use(s) listed below? Restricted-Residential, Commercial, and Industrial	☒	☐
7. Are all ICs in place and functioning as designed?	☒	☐

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?	☐	☒

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

9. Are the assumptions in the Qualitative Exposure Assessment still valid? (The Qualitative Exposure Assessment must be certified every five years)	☒	☐

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. C241159 **Box 3**

Description of Institutional Controls

Parcel	Owner	Institutional Control
4-502-22	GBT Real Estate LLC	Soil Management Plan Ground Water Use Restriction Site Management Plan O&M Plan IC/EC Plan Landuse Restriction Monitoring Plan

Prohibition of use of groundwater without treatment
Compliance with a soils management plan
Compliance with a site management plan
Quarterly monitoring of groundwater
Use as restricted residential
Compliance with Operations & Maintenance Plan for SSDS

Box 4

Description of Engineering Controls

Parcel	Engineering Control
4-502-22	Vapor Mitigation Monitoring Wells

Sub-slab depressurization system
Groundwater monitoring with treatment by ISCO if needed

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
☒	☐

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
☒	☐

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. C241159

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 GEORGE MAN at 57 ALLEN ST N.Y N.Y 10002
print name print business address

am certifying as OWNER (Owner or Remedial Party)

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

George Man 4/25/24
Signature of Owner, Remedial Party, or Designated Representative Rendering Certification 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 Ariel Czemerinski (print name) at 18-36 42nd Street, Astoria NY, 11105 (print business address),

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

Signature of Professional Engineer, for the Owner or Remedial Party, Rendering Certification	Stamp (Required for PE)	Date
		5/17/2024

11-28 31ST DRIVE

11-28 31ST Drive, Queens, NY 11106

PERIODIC REVIEW REPORT

NYSDEC BCP Number: C241159

Submitted to:

New York State Department of Environmental Conservation

Division of Environmental Remediation, Region 2

47-40 21st Street

Long Island City, NY 11101-5407

Prepared by:

AMC Engineering PLLC
18-36 42nd St
Astoria, NY 11105

REPORTING PERIOD:

APRIL 20, 2023, TO APRIL 20, 2024

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PERIODIC REVIEW REPORT
(APRIL 20, 2023, TO APRIL 20, 2024)
11-28 31st DRIVE
11-28 31ST DRIVE, QUEENS, NEW YORK 11106

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Figure 1 Site Location Map
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Figure 4 As-Built Drawing of SSD System

TABLES

Table 1 Groundwater Sample Analytical Results Over Time

APPENDICES

Appendix A Inspection Forms
Appendix B Inspection Photo Log

I. EXECUTIVE SUMMARY

AMC Engineering (AMC) has prepared the following Periodic Review Report for the time period of April 20, 2023, to April 20, 2024, for the property located at 11-28 31st Drive, Queens, New York 11106 under the New York State (NYS) Brownfield Cleanup Program (BCP) administered by the New York State Department of Environmental Conservation (NYSDEC). The Site was remediated in accordance with the Brownfield Cleanup Agreement (BCA) C241159.

On April 18, 2024, AMC mobilized onsite to conduct a site inspection for the engineering controls (ECs). The Sub-slab Depressurization System (SSDS) was inspected and found to be operating properly. The concrete slab installed above the vapor barrier was inspected for evidence of cracking. The slab was found to be free of any cracks, patches, or penetrations (see Appendix B – Inspection Photo Log). The concrete slab under the rear yard was inspected for evidence of cracking. The slab was free of any cracks, patches, or penetrations. The As-Built Plan for the SSDS illustrating its area of influence has been attached in Figure 4.

Results from groundwater sampling revealed a general reduction of 92% to 100% of PCE and TCE levels and was determined that asymptotic reduction of the compounds has been achieved. Groundwater monitoring has been terminated following NYSDEC correspondence dated September 23, 2022. Groundwater monitoring data leading up to monitoring termination has been included in Table 1. A map of groundwater monitoring well locations with the last available groundwater contour lines, which was generated by HydroTech, has been included in Figure 3.

II. SITE OVERVIEW

A. Site Location

The Site is located at 11-28 31st Drive in the borough of Queens (Queens County), New York (See Figure 1 – Location Map) and is identified as Block 502 and Lot 22 on the Queens Tax Map. The Site is an approximately 0.055-acre area (2,400 square feet), and is bounded by 31st Drive to the north-northeast, vacant land and a 1-story manufacturing building to the south-southwest, a 1-story cabinet manufacturing facility to the east-southeast, and a vacant 1-story warehouse to the west-northwest (see Figure 2 – Site Layout Map).

The Site is zoned R7A (residential). The Site is now developed with a 6-story condominium building with slab on grade of approximately 1,550 square feet. The building has nine (9) apartments.

The property has an elevation of approximately 11 feet above sea level. The depth to groundwater beneath the Site, as determined from field measurements during the Remedial Investigation (RI), ranges from 8.7 to 9.7 feet below grade. Groundwater flow was found to generally be from northeast to southwest.

B. Site Chronology

The Site was enrolled into the NYSDEC Brownfield Clean-up Program (BCP) under site No. C241159. Contaminants of concern in the groundwater at the site were identified to be Volatile Organic Compounds (VOCs) including trichloroethene (TCE), and tetrachloroethylene (PCE). Contaminants of concern in the soil at the site were TCE, PCE, copper, lead, zinc, mercury, trivalent chromium, and hexavalent chromium. Laboratory results of soil vapor samples collected during investigation identified PCE, TCE, chloroform, methylene chloride, BTEX and petroleum compounds as contaminants of concern.

During Site remedial construction, several remedial actions were undertaken in compliance with the NYSDEC Decision Document dated September 2016 and were completed prior to the issuance of the Certificate of Completion (CoC) with the exception of the SSD system. The SSD system installation was completed post-CoC during September 2019 in conjunction with the finishing of the new building construction at the Site. The SSD system included five (5) sub-slab vacuum monitoring points that were installed through the building mat slab in accordance with NYSDEC requirements. Three (3) of these vacuum monitoring points are designated as VMP-1, VMP-2 and VMP-3 and were installed as permanent points in common areas of the building. The remaining two (2) points were designated as VMP-4 and VMP-5 and were installed as temporary points in a rear ground-level residential unit and were decommissioned soon after system start-up.

A sub-slab vapor barrier was installed across the entire site. The vapor barrier system consists of a 20-mil VaporBlock Plus (VBP20) vapor barrier and 6” concrete slab.

The remedial actions completed at the Site consisted of the following:

- Demolished and excavated the existing building slab and disposed 145 tons of clean C&D water.
- Removed the 550-gallon gasoline UST and performed a post-excavation tank assessment.
- Excavated all soil/fill exceeding Track 2 SCOs to a depth of 3 feet below grade throughout the property and a depth of 6.6 feet below grade for the elevator pit and disposed 323.5 tons of nonhazardous contaminated historic fill/native soil.
- Imported of ¾" stone for establishing a 6-inch porous layer for the SSD system under slab and a cover in open rear yard.
- Performed SCO injections in the vicinity of the removed USI by introducing a total of 1,900 lbs of persulfate and a total of 120 lbs of FeEDTA activator via three injection points.
- Installed an active SSD system, which was completed and started-up along with the completion of the building construction.
- Implemented an SMP to ensure proper operation and maintenance of the Engineering Controls.
- Recording of an Environmental Easement against the Site to ensure implementation of the SMP.

C. Remaining Contamination

Results of endpoint soil samples taken on site revealed that there were no exceedances in restricted-residential use SCOs and meets Track 2 SCOs. Results from groundwater sampling revealed a general reduction of 92% to 100% of PCE and TCE levels and was determined that asymptotic reduction of the compounds has been achieved. Groundwater monitoring has been terminated following NYSDEC correspondence dated September 23, 2022.

III. REMEDY PERFORMANCE, EFFECTIVENESS & PROTECTIVENESS

A. Active Sub-Slab Depressurization System

Following the implementation of the active SSDS, the remedy has been performing as intended in this reporting period. Inspection of this remedial component is performed at a minimum of once per year. An inspection form for this reporting period has been completed as provided in Appendix A – Annual Checklist.

B. Conclusion

Based on the monitoring results, the SSDS continues to be effective in protecting human health and the environment.

IV. IC/EC PLAN COMPLIANCE REPORT

A1. IC Requirements and Compliance

1. Institutional Controls

A series of Institutional Controls (ICs), required under the Site Management Plan, were placed on the property in the form of an Environmental Easement which was recorded with the NYC Department of Finance, Office of the City Register (NYCDDOF-OCR). The recorded ICs are as follows:

- Implement, maintain and monitor Engineering Control systems.
- Prevent future exposure to remaining contamination.
- Limit the use and development of the site to Restricted Residential, Commercial, and Industrial use only.

Adherence to these Institutional Controls on the Site is required under the Environmental Easement and will be implemented under the Site Management Plan. These Institutional Controls are:

- The property may be used for: Restricted Residential, Commercial, and Industrial use.
- All ECs must be operated and maintained as specified in the SMP.
- All ECs must be inspected at a frequency and in a manner defined in the SMP.
- The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH to render it safe for use as drinking water or for industrial purposes, and the use must first notify and obtain written approval to do so from the Department.
- Groundwater and other environmental or public health monitoring must be performed as defined in the SMP.
- Data and information pertinent to site management must be reported at the frequency and in a manner as defined in the SMP.
- All future activities that will disturb remaining contaminated material must be conducted in accordance with the SMP.
- Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP.
- Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical component of the remedy shall be performed as defined in the SMP.
- Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by the Environmental Easement.

2. Status of Each IC

An inquiry was made with the NYCDOF-OCR to confirm that the Environmental Easement, as described above, remains in place and has not been changed, revised, or modified.

3. Corrective Measures

There were no corrective measures required for the reporting period.

4. IC Conclusions and Recommendations

It is recommended that all ICs remain in place.

A2. EC Requirements and Compliance

1. Engineering Controls

The EC at the Controlled Property consists of a sub-slab depressurization. A description of the EC is provided below:

Sub-Slab Depressurization System

The SSDS consists of a system of horizontal, interconnected 4-inch diameter perforated PVC pipes with a 0.020-inch slotted screen placed in a 6-inch later of ¾" stone. The stone, obtained from North Church Gravel, underlies the vapor barrier that spans the Site. The 4-inch collector pipe is connected via a reducer to a 6-inch PVC tee. The tee is vertically connected to a 6-inch PVC riser pipe, which is in turn connected to a fan. The fan is a RadonAway RP265 model with a 6-inch diameter duct. It has a power requirement of 91-129W. Th maximum suction pressure achievable by the fan is 2.3 inches of water and is capable of flow rates ranging from 52-334 cubic feet per minute (CFM). The fan is connected to another 6-inch diameter pipe that exhausts from the top of the building. The exhaust stack is at least 10 feet away from any building intake. The SSDS also contains a Magnehelic Differential Pressure Gage, manufactured by Dwyer, and an audio/visual alarm system. A sub-slab vapor barrier was installed across the entire Site. The vapor barrier system consists of a 20-mil VaporBlock Plus (VBP20) vapor barrier and a 6" concrete slab.

2. Status of EC

Active Sub-Slab Depressurization System

A Site-wide inspection was performed on April 18, 2024, to evaluate the active SSDS. The blower was found to be in good working condition. No cracks, leaks, or damage were observed on the ventilation lines. The alarm was also inspected and found to be operational. The concrete slab above the vapor barrier was also checked for evidence of cracking. The concrete slab was found to be in good condition, with no cracks, penetrations, or patching observed. The completed Site Inspection Checklist can be found in **Appendix A**.

3. Corrective Measures

No corrective measures took place during this reporting period.

4. EC Conclusions and Recommendations

Continue monitoring the components of the SSDS to ensure proper function, and check the concrete slab for potential new cracks and/or penetrations.

B. IC/EC Certification

CERTIFICATION

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/or engineering control employed at this site is unchanged from the date the control was put in place, or last approved by DER;
(b) nothing has occurred that would impair the ability of such 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.

I certify that all information and statements in this certification form are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 201.45 of the Penal Law. I, Ariel Czemerinski, of AMC Engineering, PLLC, am certifying for the owner of the Site.

Name (Printed): Ariel Czemerinski

Signature:

Date: 05/17/2024

V. MONITORING PLAN COMPLIANCE REPORT

A. Components of the Monitoring Plan

1. Site-Wide Inspection

Site-wide inspections are performed at a minimum of once per year. Modification to the frequency or duration of the inspections will require approval from the NYSDEC. Site-wide inspections will also be performed after all severe weather conditions that may affect ECs or monitoring devices.

A comprehensive site-wide inspection will be conducted and documented according to the SMP schedule, regardless of the frequency of the Periodic Review Report.

2. SSDS Monitoring

Monitoring of the SSDS will be performed on an annual basis as identified in **Table 1** – SSDS Monitoring Requirements and Schedule. Modification to the frequency or sampling requirements will require approval from the NYSDEC. A visual inspection of the complete system will be conducted during each monitoring event. Unscheduled inspections and/or sampling may take place when a suspected failure of the SSDS has been reported or an emergency occurs that is deemed likely to affect the operation of the system. SSDS components to be monitored include, but are not limited to, the components in **Table 1** below.

Table 1. SSD Monitoring Requirements and Schedule

SSD System Component	Monitoring Parameter	Operating Range	Monitoring Schedule
Regenerative Blower	On or Off	-	Annual
Magnehelic Meter	Vacuum at Riser	>0.05” WC	Annual
Alarm	On or Off	-	Annual

B. Summary of Monitoring Completed During Reporting Period

All components of the monitoring plan were in compliance in this reporting period as per the SMP.

C. Conclusions and Recommendations

Continue monitoring the components of the SSDS for proper function, and check concrete slab for potential new cracks and/or penetrations.

VI. OPERATIONS & MAINTENANCE PLAN COMPLIANCE REPORT

A. Components of the O&M Plan

The Operation and Maintenance Plan describes the measures necessary to operate and maintain the sub-slab vapor depressurization system, concrete slab, and vapor barrier for the Site. The O&M Plan provided in the SMP:

- Includes the procedures necessary to allow individuals unfamiliar with the Site to operate and maintain the SSDS.
- Will be updated periodically to reflect changes in site conditions or the manner in which the SSDS is operated and maintained.

1. Sub-slab Depressurization System

The mechanical component of the remedy is the SSDS. The SSDS is currently operating on a continuous basis, which prevents exposure to intrusion of contaminated soil vapor within the Site. Negative pressure (vacuum) is applied under below-grade portions of the Site, whereby collecting potentially contaminated vapor, and subsequently discharges the vapor to the atmosphere above the roof of the building. If the ventilation fans fail to maintain vacuum, an alarm is present to visually and audibly alter that a fan(s) has stopped operating correctly. The fan(s) should only cease should there be a power outage or blockage in the pipeline.

B. Summary of O&M Completed During Reporting Period

1. Sub-slab Depressurization System

No maintenance was required for the SSDS during the current reporting period. The annual inspection was conducted on April 18, 2024, where the regenerative blower was inspected, and vacuum readings were recorded from the gauges connected to the sub-slab depressurization system ventilation lines. The blower was found to be operational. The riser was disconnected from the alarm to confirm that the visual and audio alarm engaged as designed. The alarm was found to be working as intended.

C. Evaluation of Remedial Systems

1. Sub-Slab Depressurization System

In the current reporting period, the SSDS was operating continuously without any issues encountered.

D. O&M Deficiencies

1. Sub-Slab Depressurization System

No deficiencies were reported during the current reporting period.

E. Conclusions and Recommendations for Improvements

Continue monitoring the components of the SSDS to ensure proper function, and check concrete slab for potential new cracks and/or penetrations.

VII. OVERALL PRR CONCLUSIONS AND RECOMMENDATIONS

A. Compliance with SMP

All components of the SMP were implemented during this reporting period. In order to implement all of the SMP requirements, the following items were completed:

- The concrete slab was inspected, and the checklist was completed.
- The sub-slab depressurization system was inspected to ensure proper operation and inspection checklist was completed.
- The IC/EC components were inspected and certified by the remedial engineer.

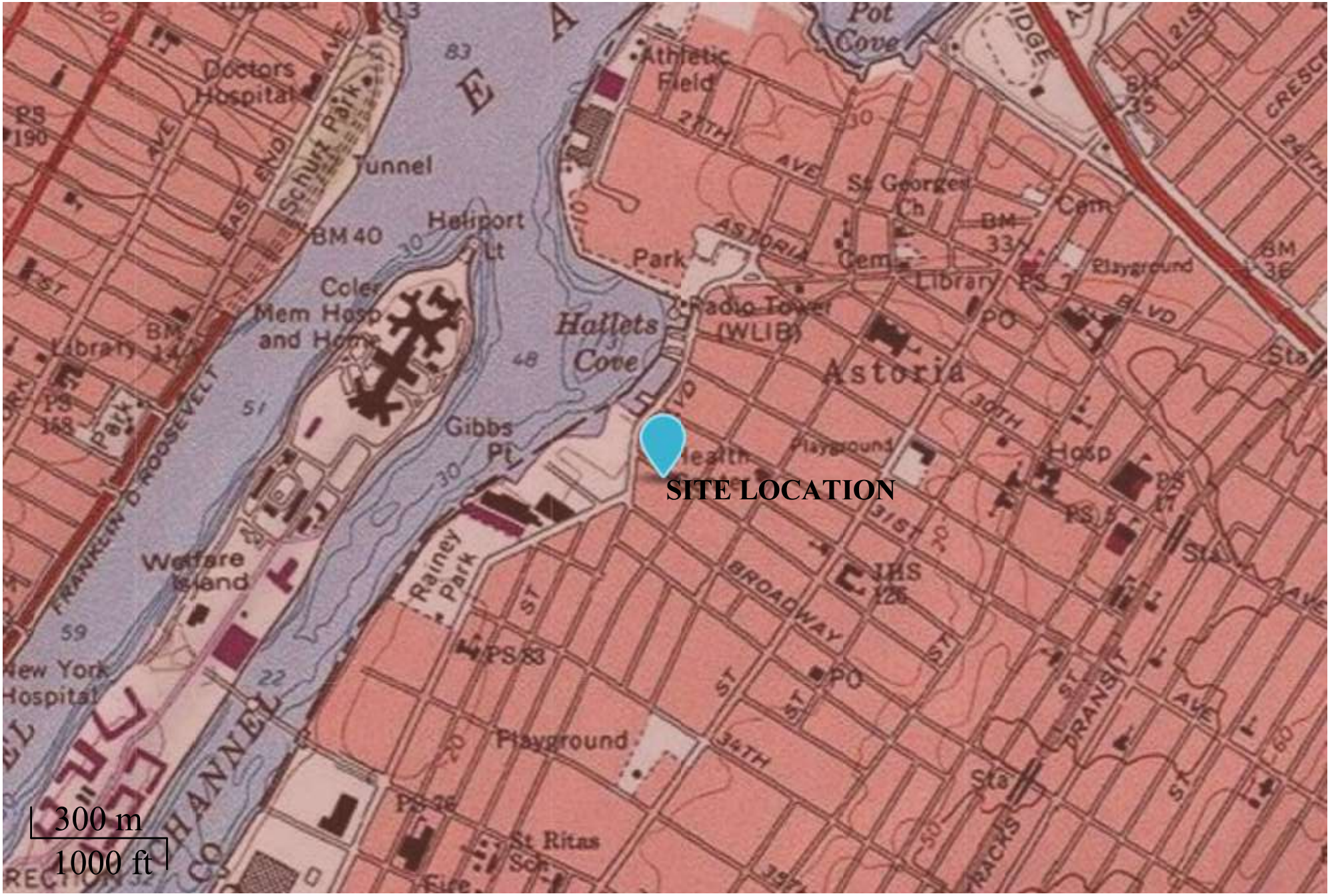
B. Performance and Effectiveness of Remedy

All components of the remedy are performing effectively in addressing the remedial action objectives in protecting public health and the environment.

C. Future PRR Submittals

The next PRR submittal will reflect the reporting period from April 20, 2024, to April 20, 2025.

FIGURES


SITE LOCATION
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Schurz Park
Tunnel
Heliport
BM 40
Coler Mem Hosp and Home
Hallets Cove
Athletic Field
Pot Cove
St George Ch
Cem
Park
Radio Tower (WLIB)
Library
PS 1
Playground
Astoria
PO
Gibbs Pl
Health
Hosp
Welfare Island
Rainey Park
PS 83
IHS
BROADWAY
New York Hospital
Playground
St Ritas
Fire
FRANKLIN D ROOSEVELT
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31ST ST
34TH ST
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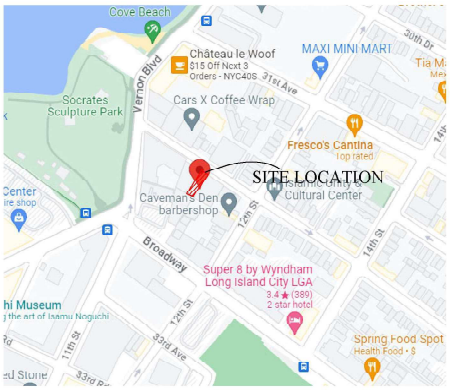
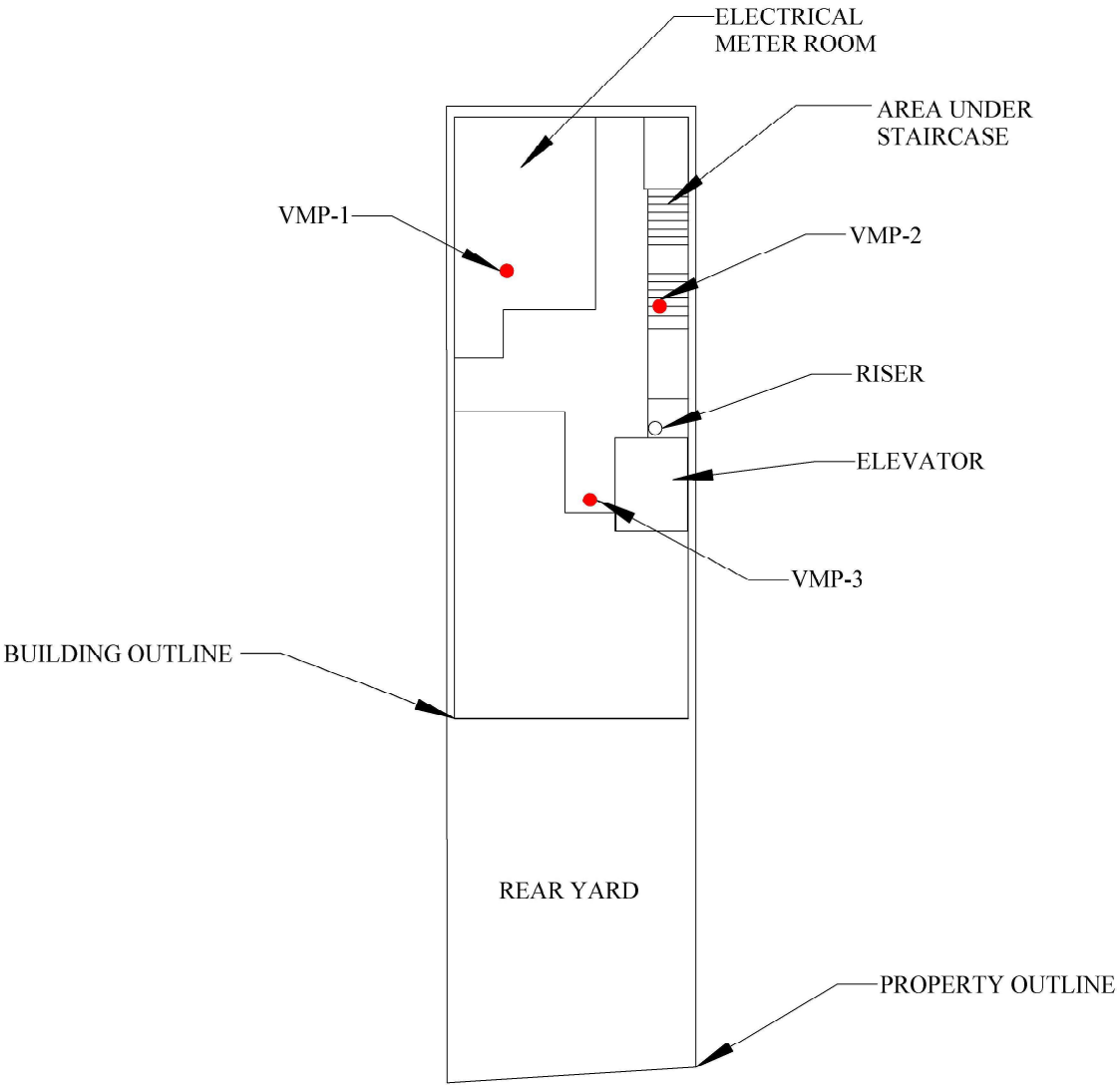




AMC ENGINEERING PLLC
18-36 42nd Street
Astoria, NY 11105
718 545-0474

PROJECT

11-28 31st Drive,
Queens, NY 11106

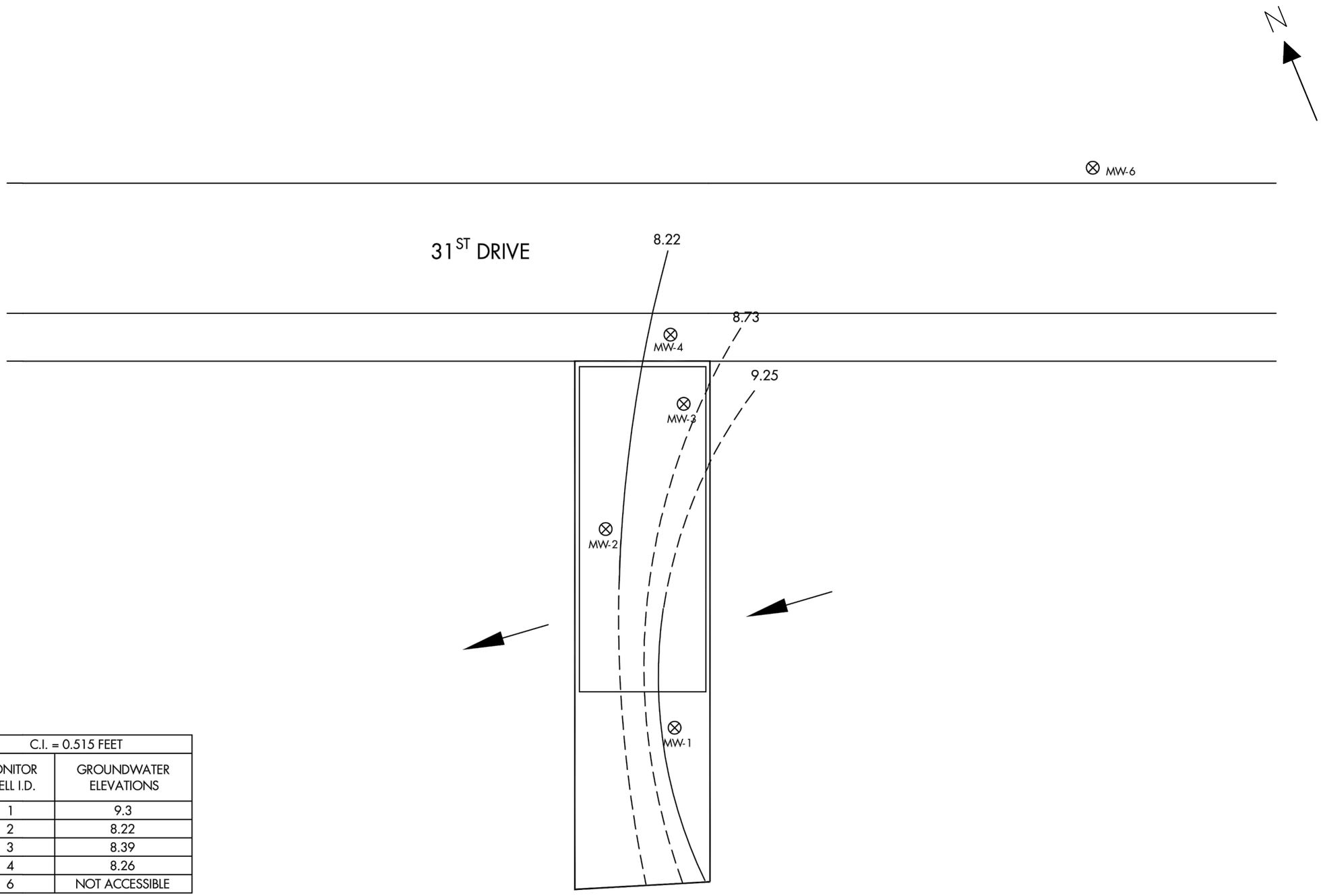
TITLE:

Site Layout Map

SEAL & SIGNATURE:

DATE: MAY 16, 2023
PROJECT No:
DRAWING BY: AH
CHK BY:
DWG No:

Figure 2



C.I. = 0.515 FEET	
MONITOR WELL I.D.	GROUNDWATER ELEVATIONS
1	9.3
2	8.22
3	8.39
4	8.26
6	NOT ACCESSIBLE

LEGEND

⊗ MONITORING WELL

NOTE:
DASHED LINE WHERE CONTOUR IS INFERRED

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DATE	DESCRIPTION	CHK

SEAL & SIGNATURE

HYDROTECH ENVIRONMENTAL ENGINEERING AND GEOLOGY, DPC

77 ARKAY DRIVE, SUITE K
HAUPPAUGE, NY 11788

TEL: (631) 462-5866

FAX: (631) 462-5877

BASE DRAWING PREPARED BY

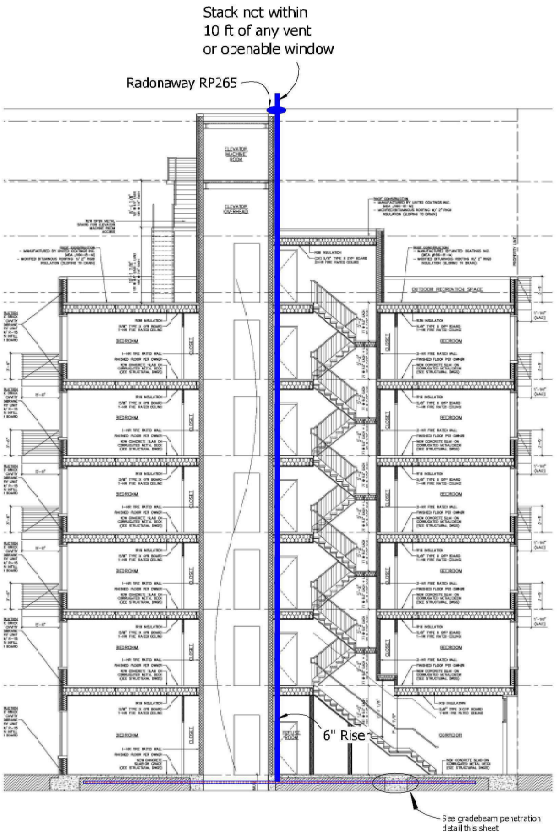
PROJECT NAME AND ADDRESS

11-28 31ST DRIVE
QUEENS, NY 11106

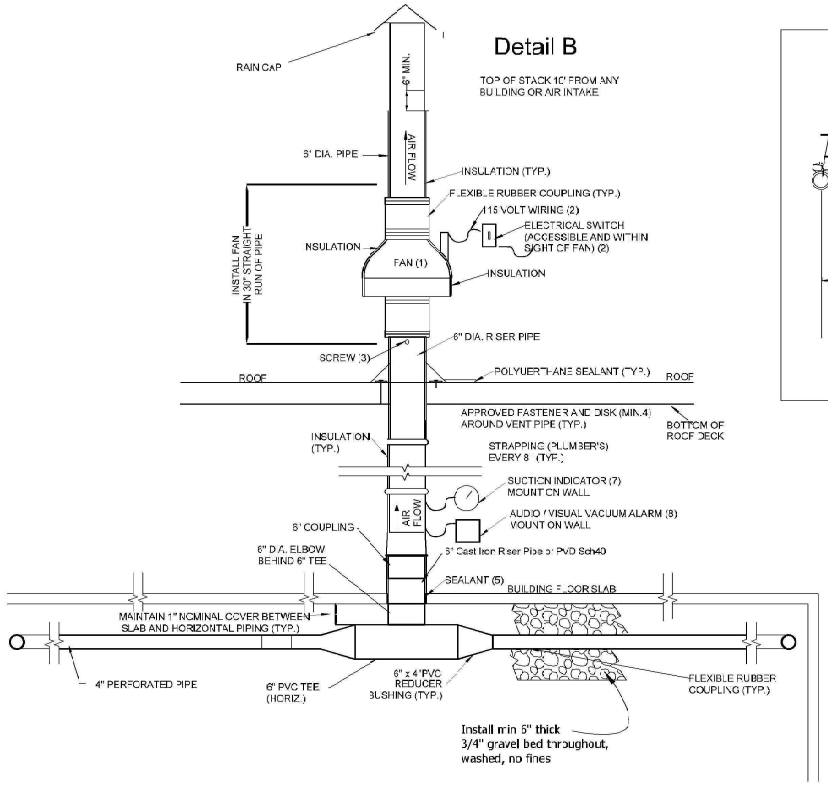
PROJECT FIGURE

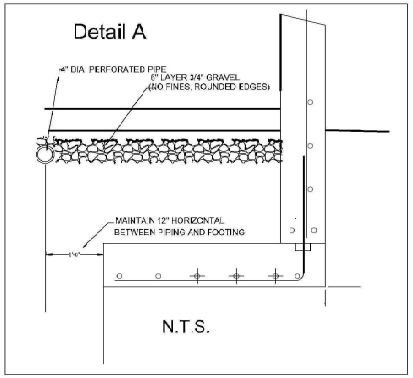
FIGURE 3: GROUNDWATER FLOW CONTOUR MAP-NOVEMBER 2020

PROJECT NO.	DATE
190055	5/13/21
DRAWN BY V.D.	REVIEWED BY P.M.
SCALE (11X17) NOT TO SCALE	APPROVED BY T.K.



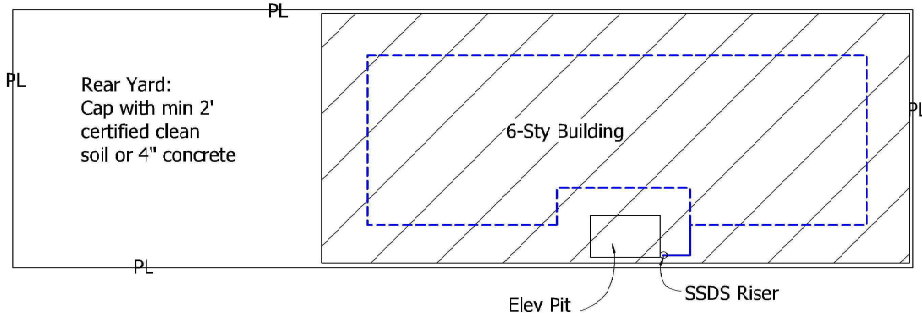
SECTION VIEW - SSDS RISER



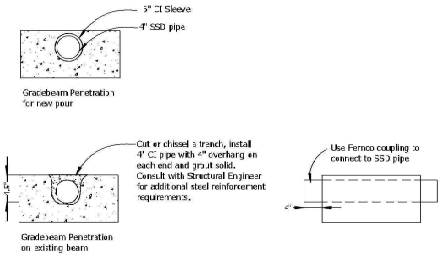


LEGEND

- 6' Solid PVC Sch 40
- 4" Slotted 0.020" PVC Sch 40 or equal
- 6" Solid PVC Sch 40 riser
- SSDS Area of Influence



31st Drive



NOTES:

1. REFER TO ARCHITECTURAL PLANS FOR WATERPROOFING REQUIREMENTS.
2. FAN TO BE RADONAWAY HIGH FLOW INLINE FAN, MODEL RP-265 OR APPROVED EQUAL.
3. FAN AND ON/OFF SWITCH TO BE HARD-WIRED TOGETHER TO 115 VOLT CIRCUIT.
4. SECURE RUBBER COUPLING WITH SCREW TO PREVENT FAN ASSEMBLY FROM SLIPPING DOWN VERTICAL PIPE.
5. DWYER MAGNAHELIC DIAL TYPE VACUUM GAUGE MODEL 2002-M OR APPROVED EQUAL.
6. ALARM: Checkpoint IIA Mitigation System Alarm Item # 28001-2
7. ABOVE SLAB RISER MUST BE CAST IRON OR PVC SCH 40. IF PVC, THEN ENCLOSE PIPE WITH ENCLOSURE OF THE SAME FIRE RATING AS THE SPACE OCCUPANCY.
8. USE N12-ADS PERFORATED PIPE OR PVC SCREEN PIPE SCH40 OR SIMILAR.
9. PROGRESS INSPECTIONS:
   A. SLAB/SLAB PIPE INSTALLATION
   B. GAS PERMEABLE AGGREGATE
   C. PIPE CONNECTIONS
   D. RISER LABELING
   E. STARTUP AND VACUUM TEST
   F. ABOVE-SLAB PIPE AND SYSTEM INSTALLATION, INCLUDING FANS, ALARM, GAUGE.

AMC ENGINEERING PLLC
18-36 42nd Street
Astoria, NY 1105
(718) 545-0474

PROJECT

11-28 31st Drive
LIC, NY

TITLE:

AS-BUILT DRAWING of SSD System

SEAL & SIGNATURE:

STATE OF NEW YORK
ARIEL CZEMERINSKY
LICENSED PROFESSIONAL ENGINEER

DATE: 11/16/2018
PROJECT No:
DRAWING BY: AC
CHK BY:
DWG No:

Figure 4

CADD FILE No:

TABLES

Table 1
Groundwater Samples Analytical Results for PCE and TCE _ Over Time
11-28 31st Drive, Queens, NY

Sampling Date	MW-1		MW-2		MW-3		MW-4		MW-6	
	PCE	TCE	PCE	TCE	PCE	TCE	PCE	TCE	PCE	TCE
1/13/2015	0.2 U	0.2	**3.03**	0.2 U	**20.83**	**0.52**	**3,799.8**	**17**	**85.83**	**8.90**
2/19/2018	**0.28** J	0.2 U	**25**	**0.4** J	**4.10**	0.2 U	**70**	**0.66**	**75**	**15**
7/24/2018	0.2 U	0.2 U	**20**	**0.63**	**1.20**	0.2 U	**13**	**0.43** J	**43**	**0.46** J
11/20/2018	0.2 U	0.2 U	**11.60**	**0.68**	0.22	0.2 U	**2.28**	0.2 U	**28.4**	**0.48** J
8/30/2019	0.2 U	0.2 U	**20.1**	**1.21**	**0.92**	0.2 U	**2.87**	0.2 U	**49.6**	**0.42** DJ
12/10/2019	0.2 U	0.2 U	**21.90**	**1.35**	**1.27**	0.2 U	**1.75**	0.2 U	NA	
3/17/2020	0.2 U	0.2 U	**6.77**	**0.52**	**1.50**	0.2 U	**6.70**	0.2 U	NA	
7/31/2020	0.2 U	0.2 U	**10**	**0.90**	**0.54**	0.2 U	**2.36**	0.2 U	NA	
12/3/2020	0.2 U	0.2 U	**1.70**	0.2 U	**1.28**	0.2 U	**7.16**	0.2 U	NA	
12/29/2021	D		**6.99**	**0.86**	**1.28**	0.2 U	**5.26**	0.2 U	NA	

NOTES:
D=result is from an analysis that required a dilution
J=analyte detected at or above the MDL (method detection limit) but below the RL (Reporting Limit) - data is estimated
U=analyte not detected at or above the level indicated
Shaded concentration exceeds GQS of PCE or TCE of 5 µg/L
GQS=NYSDEC TOGS Standards and Guidance Values - GA
PCE=Tetrachloroethylene
TCE=Trichloroethylene
1/13/2015=Sampling performed during the Remedial Investigation
2/19/2018=Baseline sampling performed prior to ISCO Injection Program
7/24/2018= Sampling performed 2 months post-ISCO injections
11/20/2018=Quaretrly sampling performed 5 months post-ISCO injections
8/30/2019 to 12/3/2020=Quartely sampling performed 30 months post-ISCO Injections to-date
12/29/2021 = Annual sampling performed once a year after December 2020 event
NA= Not sampled due to limited access
D = Decommisioned monitoring well on October 25, 2021

APPENDIX A

Inspection Forms

11-28 31st Drive Queens, NY 11106

Cover System/General Site Inspection Form

Date/Time: 4/18/24 11:00 AM

Inspector Name: Ahmed Elbadri (AME)

Inspect 6" concrete slab for perforations and patching; describe general condiditon of pavement

The slab is in good condition

Describe any cracks or penetrations

No cracks or penetrations were observed at the time of inspection.

Decribe any repairs or maintenance required at this time:

None at this time.

11-28 31st Drive Queens, NY 11106

SSDS Inspection Form

Date/Time: 4/18/24 / 11:00 AM

Technician Name: Ahmed Elbadri

Weather: Overcast

	Records	
1	Is the Operations & Maintenance Plan readily available on-site?	Yes
2	When was the last inspection, maintenance, or repair even?	March 2024
3	Was the system inoperational for any amount of time since the last inspection, maintenance, or repair event? For how long? Provide details.	NO

	Alarm System		
4	Is the alarm system operational?		Yes

General System

5	Is there any construction activity, or indication of any construction activity within the past certification year (including tenant improvements), that included the breaching of the floor slab, on-site at the time of this inpection?	NO
6	If YES to number 5, is there documentation that the HASP and CAMP was/is being followed?	
7	If YES to number 5, is there documentation that all breaches in the floor slab have been sealed?	
8	Does all visible SSDS piping appear intact and undamaged?	Yes
9	Have any intake points been constructed at the roof near (less than 10 feet) from the SSDS fan discharge point?	NO

	SSDS Fan Unit	
10	Is the fan operational at the time of inspection?	Yes
11	What is the flow rate at the time of inspection?	
12	IS the fan expelling air at the discharge point?	Yes

	Routine Maintenance	
13	Remove dust and debris from the surface of the fan.	Yes
14	Replace dirty or clogged filter cartridge.	Yes

Additional Remarks: None.

Active Sub Slab Depressurization System (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 HydroTech Environmental Engineering and Geology DPC for instructions and directions.

Question	No	Yes	Directions	Comments
Is the system pressure gauge operational?		✓	If "**No**," add comment and contact HydroTech	
Does the system pressure gauge indicate proper vacuum?		✓	If "**No**," add comment and contact HydroTech	
What is the pressure gauge reading?	-0.7		If reading is **below -0.75**, Ok. If **-0.7** then comment and contact HydroTech	
Is the system alarm operational?		✓	If "**No**," add comment and contact HydroTech	
Is the system blower/fans operating?		✓	If "**No**," add comment and contact HydroTech	
Is air being discharged from the system vent?		✓	If "**No**," add comment and contact HydroTech	
Are clamps in system piping properly fastened and seals near the blower intact and properly sealed?		✓	If "**No**," add comment and contact HydroTech	
Are there any holes, cracks, or other physical deficiencies in SSDS piping?	✓		If "**Yes**," add comment and contact HydroTech	
Are there any blockages in SSDS piping?	✓		If "**Yes**," add comment and contact HydroTech	

This form must be signed, kept on file at the building location and be available on inspection.

Name of Building Superintendent Performing Inspection: GEORGE MAN

Signature of Building Superintendent Performing Inspection: George Man

Date of Inspection: April 2, 2023

Active Sub Slab Depressurization System (SSDS) Monthly Inspection Building Superintendent Form

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Name of Building Superintendent Performing Inspection: GEORGE MAN

Signature of Building Superintendent Performing Inspection: George Man

Date of Inspection: MAY 2, 2023

Active Sub Slab Depressurization System (SSDS) Monthly Inspection Building Superintendent Form

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Name of Building Superintendent Performing Inspection: George Mah

Signature of Building Superintendent Performing Inspection: George Mah

Date of Inspection: June 12 2023

Active Sub Slab Depressurization System (SSDS) Monthly Inspection Building Superintendent Form

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This form must be signed, kept on file at the building location and be available on inspection.

Name of Building Superintendent Performing Inspection: GEORGE MAN

Signature of Building Superintendent Performing Inspection: George Man

Date of Inspection: July 2, 2023

Active Sub Slab Depressurization System (SSDS) Monthly Inspection Building Superintendent Form

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Are there any blockages in SSDS piping?	✓		If "**Yes**," add comment and contact HydroTech	

This form must be signed, kept on file at the building location and be available on inspection.

Name of Building Superintendent Performing Inspection: George MAN

Signature of Building Superintendent Performing Inspection: George Man

Date of Inspection: Aug. 2, 2023

Active Sub Slab Depressurization System (SSDS) Monthly Inspection Building Superintendent Form

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Name of Building Superintendent Performing Inspection: GEORGE MAN

Signature of Building Superintendent Performing Inspection: George Man

Date of Inspection: Sept 2, 2023

Active Sub Slab Depressurization System (SSDS) Monthly Inspection Building Superintendent Form

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Name of Building Superintendent Performing Inspection: GEORGE MAY

Signature of Building Superintendent Performing Inspection: GEORGE MAY

Date of Inspection: OCT 2, 2023

Active Sub Slab Depressurization System (SSDS) Monthly Inspection Building Superintendent Form

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Name of Building Superintendent Performing Inspection: GEORGE MAN

Signature of Building Superintendent Performing Inspection: George MAN

Date of Inspection: NOV. 2, 2023

Active Sub Slab Depressurization System (SSDS) Monthly Inspection Building Superintendent Form

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This form must be signed, kept on file at the building location and be available on inspection.

Name of Building Superintendent Performing Inspection: GEORGE MAW

Signature of Building Superintendent Performing Inspection: George Maw

Date of Inspection: Dec 1, 2023

Active Sub Slab Depressurization System (SSDS) Monthly Inspection Building Superintendent Form

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Name of Building Superintendent Performing Inspection: GEORGE MAN

Signature of Building Superintendent Performing Inspection: George Man

Date of Inspection: Jan 1, 2024

Active Sub Slab Depressurization System (SSDS) Monthly Inspection Building Superintendent Form

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Name of Building Superintendent Performing Inspection: GEORGE MAN

Signature of Building Superintendent Performing Inspection: George Man

Date of Inspection: Feb 1, 2024

Active Sub Slab Depressurization System (SSDS) Monthly Inspection Building Superintendent Form

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Name of Building Superintendent Performing Inspection: GEORGE MAY

Signature of Building Superintendent Performing Inspection: George May

Date of Inspection: MAR. 12, 2024

APPENDIX B

Inspection Photo Log

Photo Log –

Pictures of Slab