



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
DETROIT DISTRICT OFFICE



LIESL EICHLER CLARK
DIRECTOR

March 19, 2021

Mr. Anthony Randazzo
Trowbridge Land Holdings LLC
2617 Beacon Hill Drive
Auburn Hills, MI 48326

Mr. Frank Ferro
F&M Construction Inc.
3675 W. Tienken Rd.
Rochester Hills, MI. 48306

SRN: U632100705, Oakland County

Mr. Randazzo and Mr. Ferro:

VIOLATION NOTICE

On February 17, 2021, the Department of Environment, Great Lakes, and Energy (EGLE), Air Quality Division (AQD), conducted an inspection of the two (2) adjacent, vacant residential properties located at 444 and 424 N. Rochester Road, Clawson. The purpose of this inspection was to determine compliance with the requirements of Title 40 of the Code of Federal Regulations (CFR), Part 61, National Emission Standards for Hazardous Air Pollutants (NESHAP), Subpart M and Rule 942 of the administrative rules promulgated under Part 55, Air Pollution Control of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended.

According to our investigation, Trowbridge Land Holdings LLC owns the facilities and F&M Construction, Inc. performed the demolition activities at the properties. The NESHAP for Asbestos holds both the owner and operator equally liable for violations.

During the inspection, staff observed the following: A vacant commercial property undergoing subgrade retrofitting. Records indicate that two (2) single family residences were demolished as part of this project to build a thirty (30) unit apartment building. A 10-day notification of intent was not submitted prior to demolition of the structures. A copy of the asbestos surveys for the structures was requested, but not provided. The owner of the properties was made aware of the NESHAP survey and 10-day notification requirements by EGLE staff in an email dated July 24, 2020. Demolitions occurred in December of 2020.

Process Description	Section Violated	Comments
Demolition of one or more residential buildings located at the same site as part of a project to construct the Elliot Park Apartments.	40 CFR 61.145(a)	Failure to thoroughly inspect for the presence of asbestos containing materials prior to demolition.

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Demolition of two (2) subject properties without a Notification of Intent to Demolish.	40 CFR 61.145(b)(1)	Failure to provide 10 working day notification prior to demolition.
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Please initiate actions necessary to correct the cited violations and submit a signed written response to this Violation Notice by April 9, 2021 (which coincides with 21 calendar days from the date of this letter). The response should include: the dates the violations occurred; an explanation of the causes and duration of the violations; whether the violations are ongoing; a summary of the actions that have been taken and are proposed to be taken to correct the violations and the dates by which these actions will take place; and what steps are being taken to prevent a reoccurrence. **If thorough asbestos surveys and/or abatement activities were conducted at these properties, please provide collaborating documentation in your response.**

Please submit the written response to Jeff Benya at EGLE, AQD 3058 West Grand Boulevard, Suite 2-300, Detroit, Michigan 48202 or benyaj@michigan.gov and submit a copy to Mr. Jason Wolf, Enforcement Unit at EGLE, AQD, P.O. Box 30260, Lansing, Michigan 48909-7760 or wolfj2@michigan.gov.

If either party believes the above observations or statements are inaccurate or do not constitute violations of the applicable legal requirements cited, please provide factual information to explain your position.

Thank you for your attention to resolving the violations cited above and for the cooperation that was extended to me during my inspection of the listed properties. If you have any questions regarding the violation or the actions necessary to bring this facility into compliance, please contact me at the number listed below.

Sincerely,



Jeff Benya
Environmental Quality Analyst
Air Quality Division
313-618-0372

Enclosure: NESHAP Fact Sheet
cc: Ms. Mary Ann Dolehanty, EGLE
Dr. Eduardo Olaguer, EGLE
Ms. Jenine Camilleri, EGLE
Mr. Christopher Ethridge, EGLE
Ms. Karen Kajiya-Mills, EGLE
Mr. Jason Wolf, EGLE
Ms. Joyce Zhu, EGLE