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DECISION DOCUMENT
NYC VCP and E-Designation
Remedial Action Work Plan Approval

March 26, 2015

Re: 172-174 North 11th Street
Brooklyn Block 2298, Lot 13
Hazardous Materials “E” Designation
E-138: May 11, 2005 Rezoning - CEQR 04DCP003K
OER Project Number 15EHAZ064K / VCP Number 15CVCP054K

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated February 2015 with Stipulation Letter dated March 20, 2015 for the above-referenced project. The Plan was submitted to OER under the NYC Voluntary Cleanup Program and E-Designation Program.

The RAWP was released for public comment for 30 days as required by program rule. That comment period ended on February 29, 2015. There were no public comments.

Project Description

The proposed future use of the Site will consist of redeveloping the lot with a six-story residential building which will be comprised of 37 units, 24 ground level parking stalls, and a small ground level retail space with a partial cellar. The ground floor of the proposed development will occupy the entire footprint of the property. The existing buildings will be demolished prior construction. The bottom of the cellar slab will be excavated to approximately 8-10 feet below ground surface (ft bgs). Locally, the excavation may extend to approximately 12-15 ft bgs to accommodate the elevator shaft and some of the footings and pile caps. The 100 ft x 100 ft ground level will be fully enclosed and will contain 24-parking stalls, a residential lobby, and a 1,000 square foot retail space. Floors two through five will be 61 ft x 100 ft and will contain nine units per floor. Floor six will contain 1 unit and recreation space.

Statement of Purpose and Basis

This document presents the remedial action for the NYC Voluntary Cleanup Program and E-Designation project known as “172-174 North 11th Street” pursuant to Title 43 of the Rules of the City of New York Chapter 14, Subchapter 1 and the Zoning Resolution and §24-07 of the Rules of the City of New York.

Description of Selected Remedy for Hazmat

The remedial action selected for the 172-174 North 11th Street site is protective of public health and the environment. The elements of the selected remedy are as follows:

1. Preparation of a Community Protection Statement and performance of all required NYC VCP Citizen Participation activities according to an approved Citizen Participation Plan.
2. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations.
3. Establishment of Track 4 Site-specific Soil Cleanup Objectives (SCOs).

4. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas.
5. Excavation and removal of soil/fill exceeding Track 4 Site-Specific SCOs. Approximately 3,600 square feet will be excavated to the water table, approximately 8 – 10 feet below grade surface (ft bgs), for development purposes (building cellar). The majority of the remaining area of the Site, approximately 6,400 square feet, will be excavated to a depth of 1 – 2 feet. The excavation will be deeper, as necessary, to accommodate sloping requirements as determined by the excavation engineer on the east, west, and south sides of the cellar. These areas will be backfilled approximately to grade with clean fill. Locally, the excavation may extend to approximately 12 – 15 ft bgs to accommodate the elevator shaft, covering approximately 100 square feet, and some of the footings and pile caps. Approximately 2,400 cubic yards of material will be excavated, some of which will be removed from below the water table.
6. Confirmatory soil samples will be collected from the bottom of the excavation (approximately 8 - 10 ft bgs) at two locations within the footprint of the building cellar and analyzed for SVOCs and metals.
7. Additional site characterization soil samples will be obtained from approximately 2 - 4 ft bgs at three locations in the area outside the footprint of the building cellar and analyzed for VOCs, SVOCs, and metals. This sampling will be conducted prior to start of construction activities.
8. Additional excavation and removal of soil will occur from a hotspot in the vicinity of SB-1, in the southwest portion of the property, to a depth of approximately 10 - 12 ft bgs, or the water table, whichever is shallower. Additional excavation of this hotspot will be performed to a depth of 4 ft bgs in the vicinity of SB002. Confirmatory soil samples will be collected both from the northern end of the hot spot excavation (approximately 10 - 12 ft bgs) and the southern end of the excavation (4 - 6 ft bgs) analyzed for SVOCs and metals. Additional excavation and removal of soil will also occur at a hotspot in the vicinity of SB-003, in the southeast portion of the property, to a depth of 6 ft bgs. A confirmatory soil sample will be collected from the bottom of the excavation (approximately 6 - 8 ft bgs) and analyzed for metals. Further excavation and removal of soil will occur from a hotspot in the vicinity of SB001, in the northern portion of the property, to a depth of approximately 6-8 ft bgs. A confirmatory soil sample will be collected from the bottom of excavation (approximately 6 – 8 ft bgs) and analyzed for SVOCs and metals. Additional waste characterization sampling will be performed as necessary.
9. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID. Appropriate segregation of excavated media on-Site.
10. Management of excavated materials including temporarily stockpiling and segregating in accordance with defined material types and to prevent co-mingling of contaminated material and non-contaminated materials.
11. Removal of underground storage tanks (USTs) (if encountered) and closure of petroleum spills (if encountered) in compliance with applicable local, State and Federal laws and regulations.
12. Transportation and off-Site disposal of all soil/fill material at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal, and this plan. Sampling and analysis of excavated media as required by disposal facilities. Appropriate segregation of excavated media on-Site.
13. Collection and analysis of confirmatory endpoint samples to determine the performance of the remedy with respect to attainment of SCOs.
14. Demarcation of residual soil/fill in landscaped areas.
15. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations.
16. Installation of a waterproofing/vapor barrier system beneath the cellar slab, the slab-on-grade below the residential portion of the Site, and along foundation side walls to prevent potential exposures from soil vapor. The vapor barrier will consist of Grace Products Preprufe 160R/300R or equivalent.
17. Construction and maintenance of an engineered composite cover consisting of a 5 inch concrete slab, to prevent human exposure to residual soil/fill remaining under the Site;
18. Construction and operation of a ventilated parking garage with a mechanical ventilation capability of approximately 11,000 cfm/ft², as per NYC Building Department's codes and requirements.
19. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations.
20. Submission of an approved Site Management Plan (SMP) in the Remedial Action Plan (RAR) for long-term management of residual contamination, including plans for operation, maintenance, monitoring, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency.

21. Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, lists any changes from this RAWP, and describes all Engineering and Institutional Controls to be implemented at the Site.
22. The property will continue to be registered with an E-Designation at the NYC Buildings Department. Establishment of Engineering Controls and Institutional Controls in this RAWP and a requirement that management of these controls must be in compliance with an approved SMP. Institutional Controls will include prohibition of the following: (1) vegetable gardening and farming; (2) use of groundwater without treatment rendering it safe for the intended use; (3) disturbance of residual contaminated material unless it is conducted in accordance with the SMP; and (4) higher level of land usage without OER-approval.

The remedy for Hazardous Materials described above conforms to the promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration OER guidance, as appropriate.

3/26/2015

Date


Shana Holberton
Project Manager

3/26/2015

Date


Shaminder Chawla
Deputy Director

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