



OFFICE OF ENVIRONMENTAL REMEDIATION

100 Gold Street – 2nd Floor
New York, New York 10038

Daniel Walsh, Ph.D.
Director

Tel: (212) 788-8841

DECISION DOCUMENT
NYC VCP Remedial Action Work Plan Approval

June 27, 2016

Re: 461 & 463 Tompkins Avenue
Brooklyn Block 1852, Lots 8 and 9
VCP Project Number 16CVCP082K

The New York City Office of Environmental Remediation (OER) has completed its review of Remedial Action Work Plan (RAWP) dated June 2016 with Stipulation Letter dated June 24, 2016 for the above-referenced project.

These Plans were submitted to OER under the NYC Voluntary Cleanup Program.

The RAWP was released for public comment for 30 days as required by program rule. That comment period ends on July 20, 2016. Any public comments that require changes to the RAWP will be addressed prior to commencement of the remedial action. A briefing was held with NYS DEC on June 22, 2016 to discuss site contamination, proposed remedy and site development. NYS DEC approved the proposed remedy and provided waiver of groundwater sampling based on soil and soil vapor data. NYC DOHMH is currently reviewing the RAWP.

Project Description

The Site is located at 461 & 463 Tompkins Avenue in the Bedford-Stuyvesant section in Brooklyn, New York and is identified as Block 1852 and Lots 8 & 9 on the New York City Tax Map. The Site is 4,000-square feet and is bounded by a 3-story multi-family residential structure to the north, a 3-story multi-family residential structure to the south, a 4-story multi-family residential structure to the east, and Tompkins Avenue to the west. Currently, the Site is vacant and contains unmaintained land.

The proposed future use of the Site will consist of two, 3-story residential structures. The proposed development project consists of re-grading the Site to street level (the Site is currently raised approximately 4-5 feet) and constructing two new 3-story (30 foot height with 3.5 foot front parapet), multi-family residential buildings with full basements. Each building will contain two residential units occupying all aboveground floors. The basements will contain residential storage and/or utility and maintenance rooms. The footprint of each building will cover 800 square feet (1,600 square feet total) and occupy 40% of the Site. The remainder of the Site will consist of: a 1,760 square foot (44% of the entire lot) rear yard, a 240 square foot (6 % of the entire lot) rear concrete patio, and a 400 square foot (10% of the entire lot) front concrete entrance area. The gross building square footage is 6,372 square feet with 4,779 square feet for residential use.

The entire site is currently built up above street grade with approximately 4-5 feet of soil, representing approximately 600-750 cubic yards to be excavated. Excavation for construction of the basement levels is estimated to extend approximately 11 feet below street grade. Approximately 650 cubic yards of additional soils are expected to be removed from the basement excavation. An additional 175-200 cubic yards will be excavated in the landscaped areas at the Site with an additional 100 cubic yards from a hotspot at SB-06/07. The estimated total quantity of soil to be excavated is 1,600-1,900 cubic yards; however, approximately 100 cubic yards may be re-used as backfill for the hotspot excavation. The lowest depth of excavation at the Site will not extend below the water table, which is known to be greater than 30 feet bsg. The current zoning designation is R6A for residential

use with a C2-4 commercial overlay. The proposed use is consistent with existing zoning for the property.

Statement of Purpose and Basis

This document presents the remedial action for the NYC Voluntary Cleanup Program project known as “461 & 463 Tompkins Avenue” pursuant to Title 43 of the Rules of the City of New York Chapter 14, Subchapter 1.

Description of Selected Remedy

The remedial action selected for the 461 & 463 Tompkins Avenue 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 a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
3. Establishment of Track 4 Site-Specific Soil Cleanup Objectives (SCOs).
4. Completion of a Waste Characterization Study prior to excavation activities. Waste characterization soil samples will be collected at a frequency dictated by disposal facility(s). A Waste Characterization Report documenting sample procedures, location, analytical results shall be submitted to NYCOER prior to start of remedial action.
5. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas.
6. Excavation and removal of soil/fill exceeding Track 4 Site-Specific SCOs. The area beneath the proposed buildings will be excavated to 11 feet, the area beneath proposed concrete patios and entryways will be excavated at least 8-10 inches, and areas beneath proposed grass yards will be excavated to 2 feet. A hotspot located at SB-06 and SB-07, located beneath the proposed yard, will be excavated an additional 2-3 feet to a total depth of 9 feet. The estimated total quantity of soil to be excavated is 1,600-1,900 cubic yards, 1,700-1,800 of which is planned for removal.
7. 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.
8. 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.
9. Removal of all underground storage tanks that are encountered during soil/fill removal actions. Registration of tanks and reporting of any petroleum spills associated with UST's and appropriate closure of these petroleum spills in compliance with applicable local, State and Federal laws and regulations.
10. 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.
11. Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs.
12. Demarcation of residual soil/fill in landscaped areas.
13. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations.
14. Construction of an engineered composite cover consisting of a 6-inch concrete building slab with an 8-inch clean granular sub-base beneath all building areas, 4-inch poured concrete on a 6-inch sub-base in sidewalk and patio areas, and two feet of clean soil in all open space and landscaped areas to prevent human exposure to residual soil/fill remaining at the Site.
15. Installation of a vapor barrier system consisting of vapor barrier beneath the building slab and outside of sub-grade foundation sidewalls to mitigate soil vapor migration into the building. The vapor barrier system will consist of a minimum 20-mil vapor barrier with the selected manufacturer/model provided to OER prior to the Pre-Construction meeting and/or start of construction. All welds, seams and penetrations will be properly sealed to prevent preferential pathways for vapor migration. The vapor barrier system is an Engineering Control for the remedial action. The remedial engineer will certify in the RAR that the

vapor barrier system was designed and properly installed to mitigate soil vapor migration into the building.

16. Installation of a passive sub-slab depressurization system (SSDS). The full engineering design of the SSDS will be provided to OER prior to the Pre-Construction meeting and/or start of construction. The passive SSDS is an Engineering Control for the remedial action. The remedial engineer will certify in the Remedial Action Report (RAR) that the passive SSDS was designed and properly installed to establish a vacuum in the gas permeable layer and a negative (decreasing outward) pressure gradient across the building slab to prevent vapor migration into the building.
17. Performance of all activities required for the remedial action, including acquisition of required permits and attainment of pretreatment requirements, in compliance with applicable laws and regulations.
18. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
19. Submission of a Remedial Action Report (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.
20. Submission of an approved Site Management Plan (SMP) in the 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. Recording of a Declaration of Covenants and Restrictions that includes a listing of Engineering Controls and Institutional Controls 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.

June 27, 2016

Date



Sarah Pong
Senior Project Manager

June 27, 2016

Date



Shaminder Chawla
Deputy Director

cc: Michael Henry, Van Buren Greene, LLC – michael@elhmgmt.com
Larry Hirschfield, Van Buren Greene, LLC – larry@elhmgmt.com
Paul Ciminello, Ecosystems Strategies, Inc. – paul@ecosystemsstrategies.com
Aaron Werner, NYC HPD – wenera@hpd.nyc.gov
Lenny Seif, NYC HPD – LS9@hpd.nyc.gov
Daniel Walsh, Shaminder Chawla, Zach Schreiber, Maurizio Bertini, Hannah Moore
Sarah Pong, PMA-OER