



**OFFICE OF ENVIRONMENTAL REMEDIATION**

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

July 18, 2014

Re: 275 4<sup>th</sup> Avenue  
Brooklyn Block 964, Lot 1  
Hazardous Materials “E” Designation  
E-113: 4/30/2003 Park Slope Rezoning - CEQR Number 03DCP030K  
OER Project Number 14EHAZ054K / VCP Number 14CVCP240K

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated June 2014 with Stipulation Letter dated July 2014 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 July 2, 2014. There were no public comments.

**Project Description**

The proposed future use of the Site will consist of mixed-use residential and commercial retail, which is consistent with the existing zoning for the property. An 11-story 60,000 gross square foot mixed-use residential/commercial retail building will be constructed. One sub-grade basement level containing retail and tenant storage, recreational space, gymnasium and building utilities is proposed. The proposed development will include a 6,000 square-foot commercial retail space on the ground floor and approximately 75 dwelling units. The footprint of the proposed 11-story building and sub-grade basement will be 10,000 square-feet, fully encompassing the Site. There will not be any proposed open spaces or landscaped areas at the Site. The depth of the proposed basement and general excavation is approximately 12-feet below existing grade in the footprint of the proposed building (100-ft x 100-ft or 10,000 square feet), which is estimated to yield approximately 4,444 bank (in-place) cubic yards of excavated soil/fill. The maximum depth of excavation will be to 20 feet below existing grade for the installation on an elevator pit. The groundwater table is located approximately 11-12 feet below grade at the Site; therefore, soil excavation is expected at or slightly below the groundwater table. Demolition of the existing 1,850 square-foot one story building including removal surfaces, sub-grade utilities and drainage structures is proposed prior to redevelopment activities.

**Statement of Purpose and Basis**

This document presents the remedial action for the NYC Voluntary Cleanup Program and E-Designation Program project known as “275 4<sup>th</sup> Avenue” 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 275 4<sup>th</sup> Avenue site is protective of public health and the environment. The remedial action includes soil excavation and offsite disposal including one hotspot area, an engineered composite cover system, and installation of a vapor barrier/waterproofing barrier.

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 a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
3. Establishment of Site Specific (Track 4) 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. Entire footprint of property will be excavated to depths of 12 feet below grade for new foundation construction. Over excavation in the locations of one hotspot area (B-4) would be required. Approximately 4,444 cubic yards of excavated soil/fill will be disposed off-site.
6. 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.
7. Removal of underground storage tanks (if encountered) and closure of petroleum spills (if evidence of a spill/leak is encountered during Site excavation) in compliance with applicable local, State and Federal laws and regulations.
8. 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.
9. Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs. Samples will be analyzed for contaminants of concern (VOCs, SVOCs and metals). In addition, an endpoint sample will be collected from the base of excavation at the hotspot location (B4). The hotspot bottom sample will be analyzed for VOCs, SVOCs, and metals. SVOCs and metal results will be compared to Track 2 Restricted Residential SCOs as modified by Track 4 SCOs and VOC results will be compared to Protection of Groundwater SCOs.
10. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations.
11. Exposure to soil vapor will be mitigated with a combination of building slab and waterproofing/vapor barrier membrane system. The waterproofing /vapor barrier system will consist of “Bituthene 4000”, 60 mils thick, manufactured by W.R. Grace installed behind all two-face foundation walls below grade; “Bituthene Preprufe 160R”, 32 mils thick, manufactured by W.R. Grace installed behind all blind side

foundation walls below grade; “Bituthene Preprufe 300R”, 46 mils thick, manufactured by W.R. Grace installed beneath all foundation slabs.

12. Construction and maintenance of an engineered composite cover consisting of a 30-inch thick concrete mat slab foundation, 12-inch thick concrete foundation walls and 4-inch thick concrete sidewalks to prevent human exposure to residual soil/fill remaining under the Site.
13. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
14. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations.
15. Submission of an approved Site Management Plan (SMP) in the Remedial Action Report (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.
16. 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.
17. Continued registration of the property 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.

This remedy 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.

7-18-2014



Date

Shana Holberton  
Project Manager

7-18-2014



Date

Shaminder Chawla  
Deputy Director

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