



**OFFICE OF ENVIRONMENTAL REMEDIATION**

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**DECISION DOCUMENT**

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

January 28, 2016

Re: **69 Hope Street**  
**Brooklyn, Block 2369, Lot 37**  
**Hazardous Materials “E” Designation**  
**E-138: 5/11/2005 – Greenpoint – Williamsburg Rezoning – CEQR: 04DCP003K**  
**OER Project Number: 14EHAZ391K / VCP Number: 15CVCP139K**

The New York City Office of Environmental Remediation (OER) has completed its review of the Revised Remedial Action Work Plan (RAWP) dated January 22, 2016 with Revised Stipulation Letter dated January 22, 2016 for the above-referenced project.

These Plans were 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 August 20, 2015. There were no public comments.

**Project Description**

The development project consists of redeveloping the lot with a 5-story mixed-use building. The building will cover the entire lot and will have a partial basement level for the first 36 feet of the site. The cellar will contain a mechanical room, three bathrooms, a storage room, a stairwell and an elevator pit. The first and second floors will contain commercial office space. The third through fifth floors will contain residential units.

The cellar level will require excavation to a depth of approximately 11 feet below grade across the first 36 feet of the site with additional excavation to 7ft 4in for an elevator pit. The remaining 1,325 sf portion of the lot will be unexcavated and capped with a concrete slab. An estimated 367 cubic yards (550 tons) of soil will require excavation for the new building. The water table is expected at approximately 12 feet below grade surface (bgs), and may be encountered during excavation.

**Statement of Purpose and Basis**

This document presents the remedial action for the NYC Voluntary Cleanup Program and E-Designation Program project known as “69 Hope 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 Hazardous Materials**

The remedial action selected for the 69 Hope 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 a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
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. Completion of a Waste Characterization Study prior to excavation activities. Waste characterization soil samples will be collected at a frequency dictated by disposal facility. A Waste Characterization Report documenting sample procedures, location, analytical results shall be submitted to NYCOER prior to start of remedial action;
6. Excavation and removal of soil/fill exceeding Track 4 Site-Specific SCOs. For development purposes, the entire first 36 feet of the Site will be excavated to depth of 11 feet with additional excavation to 7ft 4in for an elevator pit. In addition, hotspot areas identified at two locations B4 and B5 will be excavated to six feet depths to remove contaminated soils. An estimated 550 tons of soil will be removed;
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 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;
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. Appropriate segregation of excavated media on-Site;
11. Collection and analysis of one end-point sample from the bottom of the excavation to evaluate the performance of the remedy with respect to attainment of Track 4 SCOs. The sample will be analyzed for contaminants of concern (SVOCs and metals). In addition, end-point samples will be collected from the sidewalls and base of excavation at two hotspot locations identified in the Remedial Investigation. Samples collected at the B4 hotspot will be analyzed for SVOCs and the samples collected at the B5 hotspot will be analyzed for barium, mercury and lead.;
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 and maintenance of an engineered composite cover consisting of 5 inch thick concrete building slab to prevent human exposure to residual soil/fill remaining at the Site;
15. A 20-mil waterproofing membrane/vapor barrier will be installed beneath the structure's slab and along foundation sidewalls. The barrier chosen for this project is the 300R and 160R Preprufe waterproofing membrane manufactured by Grace. The vapor barrier must be installed under the elevator pit slab and up through the elevator foundation walls and the building foundation walls. The vapor barrier rising from the elevator pit must be taped seamlessly to the sub-slab vapor barrier. The vapor barrier must be inspected by EBC prior to the pouring of concrete. 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. If groundwater is not encountered during excavation, an active SSDS will be installed beneath the building and operated continuously. The horizontal piping will consist of fabric wrapped, perforated schedule 40 4-inch PVC pipe connected to a 6-inch steel riser pipe that penetrates the slab and travels through the building to the roof. The riser pipe discharge point will be set back 10 feet from any open windows, vents and property lines. The gas permeable layer will consist of a 6-inch thick layer of 2-inch bluestone. The pipe will be finished at the roof line with a 6-inch goose neck pipe to prevent rain infiltration. The active SSDS will be hardwired and will include a blower installed on the roof line and a pressure gauge installed along vacuum line. An alarm system will be located in an accessible area in the basement. All SSDS piping will be properly labeled. Photographs will be taken of all system components.
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. Dewatering in compliance with city, state, and federal laws and regulations. Extracted groundwater, if encountered, will either be containerized for off-site licensed or permitted disposal or will be treated under a permit from New York City Department of Environmental Protection (NYCDEP) to meet pretreatment requirements prior to discharge to the sewer system;
19. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations;
20. 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;
21. 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;
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 remedies 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.

January 28, 2016



Date

William Wong  
Project Manager

January 28, 2016



Date

Shaminder Chawla  
Deputy Director

cc: Daniel Walsh, Shaminder Chawla, Zach Schreiber, Maurizio Bertini, William Wong, PMA-OER  
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