



**Environmental and Planning Consultants**

440 Park Avenue South  
7th Floor  
New York, NY 10016  
tel: 212 696-0670  
fax: 212 213-3191  
[www.akrf.com](http://www.akrf.com)

April 3, 2013

New York City Office of Environmental Remediation  
City Voluntary Cleanup Program  
% Shaminder Chawla  
100 Gold Street, 2<sup>nd</sup> Floor  
New York, NY 10038

**Re: NYC VCP # 13CVCP088K  
E-Designation # 10EH-N050K  
285 Jay Street  
Remedial Action Work Plan (RAWP) Stipulation List**

Dear Mr. Chawla:

AKRF, Inc. of New York hereby submits a Remedial Action Work Plan (RAWP) Stipulation List for the subject site at 285 Jay Street in the borough of Brooklyn, Kings County, New York (the Site) to the New York City Office of Environmental Remediation (OER) on behalf of the Dormitory Authority State of New York (DASNY).<sup>1</sup> This letter serves as an addendum to the RAWP to stipulate additional content, requirements, and procedures that will be followed during the site remediation. The contents of this list are added to the RAWP and will supersede the content in the RAWP where there is a conflict in purpose or intent. The additional requirements/procedures include the following Stipulation List below:

1. The criterion attached in **Appendix 1** will be utilized if additional petroleum containing tank or vessel is identified during the remedial action or subsequent redevelopment excavation activities. All petroleum spills will be reported to the New York State Department of Environmental Conservation (NYSDEC) hotline as required by applicable laws and regulations. This contingency plan is designed for heating oil tanks and other small or moderately sized storage vessels. If larger tanks, such as gasoline storage tanks are identified, OER will be notified before this criterion is utilized.
2. A pre-construction meeting is required prior to start of remedial excavation work at the Site. A pre-construction meeting will be held at the Site and will be attended by OER,

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<sup>1</sup> DASNY is the Site owner; The City University of New York (CUNY) is the operating owner.

the developer or developer representative, the consultant, excavation/general contractor, and if applicable, the soil broker.

3. A pre-approval letter from all disposal facilities will be provided to OER prior to any soil/fill material removal from the Site. Documentation specified in the RAWP - Appendix 3 - Section 1.6 "Materials Disposal Off-Site" will be provided to OER. If a different disposal facility for the soil/fill material is selected, OER will be notified immediately.
4. A CD containing the final RAWP including this approved Stipulation List will be placed in the library that constitutes the primary public repository for project documents.
5. Signage for the project will include a sturdy placard mounted in a publically accessible right of way to the building and other permits/signage will consist of the NYC VCP Information Sheet (attached **Appendix 2**) announcing the remedial action. The Information sheet will be laminated and permanently affixed to the placard.
6. In the event that hazardous waste is identified during the remedial action or subsequent redevelopment excavation activities at this NYC VCP project, and removal and transportation of hazardous waste becomes necessary, the project may be subject to the NYSDEC's Special Assessment Tax (ECL 27-0923) and Hazardous Waste Regulatory Fees (ECL 72-00402). See NYSDEC's website for more information: <http://www.dec.ny.gov/chemical/9099.html>.
7. Collection and analysis of end-point samples will be conducted to evaluate the performance of the remedy with respect to attainment of Track 1 Soil Cleanup Objectives (SCOs). To evaluate attainment of Track 1 SCOs throughout the Site, 10 base samples will be collected. Endpoint samples will be analyzed for SVOCs and Metals. A map indicating End Point Sampling Locations is attached as **Appendix 3**.
8. Section 4.3 of the RAWP describes the Grace Preprufe 160R along the foundation walls and Grace Preprufe 300R below the lowest level horizontal slab that will be installed beneath the structure's slab and along foundation sidewalls. **Appendix 4** provides PE/RA certified building plans with the extent of the vapor barrier installation details (penetrations, joints, etc.) with respect to the proposed foundation, footings, elevator pits, etc.
9. An engineered composite site cover will be placed over the entire footprint of the Site. The composite cover system will comprise 2 feet of clean cover soil in landscaped areas in the courtyard area, concrete covered sidewalks and quartzite/terrazzo/concrete pavers, and a concrete building slab. Some of the landscaped areas will be open to the subsurface, while others will be solid bottom planters. Approximately 3 to 5 feet of excavation will occur in these areas for construction. PE/RA certified drawings of the composite site cover are provided as **Appendix 5**. Figure 1 in **Appendix 5** shows the typical design for the remedial cover type to be used on this Site and the location of each cover type to be built at the Site, respectively.

10. The Truck route is: exit the site and head north on Jay Street, turn right (east) on Tillary Street, and proceed four blocks to an on-ramp to the Brooklyn Queens Expressway (BQE).

Sincerely,

Axel Schwendt  
Senior Technical Director

cc: W. Wong, NYCOER  
Sara E. Stein, DASNY  
Max Pizer, CUNY

## **Appendix 1**

### Generic Procedures for Management of Underground Storage Tanks Identified under the NYC VCP

Prior to Tank removal, the following procedures should be followed:

- Remove all fluid to its lowest draw-off point.
- Drain and flush piping into the tank.
- Vacuum out the “tank bottom” consisting of water product and sludge.
- Dig down to the top of the tank and expose the upper half.
- Remove the fill tube and disconnect the fill, gauge, product, vent lines and pumps. Cap and plug open ends of lines.
- Temporarily plug all tank openings, complete the excavation, remove the tank and place it in a secure location.
- Render the tank safe and check the tank atmosphere to ensure that petroleum vapors have been satisfactorily purged from the tank.
- Clean tank or remove to storage yard for cleaning.
- If the tank is to be moved, it must be transported by licensed waste transporter. Plug and cap all holes prior to transport leaving a 1/8 inch vent hole located at the top of the tank during transport.
- After cleaning, the tank must be made acceptable for disposal at a scrap yard, cleaning the tanks interior with a high pressure rinse and cutting the tank in several pieces.

During the tank and pipe line removal, the following field observations should be made and recorded:

- A description and photographic documentation of the tank and pipe line condition (pitting, holes, staining, leak points, evidence of repairs, etc.).
- Examination of the excavation floor and sidewalls for physical evidence of contamination (odor, staining, sheen, etc.).
- Periodic field screening (through bucket return) of the floor and sidewalls of the excavation, with a calibrated photoionization detector (PID).

#### Impacted Soil Excavation Methods

The excavation of the impacted soil will be performed following the removal of the existing tanks. Soil excavation will be performed in accordance with the procedures described under Section 5.5 of Draft DER-10 as follows:

- A description and photographic documentation of the excavation.
- Examination of the excavation floor and sidewalls for physical evidence of contamination (odor, staining, sheen, etc.).
- Periodic field screening (through bucket return) of the floor and sidewalls of the excavation, with calibrated photoionization detector (PID).

Final excavation depth, length, and width will be determined in the field, and will depend on the horizontal and vertical extent of contaminated soils as indentified through physical examination (PID response, odor, staining, etc.). Collection of verification samples will be performed to evaluate the success of the removal action as specified in this document.

The following procedure will be used for the excavation of impacted soil (as necessary and appropriate):

- Wear appropriate health and safety equipment as outlined in the Health and Safety Plan.

- Prior to excavation, ensure that the area is clear of utility lines or other obstructions. Lay plastic sheeting on the ground next to the area to be excavated.
- Using a rubber-tired backhoe or track mounted excavator, remove overburden soils and stockpile, or dispose of, separate from the impacted soil.
- If additional UST's are discovered, the NYSDEC will be notified and the best course of action to remove the structure should be determined in the field. This may involve the continued trenching around the perimeter to minimize its disturbance.
- If physically contaminated soil is present (e.g., staining, odors, sheen, PID response, etc.) an attempt will be made to remove it, to the extent not limited by the site boundaries or the bedrock surface. If possible, physically impacted soil will be removed using the backhoe or excavator, segregated from clean soils and overburden, and staged on separated dedicated plastic sheeting or live loaded into trucks from the disposal facility. Removal of the impacted soils will continue until visibly clean material is encountered and monitoring instruments indicate that no contaminants are present.
- Excavated soils which are temporarily stockpiled on-site will be covered with tarp material while disposal options are determined. Tarp will be checked on a daily basis and replaced, repaired or adjusted as needed to provide full coverage. The sheeting will be shaped and secured in such a manner as to drain runoff and direct it toward the interior of the property.

Once the site representative and regulatory personnel are satisfied with the removal effort, verification of confirmatory samples will be collected from the excavation in accordance with DER-10.

**Appendix 2**  
NYC VCP Signage



## NYC Voluntary Cleanup Program

**285 Jay Street**  
**Site #: 13CVCP088K**

This property is enrolled in the New York City Voluntary Cleanup Program for environmental remediation. This is a voluntary program administered by the NYC Office of Environmental Remediation.

Or scan with smart phone:



For more information,  
log on to: [www.nyc.gov/oer](http://www.nyc.gov/oer)

If you have questions or would like more information,  
please contact:

Shaminder Chawla at (212) 442-3007  
or email us at [brownfields@cityhall.nyc.gov](mailto:brownfields@cityhall.nyc.gov)

**Appendix 3**  
End Point Sampling Locations

**SOURCE:**  
Based on Figure L-101, *Site Plan*,  
Prepared for CUNY by Perkins Eastman, Inc  
115 Fifth Avenue, New York  
12/13/12



**LEGEND:**

— PROJECT SITE BOUNDARY

● END-POINT SAMPLE LOCATION



Environmental Consultants  
440 Park Avenue South, New York, NY 10016

**CUNY CITY TECH ACADEMIC BUILDING**

Brooklyn, New York

**POST-EXCAVATION END-POINT SAMPLING PLAN**

DATE

4.4.2013

PROJECT NO.

22021

SCALE

as shown

FIGURE

2

**Appendix 4**  
Vapor Barrier Design and Details



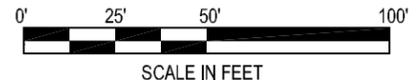
**Appendix 5**  
Composite Site Cover Design and Location

© 2013 AKRF, Inc. Environmental Consultants M:\AKRF Project Files\22021 - CUNY City Tech Academic Building\Figures\2021 Fig 1&2 Endpoint samp locs\_Site cover.dwg

**SOURCE:**  
Based on Figure L-101, *Site Plan*,  
Prepared for CUNY by Perkins Eastman, Inc  
115 Fifth Avenue, New York  
12/13/12



TECH PLACE



**LEGEND:**

- BUILDING
- QUARTZITE, TERRAZO AND/OR CONCRETE PAVEMENT
- LANDSCAPING WITH 2' CERTIFIED CLEAN FILL CAP



