



OFFICE OF ENVIRONMENTAL REMEDIATION

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

Daniel Walsh, Ph.D.

Director

Tel: (212) 788-8841

Fax: (212) 788-2941

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

August 21, 2014

Re: 505 Union Avenue
Brooklyn Block 2315, Lot 21
Hazardous Materials “E” Designation
E-138: 5/11/2005 Greenpoint-Williamsburg Rezoning - CEQR Number 04DCP003K
OER Project Number 04DCP003K / VCP Number 14CVCP246K

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated May 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 June 22, 2014. There were no public comments.

Project Description

The proposed future use of the Site will consist of the renovation of the existing structure to include three additional floors. The first floor of the renovated structure will remain in commercial use and will consist of a parking garage, mechanical and utility areas, a residential lobby, and retail space. Thirty four residential apartments will be created on floors 2 through 5. To support the additional floors, new foundation structures (steel pile with concrete pile cap) will be installed. Concrete pile caps will be driven into place, therefore there will be little to no excavation of soils onsite, with the exception of the elevator pit which will require excavation to a depth of approximately 6 feet below grade (ftbg). Excavation at this location will likely be into the groundwater table, as groundwater at the Site ranges from 5.02 feet to 7.39 feet. Layout of the proposed site development is presented in Figure 3. The current zoning designation is M1-2/R6 residential. 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 and E-Designation Program project known as “505 Union 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 505 Union Avenue site is protective of public health and the environment. The remedial action includes soil excavation and offsite disposal including three hotspot areas, 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 of a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
3. Establish Track 4 Site Specific Use 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 Use SCOs. Hotspot excavation will be completed at three locations across the Site. Excavation of hotspots will take place to a depth of 4 feet below grade (ftbg) at boring locations B1 and B5 and a minimum of 6 ftbg at boring location B4. In addition, elevator pit will be excavated to depths of six feet below grade.
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).
10. A vapor barrier will be installed beneath the building slab at the first floor in all areas except those used for parking. The vapor barrier would consist of Raven Industries' VaporBlock 20 Plus, which is a seven layer co-extruded barrier made from polyethylene and EVOH resins.
11. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations.
12. Construction and maintenance of an engineered composite cover consisting of the existing building concrete slab across the footprint of the renovated building. Composite cover system will manage residual soil contamination in place.
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 a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, and describes all Engineering and Institutional Controls to be implemented at the Site, and lists any changes from this RAWP.
16. 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
17. The property will continue to be registered with an E-Designation at the NYC Building Department. Establishment of Engineering Controls and Institutional Controls; 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.

8-21-2014



Date

Shana Holberton
Project Manager

8-21-2014



Date

Shaminder Chawla
Deputy Director

Developer: Joel Braver, Express Builders, joel@expressbuildersjb.com
 Consultant (Hazmat): Kristen Discenza, Environmental Business Consultants, kdiscenza@ebcincny.com
 Consultant (Hazmat): Charles Sosik, Environmental Business Consultants, csosik@ebcincny.com