



OFFICE OF ENVIRONMENTAL REMEDIATION
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DECISION DOCUMENT

NYC VCP, E-Designation, and Restrictive Declaration Remedial Action Work Plan Approval

December 29, 2015

Re: 1570 60th Street: 1560-1584 60th Street, 1575-1583 61st Street, and 6002-6024 16th Avenue
Brooklyn Block 5516, Lot 34
Hazardous Materials and Noise Restrictive Declaration
E-289: February 27, 2013 Maple Lanes Views Rezoning - CEQR 11DCP022K
R-212: Restrictive Declaration Recorded on March 6, 2012 - CRFN No.: 2012000086295, CEQR
11DCP022K)
OER Project Number 14RH-N334K / VCP Number 15CVCP161K

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated June 2015 with Stipulation Letter dated December 2015 and the Remedial Action Plan for Noise dated June 2015 for the above-referenced project.

These Plans were submitted to OER under the NYC Voluntary Cleanup Program, E-Designation Program, and Restrictive Declaration Program.

The RAWP was released for public comment for 30 days as required by program rule. That comment period ended on July 10, 2015. There were no public comments.

Project Description

The development project consists of 13 new 6-story apartment buildings with full cellar levels, and a cellar level parking garage constructed below the courtyard to be constructed behind the buildings. Six nearly identical apartment buildings will front 61st Street and will have the following street addresses; 1559, 1563, 1567, 1571, and 1575 61st Street. An additional four identical apartment buildings will front 16th Avenue, and they will have the following street addresses; 6004, 6010, 6014, and 6020 16th Avenue. Three smaller apartment buildings will be constructed along 60th Street, and they will have the street addresses 1570, 1574, and 1578 60th Street. The six buildings fronting 61st Street and the nearly identical four buildings fronting 16th Avenue will each be approximately 50 feet wide and have a length of approximately 64 feet. The cellar of each of these ten new apartment buildings will consist of the elevator shaft and associated elevator machine room, refuse storage room, meter rooms, storage rooms, and open cellar accessory space for the apartments on the first floor. The open cellar accessory spaces will have windows that face a narrow areaway created between the cellar level parking garage and the building. The elevator machine room and meter rooms in the front of the cellar will be constructed approximately 3 feet lower than the rest of the cellar level. The majority of the cellar level of each building will require excavation to a depth of approximately 8 feet. Assuming an average excavation depth of approximately 8 ft across the 3,200 ft² footprint of each building, a total of approximately 1,000 cubic yards (1,500 tons) of soil will require excavation for each of the ten buildings. The three smaller buildings fronting 60st Street will each be approximately 30 feet wide and have a length of approximately 60 feet. The cellar of each of these three new apartment buildings will consist of the elevator shaft and associated elevator machine room, refuse storage room, meter rooms, storage rooms, and an open cellar accessory space for the apartment on the first floor. The open cellar accessory space will have windows that face a narrow areaway created between the cellar level parking garage and the building. The elevator machine room and meter rooms in the front of the cellar will be constructed approximately 3 feet lower than the rest of the cellar level. The majority of the cellar level of each building will require excavation to a depth of approximately 8 feet. Assuming an average excavation depth of approximately 8

ft across the 1,800 ft² footprint of each building, a total of approximately 500 cubic yards (750 tons) of soil will require excavation for each of the three buildings.

A cellar level parking garage for 53 cars will be constructed behind each of the buildings within the rear courtyard area. A vehicle ramp from 61st Street will provide access to the parking garage. An additional on-grade parking area for 16 cars will be constructed above a portion of the cellar parking garage. Access to the on-grade parking area will be provided from 60th Street. A 8,230 ft² recreation area will be constructed above the remaining portion of the cellar level parking garage, and the remaining portions of the Site will be capped with concrete. The cellar level parking garage and the ramp will require excavation to a depth of approximately 10 feet across an approximately 18,000 ft² area will generate an additional 6,700 cubic yards (10,000 tons) of soil. Limited excavation (top 1 foot) across the remaining portions of the Site that will be capped with concrete will generate an additional 300 to 500 cubic yards. The water table is expected at a depth of approximately 40 feet below grade surface (bgs), and will therefore not be encountered during excavation.

Statement of Purpose and Basis

This document presents the remedial action for the NYC Voluntary Cleanup Program, E-Designation Program, and Restrictive Declaration Program project known as “1570 60th 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 1570 60th 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(s).
6. Excavation and removal of soil/fill exceeding Track 4 Site Specific SCOs. Excavation for the cellar level of each of the thirteen apartment buildings and the cellar level parking garage will be performed to a depth of approximately 8 feet. Additional excavation to about 10-12 feet will be required for the lower front cellar level and elevator pit areas. PCE hotspot area at SB-4 will be excavated and removed. Limited excavation (top 1 foot) will be performed in the recreational areas. Approximately 40,000 tons of soils will be excavated and removed from this Site.
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 UST's 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. Collection and analysis of twelve end-point samples to determine the performance of the remedy with respect to attainment of SCOs. If volatile organic compounds (VOCs) are detected within any of the endpoint soil samples at a concentration greater than Protection of Groundwater Soil Cleanup Objectives, a soil vapor extraction system (SVE) will be installed.
11. Transportation and off-Site disposal of all soil/fill material at licensed or 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.
12. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations.

13. Construction of an engineered composite cover across the entire Site that will consist of the following: (1) a 5-inch thick concrete cellar slab with a 4-inch layer of clean granular sub-base beneath the slab for each of the thirteen new buildings, (2) a 6-inch thick concrete cellar slab with a 4-inch layer of clean granular sub-base beneath the slab for the cellar slab parking garage and parking garage ramps, and (3) a 4-inch thick concrete slab with a 4-inch layer of clean granular sub-base beneath the slab for each of the concrete capped areas to be finished as recreation areas.
14. Installation of a vapor barrier system for each of the thirteen new apartment buildings. The vapor barrier system is to be installed beneath the entire building slab and outside of all sub-grade foundation sidewalls to grade to mitigate soil vapor migration into the building. The vapor barrier system for each building will consist of Raven Industries 20-mil vapor barrier (VBP20 Plus) and will be installed below the entire cellar slab throughout the full building area and outside all sub-grade foundation sidewalls to grade. 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 for each building to mitigate soil vapor migration into the buildings.
15. Installation of separate active sub-slab depressurization systems (SSDS) beneath each of the thirteen new apartment buildings. Each SSD system will consist of a single loop of horizontal pipe set in the middle of a gas permeable layer immediately beneath the building slab and vapor barrier system. The horizontal piping will consist of fabric wrapped, perforated schedule 40 4-inch PVC pipe connected to a 6-inch cast iron riser pipe that penetrates the slab and travels through the building to the roof. The gas permeable layer will consist of a 6-inch thick layer of 2-inch trap rock stone. The active SSDS will be hardwired and will include a RP265 blower installed on the roof line and a pressure gauge and alarm located in an accessible area in the basement. The active sub-slab depressurization system is an Engineering Control for the remedial action. The Remedial Engineer will certify in the RAR that each active sub-slab depressurization system 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.
16. Construction and operation of a parking garage with high volume air exchange in conformance with NYC Building Code.
17. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations.
18. 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.
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 a Restrictive Declaration 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.

Description of Selected Remedy for Noise

The elements of the remedial action selected for Noise for the 1570 60th Street site are as follows:

In order to meet the requirements of the E-Designation, the following window/wall attenuation(s) will be achieved at the locations described below:

1. 31 dBA for all facades.

The following window(s) will be installed:

Façade Floor Range	OITC Rating	OITC Certification	Manufacturer and Model	Glazing
WINDOWS and BALCONY DOORS All Facades All Floors plus cellar (Residential)	35	ASTM E90 Sound Transmission loss Test Report (D1170.01-113-11)	Series/Model CS68 Window manufactured by Reynaers Aluminum Systems, LTD	1-9/16" IG (1/2" laminated exterior, 3/4" air space, 5/16" laminated interior)

In order to satisfy the requirements of the E-Designation, Alternate Means of Ventilation (AMV) will be installed in order to maintain a closed window condition. AMV for this project will be achieved by:

1. **Trickle Vents:** Installing Ventalis ventilation units manufactured by Reynaers Aluminum N.V. in each bedroom and living room at a rate of one Ventalis ventilation unit per room. Fresh air will be provided to all bedrooms and living rooms by the Ventalis ventilation units.
2. **Compliance with Mechanical Code:** Providing outside air to common areas such as lobbies and corridors in accordance with the 2014 NYC Mechanical Code.

The remedies for Hazardous Materials and Noise described above conform to the promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration OER guidance, as appropriate.

December 29, 2015



Date

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December 29, 2015



Date

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December 29, 2015



Date

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