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

July 16, 2015

Re: **148 West Street**
Brooklyn Block 2531, Lot 3
Hazardous Materials “E” Designation
E-138: 5/11/2005, Greenpoint-Williamsburg Rezoning - CEQR # 04 DCP 003K
OER Project Number 15EHAZ541K / VCP Number 15CVCP168K

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated July 2015 with Stipulation Letter dated July 8, 2015 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 will end on July 31, 2015. Any public comments that require changes to the RAWP will be addressed prior to commencement of the remedial action.

Project Description

The Site is located at 148 West Street in the Greenpoint section of Brooklyn, New York and is identified as Block 2531 and Lot 3 on the New York City Tax Map. The Site is 2,500 square feet and is bounded by vacant lots to the north and to the south, a 3-story residential building to the east, and a construction site across West Street to the west. Currently, the Site is vacant and contains a 3-story residential building with a full basement and rear yard.

The proposed future use of the Site will consist of a 5-story residential building with a basement. The total gross square footage of the proposed building will be approximately 6,715 square feet. The basement will be utilized for accessory to the 1st floor apartment, storage, gas room and elevator service room, and the floors above (1st through 5th) will be utilized as residential apartments. There will also be a lobby located on the 1st floor. The existing basement is approximately 950 square feet and it will be expanded to 1,625 square feet. Partial excavation of soils to approximately 9-10 feet below grade surface (bgs) will be required for the expansion of the existing basement. Rear landscaped areas will be excavated to two feet depths and will be backfilled with clean soil/top soil. Approximately 315 cubic yards of soil will be generated during the construction. The water table is at 7.5 to 8.5 feet bgs; therefore local dewatering maybe required during the 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 “148 West 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 Hazmat

The remedial action selected for the 148 West 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. Performance of additional site characterization sampling of soil prior to start of construction. This involves installation of one soil boring within the existing building footprint and collection of one shallow soil sample.
6. 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).
7. Excavation and removal of soil/fill exceeding Track 4 Site Specific SCOs.
Approximately 25% of the Site will be excavated to a depth of approximately 10 feet below grade to match the depth of the existing cellar for development purposes. A small portion of property will be excavated to the depth of additional 5 feet below grade for elevator pit, and the rear landscaped area will be excavated to a depth of 2 feet bgs. Approximately 315 cubic yards of soil/fill will be removed from the Site and properly disposed at an appropriately licensed or permitted facility.
8. 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.
9. 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.
10. 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.
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. Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs.
13. Demarcation of residual soil/fill in landscaped areas.
14. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations.
15. Construction of an engineered composite cover consisting of a 4-inch thick concrete building slab with an 6-inch clean granular sub-base beneath all building areas, and two feet of clean soil in all open space and landscaped areas.
16. Installation of a vapor barrier system consisting of vapor barrier beneath the building slab and outside of new sub-grade foundation sidewalls to mitigate soil vapor migration into the building. The vapor barrier system will consist of a 20-mil vapor barrier manufactured by Raven Industries and model Vapor Block Plus 20 below the slab throughout the full building area and outside new sub-grade foundation sidewalls. 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.
17. Groundwater table is at 7 feet depths and excavation for cellar will extend to 10 feet below grade. Therefore, dewatering is required. Dewatering in compliance with city, state, and federal laws and regulations. Extracted groundwater 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.
18. Since excavation extends below water table, installation of and SSDS is not feasible. If development plans changes, active SSDS will be required.
19. 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.

20. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
21. Submission of a Remedial Action Report (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.
22. 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.
23. 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 remedy 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.

July 16, 2015



Date

Sarah Pong
Project Manager

July 16, 2015



Date

Shaminder Chawla
Deputy Director

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