



**OFFICE OF ENVIRONMENTAL REMEDIATION**  
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October 17, 2012

Abe Strulovitch  
Webster Avenue Management  
PO Box 827  
Bronx, NY 10457

Kevin Brussee  
Environmental Business Consultants  
1808 Middle Country Road  
Ridge, NY 11961

Re: **NYC VCP Remedial Action Work Plan Approval**  
**207 Harrison Avenue, Block 2272, Lot 3**  
**VCP Project # 13CVCP074K / OER Project # 12EH-A484K**

Dear Mr. Strulovitch:

The New York City Office of Environmental Remediation (OER), in consultation with the New York City Department of Health and Mental Hygiene (DOHMH), has completed its review of the Remedial Action Work Plan (RAWP) and Stipulation List for the 207 Harrison Avenue, VCP Project # 13CVCP074K, dated October 10, 2012. The Plan was submitted to OER under the NYC Voluntary Cleanup Program (VCP). The RAWP was released for public comment for 30 days as required by program rule. That comment period ended on October 12, 2012. There were no public comments.

The following remedial action elements will be implemented at the project site:

**Statement of Purpose and Basis**

This document presents the remedy for a Voluntary Cleanup site known as “207 Harrison Avenue” site. This document is a summary of the information that can be found in the site-related reports and documents in the document repository at OER’s website: [www.nyc.gov/oer](http://www.nyc.gov/oer).

The New York City Office of Environmental Remediation (the Office or OER), has established a remedy for the above referenced site. The disposal or release of contaminants at this site, as more fully described in this document, has contaminated various environmental media. Contaminants include hazardous substances.

The decision is based on the Administrative Record of the New York City Office of Environmental Remediation (the Office or OER) for the 207 Harrison Avenue site and the public's input to the proposed remedy presented by the Office.

### **Description of Selected Remedy**

The remedy selected for this 207 Harrison Avenue Site is Track 4 remedy and includes soil excavation and engineered cover system.

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. Perform a Community Air Monitoring Program for particulates and volatile organic 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. Excavation and removal of soil/fill exceeding SCOs. 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;
6. 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;
7. 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;
8. Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
9. Demarcation of residual soil/fill;
10. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations;
11. Construction and maintenance of an engineered composite cover across the entire Site, consisting of the new buildings' concrete slab and rear concrete patio, to prevent human exposure to residual soil/fill remaining under the Site;
12. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations;
13. Installation of a combination of a waterproofing membrane (Preprufe 200) beneath the entire slab of both buildings and up the sidewalls to grade.
14. Performance of all activities required for the remedial action, including permitting and pretreatment requirements, in compliance with applicable laws and regulations;

15. Submission of a 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; and
17. Recording of a Declaration of Covenants and Restrictions that includes a listing of Engineering Controls and a requirement that management of these controls must be in compliance with an approved SMP; and Institutional Controls including 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.

Remedial activities will be performed at the Site in accordance with this OER-approved RAWP. All deviations from the RAWP will be promptly reported to OER. Changes will be documented in the RAR.

This remedy conforms to the promulgated standards and criteria that are directly applicable, or that is relevant and appropriate and takes into consideration OER guidance, as appropriate. The remedy is protective of public health and the environment.

10/17/12

Date



Shaminder Chawla  
Assistant Director

## **SITE BACKGROUND**

### **Location:**

The Site is located at 207 Harrison Avenue in Brooklyn, New York and is identified as Block 2272, Lot 3 on the New York City Tax Map. Figure 1 shows the Site location.

### **Site Features:**

The Site is 4,990-square feet and is bounded by Bartlett Street to the north, several three-story mixed use buildings (Block 2272, Lots 2 and 55) to the south, a one-story auto repair shop (Block 2272, Lot 6) to the east, and Harrison Avenue to the west. A map of the site boundary is shown in Figure 2. Currently, the Site is used for accessory vehicle parking for the auto repair shop to the east. The lot is undeveloped and has an exposed soil cover

### **Current Zoning/uses:**

The current zoning designation is R7A, Residence District. The proposed use is consistent with existing zoning for the property.

### **Historical Use:**

Historical information (DOB records, Sanborn Maps and City Directory listings) reviewed for the Site note the Site as being developed prior to 1887 with three 3-story apartment buildings with first floor stores. By 1918, the entire Site was redeveloped with a 6-story apartment building along Harrison Avenue. The first floor was divided into four commercial spaces and the upper floors were residential. The Site remained relatively unchanged until the buildings were demolished in the early 1980's. The Site has remained undeveloped since 1981 and has been used for parking/vehicle storage.

### **Summary of Environmental Findings:**

1. Elevation of the property is approximately 13 feet.
2. Depth to groundwater is approximately 8 feet at the Site.
3. Groundwater flow is generally from north to south beneath the Site.
4. Depth to bedrock is at the Site is greater than 100 feet.
5. The stratigraphy of the Site, from the surface down, consists of 6 to 8 feet of urban fill underlain by native brown fine silty sand.

A site location map is attached as Figure 1.

## **PROPOSED DEVELOPMENT PLAN**

The proposed future use of the Site will consist of two new apartment buildings. Layout of the proposed site development is presented in Figure 3. The current zoning designation is R7A. The proposed use is consistent with existing zoning for the property.

16 Bartlett Street building will be a 4-story, 3-family, residential building with a full cellar level that will extend below the entire footprint of the building. The 40ft by 55ft building will be located on the corner of Bartlett Street and Harrison Avenue, leaving a 10 ft wide concrete capped alley way behind the building.

20 Bartlett Street building will be a 3-story, 3-family, residential building with a full cellar level that will extend below the entire footprint of the building. The 40ft by 45ft building will be located east of 16 Bartlett Street and will front Bartlett Street. The 10 ft wide concrete capped alley that will extend behind the rear of the 16 Bartlett Street building will continue behind the rear of the 20 Bartlett Street building.

Both buildings will be constructed along Bartlett Street, leaving a 10 ft wide concrete capped alley way behind the buildings. Excavation for the 45ft by 40ft 3-story building (20 Bartlett Street) to a depth of 11 ft will generate approximately 733 yd<sup>3</sup> (1,100 tons) and excavation for the 55ft by 40ft 4-story building (16 Bartlett Street) will generate approximately 650 yd<sup>3</sup> (975 tons).

## **SUMMARY OF REMEDIAL INVESTIGATION**

The Remedial Investigation was conducted on June 13, 2012. A full Remedial Investigation Report is available online in the document repository and the results are summarized below.

### Nature and Extent of Contamination:

**Soil:** Soil/fill samples collected during the RI showed no PCBs or VOCs at detectable concentrations. Only one VOC, naphthalene was detected at a low concentration of 2.9 ppb within one sample. Four SVOCs were detected within each of the three shallow samples collected from the historic fill layer at concentrations above their RRSCOs. The same four SVOCs were detected above their RRSCOs within the soil sample collected from 6 to 8 feet below grade in one boring. These SVOCs were all PAH compounds and their concentrations and distribution indicate that they are associated with historic fill material observed during the sampling. Five metals including barium, lead, mercury, nickel and zinc exceeded UUSCOs in shallow soil samples, and of these, barium (max of 4,210 ppm) and lead (max of 619 ppm) also exceeded RRSCOs. Lead and zinc also exceeded UUSCOs in one of the three deep soil samples. Pesticides including 4,4,4-DDT (maximum of 380 ppb), 4,4,4-DDE (maximum of 140 ppb), 4,4,4-DDD (maximum of 150 ppb), chlordane (maximum of 230 ppb), and dieldrin (maximum of 72 ppb) were detected within the shallow soil samples at concentrations above UUSCOs, but well below RRSCOs. No VOCs, SVOCs, PCBs or pesticides were detected above Unrestricted Use SCOs within any of the deep soil samples collected at the Site. Overall, with the exceptions of the high levels of barium detected in two shallow soil/fill samples, the findings were consistent with observations for other historical fill sites in Brooklyn.

**Groundwater:** Groundwater samples collected during the RI showed no detectable concentrations of VOCs, pesticides or PCBs. The dissolved metals including iron, magnesium, manganese, and sodium were detected above their respective NYSDEC Groundwater Quality Standards (GQS). Several (8) SVOCs, all PAHs, were detected above their corresponding GQS. The RI indicates that groundwater is impacted by SVOCs.

**Soil vapor:** Soil vapor samples collected during the RI detected several petroleum and chlorinated VOCs at generally low concentrations. Except for acetone and toluene, most detected concentrations were below 10 µg/m<sup>3</sup>. PCE was identified in two of the soil vapor samples at a maximum concentration of 36.5 µg/m<sup>3</sup>, TCE was also identified in all three soil vapor samples at a maximum concentration of 2.79 µg/m<sup>3</sup>. PCE and TCE were not detected in soil or groundwater. Their concentrations in soil vapor samples were reported below the monitoring level ranges established within the State DOH soil vapor guidance matrix.

Figure 1: Site Map

