



OFFICE OF ENVIRONMENTAL REMEDIATION

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DECISION DOCUMENT
NYC VCP Remedial Action Work Plan Approval

June 12, 2014

Re: Dean Street, Habitat for Humanity
2396 Dean Street / 201-205 Mother Gaston Boulevard
Brooklyn, Block: 1450, Lot: 8
VCP Project #13CVCP135K

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated July 2013 and Stipulation List dated May 1, 2014 for the above-referenced project.

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 June 24, 2013. There were no public comments.

Statement of Purpose and Basis

This document presents the remedial action for the NYC Voluntary Cleanup Program project known as “2396 Dean Street” site and also known as “201-205 Mother Gaston Blvd” pursuant to Title 43 of the Rules of the City of New York Chapter 14, Subchapter 1.

Description of Selected Remedy

The remedy selected for this “2396 Dean Street” site is protective of public health and the environment. The remedial action includes soil excavation and offsite disposal, an engineered composite cover system, and installation of a vapor 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 during soil disturbance activities related to the remedial action;
3. Establishment of Track 4 Soil Cleanup Objectives (SCOs) and excavation and removal of soil/fill exceeding SCOs;
4. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas;

5. Excavation to a depth of approximately 12 ft bg within the proposed basement footprint (to accommodate the proposed single-level basement) and approximately two ft bg within the remainder of the building footprint (to accommodate slab-on-grade foundation components). While the area of the proposed building foundation footprint is known, hardscape and landscape area designs have not yet been finalized. In Site areas to be developed with hardscape, a minimum of six inches of top cover will be removed to accommodate a pavement and paver base. In Site areas to be landscaped, a minimum of two feet of top cover will be excavated. All excavated soil/fill exceeding site-specific SCOs will be removed from the Site;
6. Screening of excavated soil/fill during intrusive work for indications of contamination by visual, olfactory and mechanical (through use of a photoionization detector) means;
7. Management of excavated materials, including temporarily stockpiling and segregating, to prevent comingling of any contaminated material and non-contaminated materials;
8. Collection and analysis of end-point samples at development depth to determine the performance of the remedy with respect to attainment of SCOs;
9. Removal of underground storage tanks (if encountered), and closure of petroleum spills (if discovered), in compliance with applicable local, State and Federal laws and regulations;
10. Transportation and off-Site disposal of excess soil/fill material at registered and 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 onsite;
11. Installation of a vapor barrier system as per manufacturer's specifications beneath the new building slab, cellar slab and upwards along all subsurface sidewalls;
12. Construction and maintenance of an engineered composite cover consisting of a concrete slab in the area of the building footprint and six inch pea gravel underlain by two feet of certified clean fill/top soil imported from an OER-approved source with an underlying demarcation barrier for soil-capped areas to prevent human exposure to residual soil/fill remaining at the Site;
13. Import of any materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations;
14. Performance of 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, lists any changes from this RAWP, and describes engineering and institutional controls (EC and IC) to be implemented at the Site.
16. Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of any residual contamination, including plans for operation, maintenance, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency; and
17. Establishment of a deed restriction that includes a listing of any Engineering Controls and Institutional Controls 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.

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.

June 12, 2014
Date



Sarah Pong
Project Manager

June 12, 2014
Date



Shaminder Chawla
Deputy Director

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SITE BACKGROUND

Location:

The Site is located at 201-205 Mother Gaston Boulevard/2396 Dean Street in the Ocean Hill/Brownsville section of Brooklyn, New York and is identified as Block 1450 and Lot 8 (former lots 8, 9, 10 & 11) on the New York City Tax Map.

Site Features:

The Site is 7,395 square feet and is bounded by Dean Street and a wholesale beverage distributor to the north, a two-story residential building to the south, a three-story residential building to the east, and a mixed-use residential/commercial building and a three-story residential building to the west across Mother Gaston Boulevard. The Site is currently vacant and landscaped with grass and trees, and is enclosed by a chain link fence. A Site map is attached as Figure 1 and a Site location map as Figure 2.

Current Zoning/uses:

The current zoning designation is R-6, group 2 residential. The proposed use is consistent with existing zoning for the property.

Historical Use:

The Site was developed for residential purposes in 1888 and between 1888 and the early 1900s; the buildings on the Site were utilized for residential, retail, manufacturing, and commercial purposes, as well as a garage. The ground floors of the structures located at 201 and 203 Mother Gaston Boulevard were utilized for clothing manufacturing between 1951 and 1965. 201 Mother Gaston Boulevard was utilized for sheet metal operations in 1928 and as a refrigeration and compressor supply in the 1970s and 1980s. 2400 Dean Street (portions of present-day Lot 11) was occupied by a refrigeration company in 1960.

Summary of Environmental Findings:

1. Surface elevation of the property is approximately 65 feet above mean sea level.
2. Depth to groundwater was observed to be approximately 57.2 feet below grade (bgs) at the Site.
3. Groundwater flow is generally northwest to southeast beneath the Site.
4. Depth to bedrock at the Site is approximately 100 to 120 feet bgs.
5. Site stratigraphy consists of a historic fill layer that extends to a depth of at least 12 feet bgs across the Site and to an approximate depth of 36 feet bgs in the vicinity of well MW-03. The historic fill is underlain by tan, coarse to fine sand with traces of gravel and silt to a minimum depth of 62 feet bgs.

PROPOSED DEVELOPMENT PLAN

The proposed future use of the Site will consist of a four-story, 18,425 gross square-foot residential building containing 15 residential apartment units. The proposed building footprint measures approximately 4,415 square feet, and will feature a single cellar level, excavated to approximately 12 feet below grade. The 2,524 square-foot cellar will be used for mechanical and metering equipment, and possibly storage. Proposed grade level usage of the Site building will be residential and residential public space (vestibules, stairwells, etc.). The remaining portions of the Site (approximately 2,980 square feet) will contain open grid concrete pavers, soft scape landscaping and planters. The entire Site will be capped with a building foundation, concrete pavement, pavers, and two feet of clean fill in landscaped areas.

SUMMARY OF REMEDIAL INVESTIGATION

The Remedial Investigation was conducted in April 2013. A full Remedial Investigation Report is available online in the document repository and the results are summarized below.

Soil:

1. VOCs and PCBs were not detected at concentrations above the Track 1 Unrestricted Use Part 375 SCOs.
2. Six SVOCs including benzo(a)anthracene (max. of 15.7 ppm), benzo(a)pyrene (max. of 21.6 ppm), benzo(b)fluoranthene (max. of 21.9 ppm), benzo(k)fluoranthene (max. of 16 ppm), dibenzo(a,h)anthracene (max. of 1.1 ppm) and indeno(1,2,3-cd)pyrene (max. of 4.8 ppm) were detected in one or more samples at concentrations that exceed their Restricted Residential SCOs.
3. Pesticides including 4,4'-DDD (max. of 47.8 ppb), 4,4'-DDE (max. of 30.9 ppb) and 4,4'-DDT (max. of 134 ppb) were detected in one or more samples at concentrations that exceeded the Unrestricted Use (Track 1) SCOs (which is 3.3 for all three compounds). Dieldrin also slightly exceeded Unrestricted Use SCOs. None of the pesticides exceeded the Restricted Residential SCO in any of the samples.
4. Metals including barium, copper, lead, selenium, zinc and manganese exceeded the Unrestricted Use SCO in one or more samples. Of these, barium (max. of 450 ppm), manganese (max. of 3020 ppm) and lead (max. of 695 ppm) also exceeded their Restricted Residential SCOs.

Groundwater:

1. PCBs and pesticides were not detected in the groundwater sample;
2. One VOC, tetrachloroethylene (PCE), was detected at a concentration (13 µg/L) above the Groundwater Quality Standard (GQS) of 5 µg/L.
3. One SVOC, bis(2-ethylhexyl)phthalate (12.9 µg/L) was detected above their respective GQS.
4. One metal, manganese (340 µg/L) was detected above their respective GQS.

Soil vapor:

1. Several petroleum related and chlorinated VOCs, including 1,1-dichloroethylene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, 2-butanone, acetone, carbon disulfide, chlorobenzene, ethyl benzene, n-heptane, n-hexane, and o-xylene, were detected in soil vapor samples. Acetone and methylene chloride are common laboratory contaminants.
2. PCE (max. of 65 µg/m³) and TCE (7.9 µg/m³) were detected in all soil vapor samples.
3. TCA and carbon tetrachloride were not detected in soil vapor.

Figure 1 – Site Map



Figure 2 – Site Location Map

