



OFFICE OF ENVIRONMENTAL REMEDIATION

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DECISION DOCUMENT
NYC VCP Remedial Action Work Plan Approval

May 4, 2015

Re: **Henry Apartments - Site B – 768 Decatur Street, 8 Rockaway Avenue
Brooklyn Block 1507, Lot 32 (previously Lots 32, 33, 35, 36, 37, 39, 41)
VCP Number 15CVCP120K**

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated May 2015 with Stipulation Letter dated May 4, 2015 for the above-referenced project. The Plan was submitted to OER under the NYC Voluntary Cleanup Program.

The RAWP was released for public comment for 30 days as required by program rule. That comment period ended on May 2, 2015. There were no public comments.

Project Description

The subject property is located at 768 Decatur Street/8 Rockaway Avenue in the Bedford Stuyvesant section of Brooklyn, New York and identified as Block 1507, Lot 32 (previously Lots 32, 33, 35, 36, 37, 39 and 41) on the New York City Tax Map. The 20,368 square foot subject property is currently vacant.

The Site area consists of the proposed new building footprint (11,410 square feet of the subject property) which will consist of seventy-nine (79) dwelling units including: thirty-seven (37) studio units, fifteen (15) one-bedroom units, twenty-one (21) two-bedroom units, and six (6) three-bedroom units, in addition to 2,500 SF of office and community space (used exclusively in support of the residential units), 4,533 SF of commercial space, and approximately 8,940 SF of outdoor recreation space. One two-bedroom unit will be set aside for a superintendent. Community facility space will be utilized for on-site supportive social services, recreation rooms, computer labs, and spaces for bike parking. The cellar level will be used for storage, offices, and mechanical rooms. The ground floor will contain the commercial and office space. Floors 2-6 will be used for the residential units. Outdoor areas (not part of the Site) will include paved patios, gardens, tables and benches and are outside the building footprint.

Statement of Purpose and Basis

This document presents the remedial action for the NYC Voluntary Cleanup Program project known as “Henry Apartments - Site B” pursuant to Title 43 of the Rules of the City of New York Chapter 14, Subchapter 1.

Description of Selected Remedy

The remedial action selected for the Henry Apartments - Site B 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. Selection of NYSDEC 6NYCRR Part 375 Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs);
4. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas;

5. Completion of additional Waste Characterization Study prior to excavation activities if needed. Waste characterization soil samples will be collected at a frequency specified by disposal facility;
6. Excavation and removal of soil/fill exceeding Unrestricted Use (Track 1) SCOs. For development purposes, the entire Site will be excavated to a depth of 12 feet below grade for construction of the new building's cellar level. Approximately, 8,150 to 8,750 tons of soil (consisting of 150 to 250 tons of hazardous soil and 8,000 to 8,500 tons of non-hazardous soil) 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 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;
10. 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;
11. Collection and analysis of 4 end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
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. 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; and
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.

If Track 1 Unrestricted Use SCOs are not achieved, the following construction elements implemented as part of new development will constitute Engineering Controls:

16. As part of new development, installation of a vapor barrier system consisting of a 20 mil Stego Wrap Class A Vapor retarder beneath the basement slab foundation as well as Karnak 83AF Fibered Dampproofing for the basement foundation sidewalls.
17. As part of new development, installation of a passive sub-slab depressurization system (SSDS), with the ability to turn active if necessary, beneath the basement foundation to prevent any potential future exposures from off-Site soil vapor;
18. As part of new development, construction and maintenance of an engineered composite cover consisting of a 6" thick concrete building slab and concrete sidewalks to prevent human exposure to residual soil/fill remaining under the Site;
19. If Track 1 SCOs are not achieved, 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
20. If Track 1 SCOs are not achieved, the property will record a Declaration of Covenants and Restrictions that includes a listing of 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.

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.



Date May 4, 2014

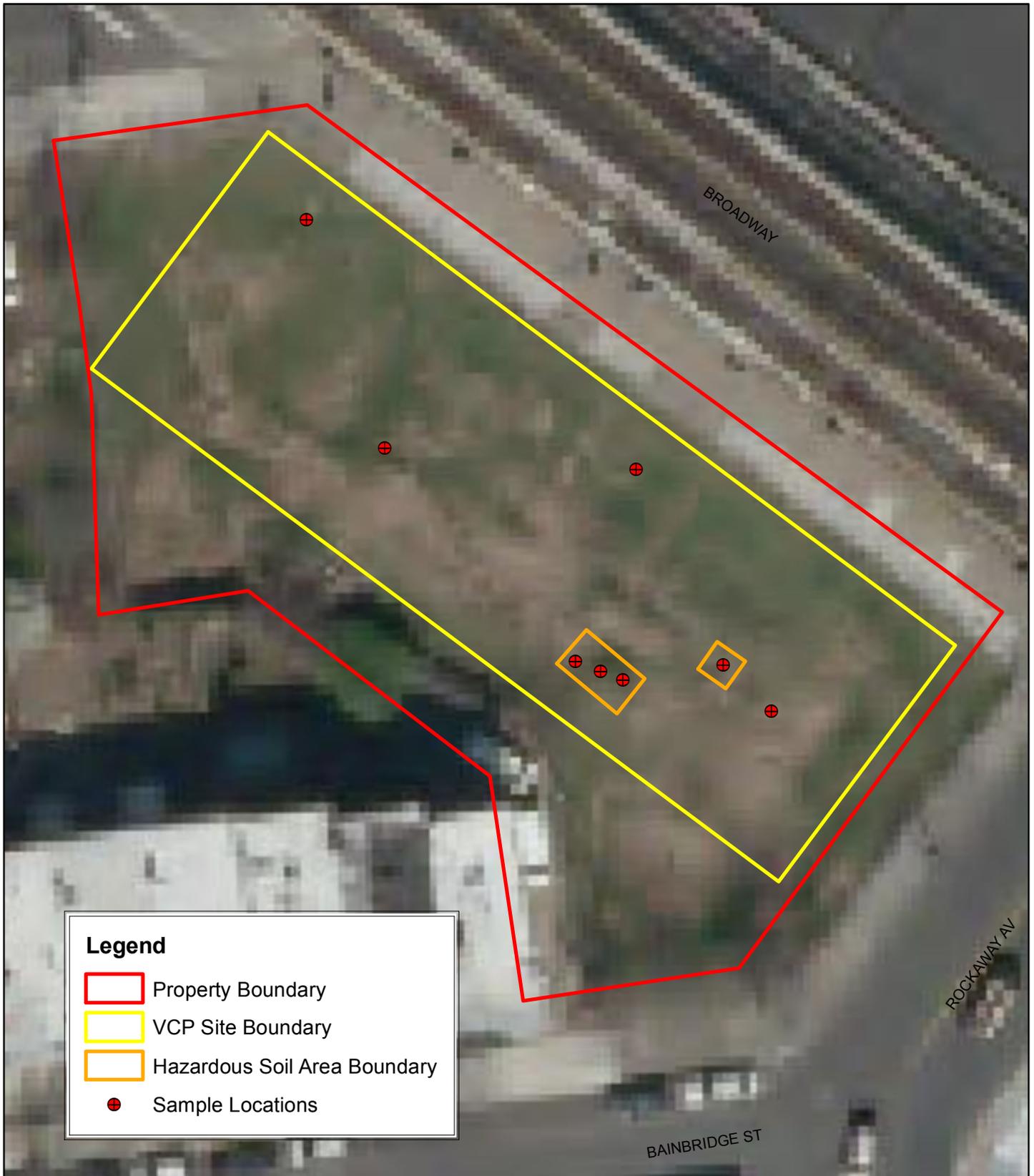
Sarah Pong
Project Manager



Date May 4, 2014

Shaminder Chawla
Deputy Director

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Sarah Pong, PMA-OER



**ENDPOINT
 SAMPLE LOCATION MAP
 HENRY APARTMENTS**

Source: NYS Orthophotography, 2012
 Scale: 1 inch = 30 feet



**SITE - B
 Properties**

Brooklyn