



Hydro Tech Environmental, Corp.

Main Office
77 Arkay Drive, Suite G
Hauppauge, New York 11788
T (631) 462-5866 • F (631) 462-5877

NYC Office
15 Ocean Avenue, 2nd Floor
Brooklyn, New York 11225
T (718) 636-0800 • F (718) 636-0900

WWW.HYDROTECHENVIRONMENTAL.COM

April 25, 2016

New York City Office of Environmental Remediation
City Voluntary Cleanup Program
c/o Shaminder Chawla
100 Gold Street, 2nd Floor
New York, NY 10038

**Re: VCP # 16CVCP011X
E-Designation # 16EHAZ014X
221 East 138th Street, Bronx, NY
Remedial Action Work Plan (RAWP) Stipulation List Addendum**

Dear Mr. Chawla:

Hydro Tech Environmental, Corp. hereby submits a Remedial Action Plan (RAWP) Stipulation List for the Site to the New York City Office of Environmental Remediation (OER) on behalf of Chess Builders. This Stipulation List serves as an addendum to an October 2015 RAWP and an October 2015 Stipulation List to specify additional content, requirements, and procedures that will be followed during the site remediation. The contents of this list are added to the RAWP and will supersede the content in the RAWP and related documents listed above where there is a conflict in purpose or intent. The additional requirements/procedures include the following stipulations below:

1. The text below will replace the corresponding text in, "**Executive Summary: Summary of Proposed Redevelopment Plan**" and "**1.2 PROPOSED REDEVELOPMENT PLAN**" in the RAWP:

The proposed future use of the Site will consist of a new 10-story mixed-use commercial and residential building with slab on grade and will be approximately 7,000 square feet in net zoning area. The proposed building will occupy the entirety of lots 56 and 58 with the exception of a 30' x 100' rear yard located in the northern portion of the Site. The first floor and the rear yard will be capped with a 3 1/2" thick concrete slab. The first floor will consist of two (2) commercial retail units encompassing approximately 3,500 square feet, a residential lobby and recreation space encompassing approximately 400 square feet. The remaining area of the first floor will be occupied by refuse storage, a gas meter room, an electrical meters and equipment room and a mechanical closet. The rear yard will be utilized for car and bicycle parking. Floors 2 – 10 will

contain a total of 47 residential units. The excavation depth is anticipated to be 2 feet below grade surface (bgs) across the Site, 4 feet bgs for the pile caps for footings and 6 feet bgs for the proposed elevator pit. An estimated 790 cubic yards (1,100 tons) of soil will be excavated and removed from the Site.

Groundwater is expected to be encountered at depths of approximately 7.3-8.3 feet bgs. Therefore, the majority of the soil excavation will not occur below the groundwater table and dewatering will not be required.

The current zoning designation is M1-4/R7X/MX-13. The proposed use is consistent with existing zoning for the property. The referenced lots will not merge.

The remedial action contemplated under this RAWP may be implemented independently of the proposed redevelopment plan. The proposed foundation plan is attached in **Appendix 1**.

2. The text below will replace the corresponding text in paragraph #5, “**Executive Summary: Summary of the Remedial Action**” and “**4.1 Summary of Preferred Remedial Action**” in the RAWP:

Perform additional site investigation to assess the presence of tanks and to further characterize the soil quality. Four (4) soil probes will be installed and eight (8) soil samples will be collected prior to the start of construction (after demolition). Two (2) trenches will be excavated to further investigate if there is any other tanks beneath the Site. A map indicating the location of post-demolition soil probes and trenched is attached in **Appendix 2**.

3. The text below will replace the corresponding text in paragraph #7, “**Executive Summary: Summary of the Remedial Action**” and “**4.1 Summary of Preferred Remedial Action**” in the RAWP:

Excavation and removal of soil/fill exceeding Track 4 Site Specific SCOs. The excavation depth is anticipated to be 2 feet below grade surface (bgs) across the Site, 4 feet bgs for the pile caps for footings and 6 feet bgs for the proposed elevator pit. An estimated 790 cubic yards (1,100 tons) of soil will be excavated and removed from the Site.

4. The text in paragraph #16, “**Executive Summary: Summary of the Remedial Action**” and “**4.1 Summary of Preferred Remedial Action**” in the RAWP should be removed.
5. The text below will replace the corresponding text in paragraph #19, “**Executive Summary: Summary of the Remedial Action**” and “**4.1 Summary of Preferred Remedial Action**” in the RAWP:

Excavations will not be performed below groundwater table and dewatering is not required.

6. The text below will replace the corresponding text in paragraph #6 in the October 2015 Stipulation List with respect to the collection of post-excavation **endpoint soil samples**:

Collection and analysis of four (4) hotspot end-point samples from the bottom of the excavation and five (5) end-point samples from the bottom and sides of tank area to evaluate the performance of the remedy with respect to attainment of Track 4 SCOs. A map indicating end-point sampling locations is attached in **Appendix 2**. End-point samples will be analyzed for SCO trigger parameters. To evaluate attainment of Track 4 SCOs, analytes will include those for which SCOs have been developed determined by the analytical methods described above. If Track 1 Unrestricted Use SCOs are pursued, samples will be analyzed for VOCs, SVOCs, pesticides, PCBs and metals according to analytical methods.

7. The text below will be added with respect to the **hotspot removal**:

Two (2) deep hotspots characterized with elevated concentrations of copper in exceedance of Track 4 remedial objective established for this Site were identified in the eastern and central-western portion of the Subject Property. Copper did not occur in any groundwater samples collected at this property. Since the entire property will be protected with a concrete slab on-grade placed on top of a vapor barrier, there should not be any potential for exposure pathways to occupants of the building. Potential future exposures from soil excavation after the completion of the Remedial Action will be addressed by the development and implementation of the Site Management Plan in the RAR. On the basis of this evaluation, management of these two residual soil hot spots in place is determined to be protective of public health and the environment.

Very Truly Yours

Hydro Tech Environmental, Corp.

Shaik A. Saad
Name

071078
PE License Number

Signature

Date

4/28/16



Mark E. Robbins
QEP Name

QEP Signature

Date

4/28/16

cc: Hydro Tech File 150028 w/Enc.
W. Wong, NYCOER, w/Enc.
A. Gurino, Tahoe Development, w/ Enc.

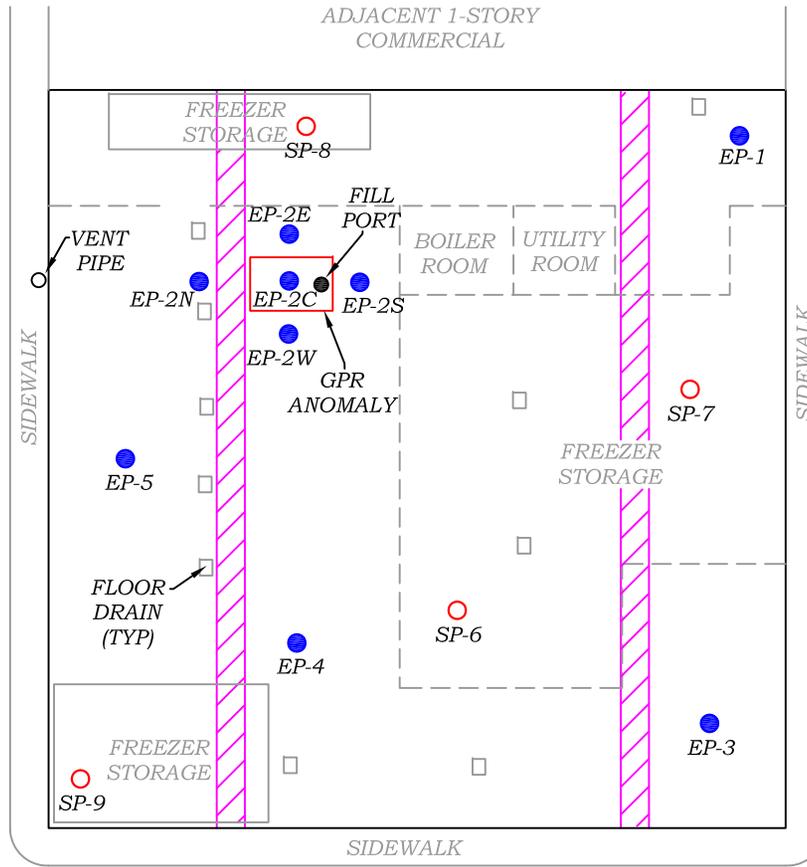
Appendix 1
Revised Foundation Plans

Appendix 2
Post-Demolition Soil and Trench Sampling and Endpoint Sampling Plan



ADJACENT 1-STORY
COMMERCIAL

CANAL PLACE



RIDER AVENUE

ADJACENT 1-STORY
COMMERCIAL

138th STREET

ADJACENT 1-STORY
COMMERCIAL

LEGEND:

-  PROPOSED SOIL PROBE LOCATIONS (SP)
-  PROPOSED ENDPOINT SAMPLING LOCATIONS (EP)
-  PROPOSED TRENCH LOCATIONS



HYDRO TECH ENVIRONMENTAL CORP.

MAIN OFFICE:
 77 ARKAY DRIVE, SUITE G
 HAUPPAUGE, NEW YORK 11788
 T (631)462-5866 F (631)462-5877
NYC OFFICE:
 15 OCEAN AVENUE, 2nd Floor
 BROOKLYN, NEW YORK 11225
 T (718)636-0800 F (718)636-0900
 www.hydrotechenvironmental.com

221-227 E. 138th Street
 Bronx, NY.
 HTE Job # 150028

Drawn By: C.Q.
 Reviewed By: M.V.
 Approved By: M.R.
 Date: 04/22/16
 Scale: AS NOTED

TITLE:

FIGURE 5: PROPOSED POST-DEMOLITION SOIL PROBE, TRENCH & ENDPOINT LOCATIONS