



**OFFICE OF ENVIRONMENTAL REMEDIATION**

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**Daniel Walsh, Ph.D.**  
**Director**

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March 29, 2011

Mr. Meir Babaev  
Triangle Court, LLC  
83032 Parsons Boulevard  
Jamaica, NY 11432

Mr. Timothy Fisher  
Antea Group  
500 Summit Lake Drive, Suite 150  
Valhalla, New York 10595

**Re: Remedial Action Work Plan Approval**  
**456 Grand Street, Brooklyn, NY**  
**Site number: 11BCBP008K**

Dear Mr. Babaev:

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 456 Grand Street Site, Site number 11BCBP008K dated March 2011. The Plan was submitted to OER under the NYC Brownfield Cleanup Program. The RAWP was released for public comment for 30 days as required by program rule. That comment period ended on March 24, 2011. There were no public comments.

We understand that the proposed remedial action for Block 2399, Lot 1 of 456 Grand Street Site contains the following remedial elements:

Remedial elements to be implemented include:

1. Preparation of a Community Protection Statement and implementation of a Citizen Participation Plan.
2. Perform a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
3. Establish Track 1 Soil Cleanup Objectives (SCOs). Excavation and removal of soil/fill exceeding SCOs.
4. Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs.

5. Installation of a vapor/waterproof membrane system beneath entire building slab. A single level underground parking garage will be built below grade and will be ventilated in conformance with NYC building.
6. 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. Appropriate segregation of excavated media onsite.
7. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID.
8. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas.
9. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
10. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations.
11. 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.

The Remedial Action Work Plan and Stipulation List for the 456 Grand Street Site are deemed to be appropriate and protective of public health and the environment and are hereby approved. The approved RAWP and Stipulation List, including appendices should be placed by the Enrollee in publicly accessible repositories for the project.

The Enrollee and its contractors are solely responsible for safe execution of all invasive and other work performed under the Plan. In particular, the Enrollee and its contractors are responsible for the structural integrity of excavations, and protection of the structural integrity of buildings, utilities, and other structures both onsite and offsite that may be adversely affected by those excavations and activities. The Enrollee and its contractors must obtain any local, state or federal permits or approvals that may be required to perform work under the Plan. Further, the Enrollee and its contractors are responsible for the identification of utilities that might be affected by work under the Plan and implementation of all required, appropriate, or necessary health and safety measures during performance of work under the approved Plan.

If you have any questions, please call Ms. Breanna Gribble at (212) 442-7126.

Sincerely,



Shaminder Chawla  
Assistant Director

CC: D. Walsh, Ph. D., Director, OER  
N. Graber, M.D., DOHMH  
D. Pisani, DOHMH  
B. Gribble, OER  
D. Cole, OER

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