OFFICE OF ENVIRONMENTAL REMEDIATION
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DECISION DOCUMENT

NYC VCP and E-Designation Remedial Action Work Plan Approval

April 13, 2016

Re: **430-434 Van Brunt Street**
Brooklyn, Block 603, Lots 23, 24 and 25
Hazardous Materials "E" Designation
E-110: 1/30/2002 – Red Hook Stores Redevelopment / Rezoning – CEQR: 00DME013K
OER Project Number: 15EHAZ292K / VCP Number: 16CVCP058K

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated Feb 24, 2016 with Stipulation Letter dated April 5, 2016 for the above-referenced project.

The Plan was submitted to OER under the NYC Voluntary Cleanup Program and E-Designation Program.

The RAWP was released for public comment for 30 days as required by program rule. That comment period ended on March 29, 2016. OER received a public comment through a phone call on March 02, 2016 from a resident located at 428 Van Brunt Street. The resident had several questions related to the cleanup program and issues regarding dust and noise during excavation work. OER responded to neighbors concern and provided more information to neighbor's satisfaction. No other public comments were received since.

Project Description

The proposed use of the Site will consist of three (3), five-story mixed use buildings. The buildings will contain a garage and commercial space at the grade level (1st floor) and a single residential unit on the 2nd, 3rd, 4th and 5th floor. The proposed use will include a total of twelve (12) market-rate housing units. No subgrade level is proposed. The building foundation will be on pile caps limiting planned soil disturbance. The grade level will be slab on grade for the interior garage and commercial space with a 10 foot (ft.) rear yard area/ set back that is covered with concrete. The building at 430 Van Brunt Street will be approximately 5,090 square feet (sq. ft.) in

gross area with a building footprint of approximately 1,890 sq. ft. The 432 and 434 Van Brunt Street buildings will have a gross area of 3,380 sq. ft. and a building footprint of 1,180 sq. ft. each. The current zoning designation for the property is mixed use and residential (M1-1/R5).

Foundation piles are planned to consist of helical piles or drilled caissons. Maximum length of the piles is expected to be 30 feet. Pile caps are expected to be approximately two feet deep. For the purpose of construction, approximately 260 cubic yards (yd^3) will be excavated from the property which includes the proposed foundation walls, grade beams, and slab excavation. For the remedial action of removing site soils down to four (4) feet bgs approximately 866 cubic yards (1,299 tons) of material will be excavated from the property.

Depth to groundwater ranges from 8.13 to 8.20 feet at the Site. Therefore, the majority of the soil excavation will occur above the groundwater table. As the property is currently vacant of permanent structures, no demolition activities are planned.

Statement of Purpose and Basis

This document presents the remedial action for the NYC Voluntary Cleanup Program and E-Designation Program project known as "430-434 Van Brunt Street" pursuant to Title 43 of the Rules of the City of New York Chapter 14, Subchapter 1 and the Zoning Resolution and §24-07 of the Rules of the City of New York.

Description of Selected Remedy

The remedial action selected for the 430-434 Van Brunt Street 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. Establishment of Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs).
4. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas.
5. Completion of a Waste Characterization Study prior to excavation activities. Waste characterization soil samples will be collected at a frequency dictated by disposal facility(s).
6. Excavation and removal of soil/fill exceeding Track 1 Unrestricted Use SCOs.
   The entire footprint of the Site will be excavated to a depth of approximately 4 feet below grade for the remedial action. A small portion of property will be excavated to depths of up to 30 feet below grade for the installation of foundation supports (helical piles or drilled caissons).

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 all UST's that are encountered during soil/fill removal actions. A February 2015 Geophysical Report did not indicate the presence of USTs at the subject property.
10. Registration of tanks and reporting of any petroleum spills associated with UST's and appropriate closure of these petroleum spills in compliance with applicable local, State and Federal laws and regulations.
11. Transportation and off-Site disposal of all soil/fill material at licensed or 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 on-Site.
12. Collection and analysis of nine (9) end-point samples from the bottom of the excavation to evaluate the performance of the remedy with respect to attainment of Track 1 Unrestricted Use SCOs.
13. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations.
14. Construction and maintenance of an engineered composite cover consisting of cover consisting of 4 feet of clean fill material to restore the site to grade and a six inch concrete slab on grade to prevent human exposure to residual soil/fill remaining under the Site.
15. Installation of a vapor barrier system consisting of vapor barrier beneath the building slab and outside of sub-grade foundation sidewalls to mitigate soil vapor migration into the building. The vapor barrier system will consist of a Stego© Wrap 20-Mil Vapor Barrier below the slab throughout the full building area. All welds, seams and penetrations will be properly sealed to prevent preferential pathways for vapor migration. If Track 1 is not achieved, the vapor barrier system will serve as an Engineering Control for the remedial action. The remedial engineer will certify in the RAR that the vapor barrier system was designed and properly installed to mitigate soil vapor migration into the building.
16. Performance of all activities required for the remedial action, including acquisition of required permits and attainment of pretreatment requirements, in compliance with applicable laws and regulations.
17. 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 all Engineering and Institutional Controls to be implemented at the Site.
18. If Track 1 is 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.

19. If Track 1 is not achieved, the property will continue to be registered with an E-Designation at the NYC Buildings Department. Establishment of Engineering Controls and Institutional Controls in this RAWP 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 conform to the promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration OER guidance, as appropriate.

April 13, 2016

Date

William Wong
Project Manager

April 13, 2016

Date

Shaminder Chawla
Deputy Director

April 13, 2016

Date

Zach Schreiber, Ph.D.
Assistant Director

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