



OFFICE OF ENVIRONMENTAL REMEDIATION

100 Gold Street – 2nd Floor
New York, New York 10038

Daniel Walsh, Ph.D.

Director

Tel: (212) 788-8841

DECISION DOCUMENT
NYC VCP Remedial Action Work Plan Approval

August 15, 2016

Re: 179 Throop Avenue – **NYC Voluntary Cleanup Program**
Block 1723, Lot 1 (partial), Brooklyn CD 4
OER Project # 16CVCP079K

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated June 2016 with Stipulation Letter dated August 2016 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 July 10, 2016. No comments were received from anybody. NYS Department of Environmental Conservation and NYC Department of Health and Mental Hygiene were briefed on these projects on May 18, 2016.

Project Description

The proposed future use of the Site will consist of a 6-story community residence with a partial basement containing offices, storage rooms, utilities, and laundry. The basement is approximately 5,481 square feet in area, and the basement slab will be located at approximately 12 feet below grade. The building will cover approximately 7,974 square feet of the Site with the remaining 5,251 square feet reserved for open landscaped areas.

Statement of Purpose and Basis

This document presents the remedial action for the NYC Voluntary Cleanup Program project known as “179 Throop Avenue” pursuant to Title 43 of the Rules of the City of New York Chapter 14, Subchapter 1.

Description of Selected Remedy for Hazardous Materials Description of Selected Remedy

The remedial action selected for the 179 Throop Avenue 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 compounds.
3. Establishment of Track 4 Site-specific Soil Cleanup Objectives (SCOs).
4. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas.

5. Perform additional site characterization sampling of soil and soil vapor. Four additional soil samples and 2 additional soil vapor samples will be collected at the Site in the vicinity of the former dry cleaners. The sampling data will be provided with the RAWP Stipulations List.
6. Completion of a Waste Characterization Study prior to excavation activities. Waste characterization soil samples will be collected at a frequency dictated by permitted/licensed disposal facility(s).
7. Excavation and removal of soil/fill exceeding Track 4 Site Specific SCOs.
The basement footprint will be excavated to approximately 14 feet below grade (with localized deeper excavations to a maximum of 19 feet for the elevator pit and footings), excavating the slab-on-grade footprint to approximately 4 feet below grade (with localized deeper excavations for footings), and excavating the landscaped areas to a minimum of 2 feet below grade. Approximately 4,500 tons (2,984 cubic yards) will be excavated during the redevelopment of the Site. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID.
8. Management of excavated materials including temporarily stockpiling and segregating in accordance with defined material types to prevent co-mingling of contaminated material and non-contaminated materials.
9. Removal of one 1,000-gallon UST from the southeastern portion of the Site and any other USTs encountered during excavation. Registration of tanks and reporting of any petroleum spills associated with USTs and appropriate closure of these petroleum spills in compliance with applicable local, State and Federal laws and regulations.
10. 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.
11. Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs.
12. Demarcation of residual soil/fill in landscaped areas.
13. Import of certified-clean materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations.
14. Construction of an engineered composite cover consisting of a 6-inch thick concrete building slab with a minimum 6-inch clean granular sub-base beneath all building areas and two feet of clean soil in all open space and landscaped areas.
15. Installation of a vapor barrier system 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 minimum 20-mil vapor barrier below the slab throughout the full building area and outside all sub-grade foundation sidewalls. All welds, seams and penetrations will be properly sealed to prevent preferential pathways for vapor migration. The vapor barrier system is 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. The intended vapor barrier will be provided in the RAWP Stipulation List.

16. Installation of an active sub-slab depressurization system (SSDS) consisting of a network of horizontal pipe set in the middle of a gas permeable layer immediately beneath the basement building slab and vapor barrier system and a second network of horizontal pipe immediately beneath the slab-on-grade building slab. The individual horizontal networks service the 5,481-square foot basement and the 2,493-square foot slab-on-grade structure area, respectively. The horizontal piping will consist of fabric wrapped, perforated schedule 40 4-inch PVC pipe connected to a 6-inch steel riser pipe that penetrates the slab and travels through the building to the roof. The two networks of horizontal piping will be tied into one vertical vent pipe extending to the roof. The gas permeable layer will consist of a 6-inch thick layer of 2-inch trap rock stone. The vertical vent pipe will be finished at the roof line with a 6-inch goose neck pipe to prevent rain infiltration. The active SSDS will be hardwired and will include a blower installed on the roof line and a pressure gauge and alarm located in accessible area in the basement to enable measurement of the vacuum pressure established by the system. The blower model and blower capacity will be calculated and designed by the engineer based on the final design and will be provided in the RAWP Stipulation List. Due to the proposed conversion of the active SSDS to a passive SSDS after five years of service, three pressure sampling ports will be installed in the gas permeable layer to ensure that negative pressure has been established across the building slab. The active SSDS is an Engineering Control for the remedial action. The remedial engineer will certify in the RAR that the active SSDS was designed and properly installed to establish a vacuum in the gas permeable layer and a negative (decreasing outward) pressure gradient across the building slab to prevent vapor migration into the building.
17. Import of certified-clean materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations.
18. 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.
19. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
20. Submission of an approved Site Management Plan (SMP) in the Remedial Action Plan (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.
21. Submission of an 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.

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.

08/15/2016
Date


Colin Sullivan
Project Manager

08/15/2016
Date


Shaminder Chawla
Deputy Director

cc: Ellen Kackmann, Comunilife, Inc. - ekackmann@comunilife.org
Andrew Infante, Hydro Tech Environmental, Corp. - ainfante@hydrotechenvironmental.com
Daniel Walsh, Shaminder Chawla, Zach Schreiber, Maurizio Bertini, Hannah Moore
Colin Sullivan, PMA-OER