



April 3, 2012

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

**Re: 12CBCP037M  
2211 Third Avenue  
Remedial Action Work Plan (RAWP) Stipulation List**

Dear Mr. Chawla:

Environmental Business Consultants hereby submits a Remedial Action Work Plan (RAWP) Stipulation List for the subject site to the New York City Office of Environmental Remediation (NYCOER) on behalf of 2211 Third Avenue, LLC. This letter serves as an addendum to the RAWP to stipulate 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 where there is a conflict in purpose or intent. The additional requirements/procedures include the following:

#### STIPULATION LIST

1. The criterion attached in **Addendum 1** will be utilized if petroleum containing tank or vessel is identified during the remedial action or subsequent redevelopment excavation activities. All petroleum spills will be reported to the NYSDEC hotline as required by applicable laws and regulations. This contingency plan is designed for heating oil tanks and other small or moderately sized storage vessels. If larger tanks, such as gasoline storage tanks are identified, OER will be notified before this criterion is utilized.
2. The remedial action will apply Track 1 SCOs. A Site Management Plan is not required for Track 1 clean up. If Track 1 clean up is not achieved, a Site Management Plan (SMP) will be required for long-term management of residual contamination.
3. The quality assurance/quality control program (QA/QC) for collection of end point samples for this remedial action will include the following provisions:
  - a. New York State ELAP certified labs will be utilized for chemical analysis
  - b. Data summary tables will be prepared that include all data entries (including non-detect results) and will be presented in the Remedial Action Report (RAR)
  - c. Full chain of custody for analytical samples will be maintained and forms will be reported in the RAR
  - d. Collection of QA/QC samples including blanks and duplicates will be incorporated. The following QA/QC samples will be collected:



4. Collection and analysis of End Point Samples will be conducted to evaluate the performance of the remedy with respect to attainment of Track 1 and/or Track 4SCOs. Endpoint samples will be taken for parameters of concern. A map indicating minimum post-remedial End Point Sampling Locations is attached as **Addendum 2**. If hotspots are encountered, procedures discussed in RAWP section 4.2 End-Point Sampling will be followed.
5. Final Cover slab design is included in **Addendum 3**.
6. If this NYC BCP project involves the removal and transportation of hazardous waste, it may be subject to the New York State Department of Environmental Conservation's Special Assessment Tax (ECL 27-0923) and Hazardous Waste Regulatory Fees (ECL 72-00402). See DEC's website for more information:  
<http://www.dec.ny.gov/chemical/9099.html>.
7. A CD containing the final RAWP including this approved Stipulation List will be placed in the library that constitutes the primary public repository for project documents.
8. Signage for the project will include a sturdy placard mounted in a publicly accessible right of way to building and other permits signage will consist of the NYC BCP Information Sheet (attached **Addendum 4**) announcing the remedial action. The Information sheet will be laminated and permanently affixed to the placard.

Very truly yours,

**Environmental Business Consultants**



Charles B. Sosik, P.G., P.H.G.

Principal

cc: W. Wong, OER

## **Addendum 1**

### **Generic Procedures for Management of Underground Storage Tanks Identified under the NYC BCP**

Prior to Tank removal, the following procedures should be followed:

- Remove all fluid to its lowest draw-off point.
- Drain and flush piping into the tank.
- Vacuum out the “tank bottom” consisting of water product and sludge.
- Dig down to the top of the tank and expose the upper half.
- Remove the fill tube and disconnect the fill, gauge, product, vent lines and pumps. Cap and plug open ends of lines.
- Temporarily plug all tank openings, complete the excavation, remove the tank and place it in a secure location.
- Render the tank safe and check the tank atmosphere to ensure that petroleum vapors have been satisfactorily purged from the tank.
- Clean tank or remove to storage yard for cleaning.
- If the tank is to be moved, it must be transported by licensed waste transporter. Plug and cap all holes prior to transport leaving a 1/8 inch vent hole located at the top of the tank during transport.
- After cleaning, the tank must be made acceptable for disposal at a scrap yard, cleaning the tanks interior with a high pressure rinse and cutting the tank in several pieces.

During the tank and pipe line removal, the following field observations should be made and recorded:

- A description and photographic documentation of the tank and pipe line condition (pitting, holes, staining, leak points, evidence of repairs, etc.).
- Examination of the excavation floor and sidewalls for physical evidence of contamination (odor, staining, sheen, etc.).
- Periodic field screening (through bucket return) of the floor and sidewalls of the excavation, with a calibrated photoionization detector (PID).

#### **Impacted Soil Excavation Methods**

The excavation of the impacted soil will be performed following the removal of the existing tanks. Soil excavation will be performed in accordance with the procedures described under Section 5.5 of Draft DER-10 as follows:

- A description and photographic documentation of the excavation.
- Examination of the excavation floor and sidewalls for physical evidence of contamination (odor, staining, sheen, etc.).
- Periodic field screening (through bucket return) of the floor and sidewalls of the excavation, with calibrated photoionization detector (PID).

Final excavation depth, length, and width will be determined in the field, and will depend on the horizontal and vertical extent of contaminated soils as identified through physical examination (PID response, odor, staining, etc.). Collection of verification samples will be performed to evaluate the success of the removal action as specified in this document.

The following procedure will be used for the excavation of impacted soil (as necessary and appropriate):

- Wear appropriate health and safety equipment as outlined in the Health and Safety Plan.
- Prior to excavation, ensure that the area is clear of utility lines or other obstructions. Lay plastic sheeting on the ground next to the area to be excavated.
- Using a rubber-tired backhoe or track mounted excavator, remove overburden soils and stockpile, or dispose of, separate from the impacted soil.
- If additional UST's are discovered, the NYSDEC will be notified and the best course of action to remove the structure should be determined in the field. This may involve the continued trenching around the perimeter to minimize its disturbance.
- If physically contaminated soil is present (e.g., staining, odors, sheen, PID response, etc.) an attempt will be made to remove it, to the extent not limited by the site boundaries or the bedrock surface. If possible, physically impacted soil will be removed using the backhoe or excavator, segregated from clean soils and overburden, and staged on separated dedicated plastic sheeting or live loaded into trucks from the disposal facility. Removal of the impacted soils will continue until visibly clean material is encountered and monitoring instruments indicate that no contaminants are present.
- Excavated soils which are temporarily stockpiled on-site will be covered with tarp material while disposal options are determined. Tarp will be checked on a daily basis and replaced, repaired or adjusted as needed to provide full coverage. The sheeting will be shaped and secured in such a manner as to drain runoff and direct it toward the interior of the property.

Once the site representative and regulatory personnel are satisfied with the removal effort, verification of confirmatory samples will be collected from the excavation in accordance with DER-10.



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# ADDENDUM 2 ENDPOINT SAMPLING PLAN



*ENVIRONMENTAL BUSINESS CONSULTANTS*

1808 MIDDLE COUNTRY ROAD  
RIDGE, NY 11961

PHONE 631.504.6000  
FAX 631.924.2870

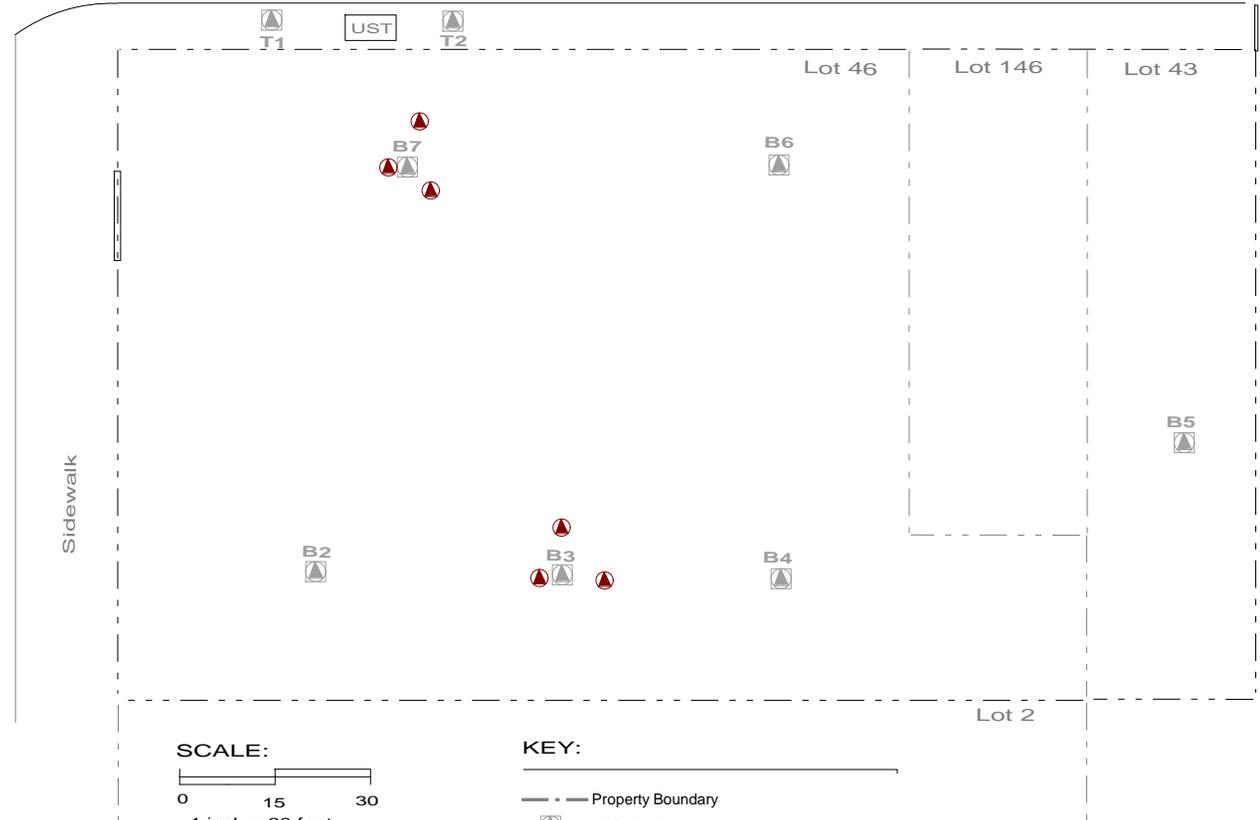
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E 121st STREET



THIRD AVENUE

Sidewalk



SCALE:  
  
 0 15 30  
 1 inch = 30 feet

KEY:  
 - - - Property Boundary  
 Soil Boring Location  
 Endpoint Sample Location



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2211 THIRD AVENUE  
 NEW YORK, NY

**FIGURE 1** END POINTSAMPLING LOCATIONS



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**ADDENDUM 3**  
**FINAL COVER SLAB**



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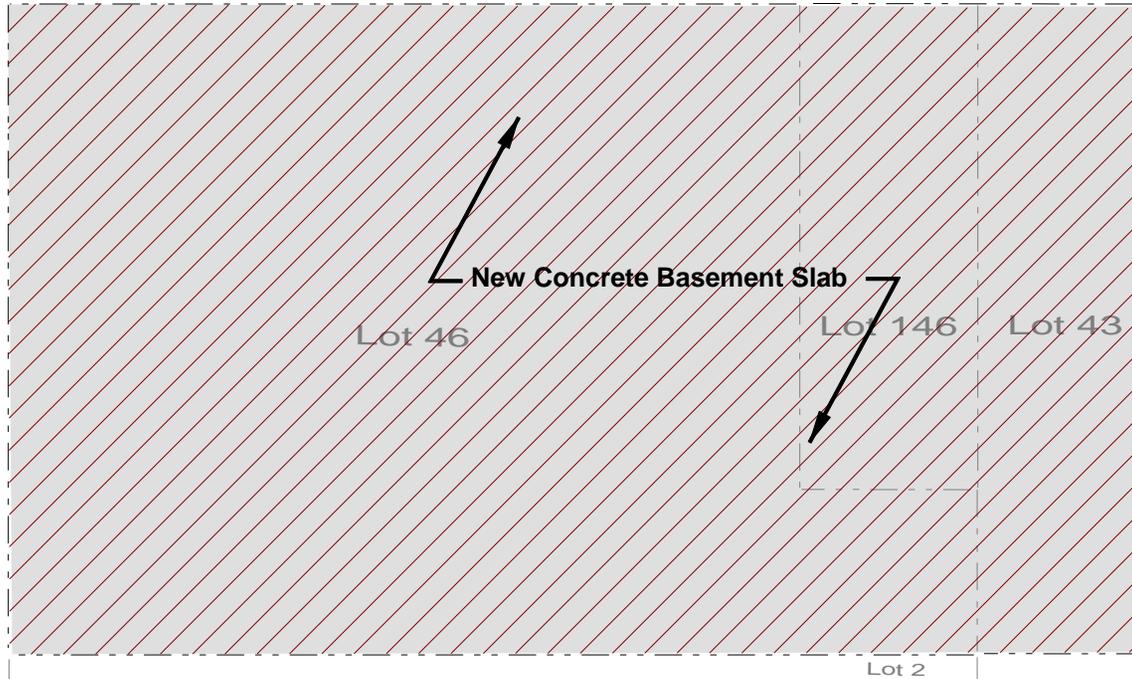
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E 121st STREET

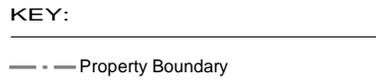
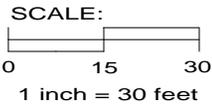
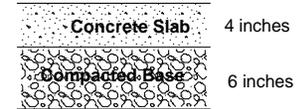


THIRD AVENUE

Sidewalk



Detail A  
(not to scale)



**BC**

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**FIGURE 2** FINAL COVER SLAB



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**ADDENDUM 4**  
**SIGNAGE**



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## NYC Brownfield Cleanup Program

**2211 Third Avenue Site**  
**Site #: 12CBCP037M**

This property is enrolled in the New York City Brownfield Cleanup Program for environmental remediation. This is a voluntary program administered by the NYC Office of Environmental Remediation.

For more information, log on to:  
[www.nyc.gov/oer](http://www.nyc.gov/oer)



If you have questions or would like more information,  
please contact:

Shaminder Chawla at (212) 788-8841  
or email us at [brownfields@cityhall.nyc.gov](mailto:brownfields@cityhall.nyc.gov)