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May 16, 2012

Justin Meshberg
25 Hope Development LLC
57 Hudson Avenue
Brooklyn, NY 11201

Mr. Charles Sosik
Environmental Business Consultants
1808 Middle Country Road
Ridge, NY 11961

Re: **Decision Document**
NYC VCP Remedial Action Work Plan Approval
25 Hope Street
Block 2368, Lot 34
VCP Project #12CVCP053K / OER Project # 12EHAZ444K

Dear Mr. Meshberg:

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 April 13, 2012 Remedial Action Work Plan (RAWP) and May 1, 2012 Stipulation List for 25 Hope Street, VCP Project #12CVCP053K. The Plan was submitted to OER under the NYC Voluntary Cleanup Program (VCP). The RAWP was released for public comment for 30 days as required by program rule. That comment period ended on May 13, 2012. There were no public comments.

Statement of Purpose and Basis

This document presents the remedy for a Voluntary Cleanup site known as “25 Hope Street” site. This document is a summary of the information that can be found in the site-related reports and documents in the document repository at OER’s website www.nyc.gov/oer.

The New York City Office of Environmental Remediation (the Office or OER), in consultation with the New York City Department of Health and Mental Hygiene (DOHMH), has established a remedy for the above referenced site. The disposal or release of contaminants at this site, as more fully described in this document, has contaminated various environmental media. Contaminants include hazardous substances.

The decision is based on the Administrative Record of the New York City Office of Environmental Remediation (the Office or OER) for the 25 Hope Street Site and the public's input to the proposed remedy presented by the Office.

Description of Selected Remedy

The remedy selected for this 25 Hope Street Site includes soil excavation and cover system, as well as, institutional controls and site management if Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs) are not achieved.

The elements of the selected remedy are as follows:

1. Preparation of a Community Protection Statement and implementation of a Citizen Participation Plan.
2. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas.
3. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
4. Performance of a Community Air Monitoring Program for particulates.
5. Establishment of Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs) beneath the proposed building and terrace area and establishment of Track 4 Site-Specific SCOs for the proposed rear-yard area. Excavation and removal of soil/fill exceeding SCOs.
6. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID.
7. Removal of underground storage tanks and closure of petroleum spills (if encountered) in compliance with applicable local, State and Federal laws and regulations.
8. Sampling and analysis of excavated media as required by disposal facilities. Appropriate segregation of excavated media onsite.
9. 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.
10. Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of Track 1 and Track 4 SCOs.
11. Demarcation of residual soil/fill.
12. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations.
13. Construction and maintenance of an engineered composite cover across the entire site to prevent human exposure to residual soil/fill remaining under the Site.
14. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations.

15. 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.
16. For areas where Track 1 SCOs are 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.
17. For areas where Track 1 SCOs are not achieved, recording of a Declaration of Covenants and Restrictions that includes a listing of Engineering Controls and a requirement that management of these controls must be in compliance with an approved SMP; and Institutional Controls including prohibition of the following: (1) vegetable gardening and farming; (2) disturbance of residual contaminated material unless it is conducted in accordance with the SMP; and (3) higher level of land usage without OER-approval.

Remedial activities will be performed at the Site in accordance with this OER-approved RAWP. All deviations from the RAWP will be promptly reported to OER. Changes will be documented in the RAR.

This remedy conforms with the promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration OER guidance, as appropriate. The remedy is protective of public health and the environment.

5/16/12

Date



Shaminder Chawla
Assistant Director

SITE BACKGROUND

Location:

The Site is located at 25 Hope Street in the Williamsburg section of Brooklyn, New York, and is identified as Block 2368, Lot 34 on the New York City Tax Map. Figure 1 shows site location map.

Site Features:

The 2,288 square-foot Site is currently occupied by a vacant 2-story residential building and a small rear yard. The property is bounded by Hope Street to the south and by adjacent buildings to the north, east, and west.

Current Zoning/uses:

The current zoning designation is M1-2/R6-A. The proposed use is consistent with existing zoning for the property.

Historical Use:

Historic use of the property has been residential since at least the late 1800s.

Summary of Environmental Findings:

1. Elevation of the property is approximately 26 feet above sea level.
2. Depth to groundwater is approximately 22 feet below grade at the Site.
3. Groundwater flow is generally from east to west beneath the Site.
4. The stratigraphy of the site, from the surface down, consists of 4 feet of urban fill material underlain by alternating layers of a native brown silty clay and brown fine sand.

PROPOSED DEVELOPMENT PLAN

The proposed development at the Site includes the construction of a new 4-story apartment building with a full cellar, a cellar-level terrace, and a 425-square foot rear-yard. The cellar will be utilized for accessory recreation rooms, storage, and mechanical space. Excavation across the site will range between 5 feet bgs for the rear yard area and 12 feet bgs for the cellar and cellar-level terrace. The current zoning designation is M1-2/R6-A. The proposed use is consistent with existing zoning for the property.

The remedial action contemplated under this RAWP may be implemented independently of the proposed redevelopment plan.

SUMMARY OF REMEDIAL INVESTIGATION

A remedial investigation (RI) serves as the mechanism for collecting data to:

- characterize site conditions;
- determine the nature of the contamination; and
- assess risk to human health and the environment.

The RI is intended to identify the nature (or type) of contamination which may be present at a site and the extent of that contamination in the environment on the site, or leaving the site. The RI reports on data gathered to determine if the soil, groundwater, soil vapor, indoor air, surface water or sediments may have been contaminated. Monitoring wells are installed to assess groundwater and soil borings or test pits are installed to sample soil and/or waste(s) identified. Based on the presence of contaminants in soil and groundwater, soil vapor will also be sampled for the presence of contamination. Data collected in the RI influence the development of remedial alternatives. The RI report is available for review in the site document repository.

Nature and Extent of Contamination:

Soil: Soil/fill samples collected during the RI showed no detectable VOCs or PCBs in any sample on site. In addition, no SVOCs, metals, or pesticides were found above Unrestricted Use (Track 1) SCOs in deeper soils (12-14 foot depths). Four SVOCs were detected above Track 2 Restricted Residential SCOs in one of the three shallow soil samples. The SVOCs identified are polycyclic aromatic hydrocarbon compounds (PAH) and are observed at relatively low concentrations. Two pesticides were detected in one shallow soil boring above Track 1 SCOs, but below Track 2 SCOs. Four metals were detected in shallow soil samples above Track 1 SCOs, and of these mercury and lead also exceeded Track 2 RRSCOs. Overall, soil testing results were consistent with observations of historical fill sites in Brooklyn. The RI did not reveal any contaminant source areas on this property.

Groundwater: Groundwater samples collected during the RI showed no detectable VOCs, pesticides or PCBs. Six SVOCs were detected at concentrations above New York State 6NYCRR Part 703.5 Class GA groundwater quality standards (GQS). These SVOCs included PAH and phthalate compounds, and the PAH exceedances are likely the effect of turbidity rather than onsite groundwater quality. Dissolved concentrations of iron, manganese and sodium were detected above their corresponding GQS. These findings indicate regional impacts of road salting or intrusion of brackish surface water and not impacts from site conditions. The RI indicates that groundwater is not impacted by site conditions and did not reveal any sources of contaminants onsite.

Soil vapor: Soil vapor samples collected during the RI showed a range of petroleum and chlorinated volatile organic compounds at relatively low concentrations. Most petroleum compounds with the exception of toluene (max of 58 $\mu\text{g}/\text{m}^3$) were detected at trace concentrations and all below 10 $\mu\text{g}/\text{m}^3$. PCE ranged from 3.86 to 13.8 $\mu\text{g}/\text{m}^3$ and TCE ranged from 0.483 to 3.44 $\mu\text{g}/\text{m}^3$. These results were well below the monitoring levels for PCE and TCE in the State DOH soil vapor guidance matrix. Neither PCE nor TCE were detected within any of the soil or groundwater samples collected at the Site and these low levels and the history of use of the property limited to residential dwellings suggest an offsite origin.

Figure 1: Site Map

