



**OFFICE OF ENVIRONMENTAL REMEDIATION**

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**DECISION DOCUMENT**  
**NYC VCP and E-Designation**  
**Remedial Action Work Plan Approval**

June 19, 2014

Re: **670-678 Pacific Street – Hazardous Materials & Noise “E” Designation**  
**670-672 Pacific Street, 674-676 Pacific Street, 678-682 Pacific Street**  
**E-98: Block 1128, Lots 9, 11 & 13, Brooklyn CD 8**  
**Newsalk Rezoning- CEQR # 00 DCP 020K**  
**OER Project # 14EH-N227K / NYC VCP Site # 14CVCP217K**

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated January 7, 2014 and Stipulation List dated March 6, 2014 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 February 8, 2014. There were no public comments.

E-Designation: Lot 26 has been designated with Hazardous Materials and Noise "E" by the NYC Department of City Planning as part of the February 7, 2001 Newsalk Rezoning (00 DCP 020K).

**Project Description**

The development project consists of redeveloping the entire Site with an 8-story residential buildings and a full cellar. The building includes a full 14 foot cellar, spanning the entire Site, which will be utilized for parking, indoor recreation, storage and utilities. The cellar will have both elevator and stair access. The first floor will contain lounge, lobby, and residential units with small private yards (219 sf to 267 sf) in the rear of the Site. The upper floors contain residential units. The basement level and foundation will require excavation of the entire Site to a total depth of approximately 16 feet below grade. An elevator pit will be excavated to a depth of 20 feet below grade. The water table is expected at approximately 40-45 feet below grade surface (bgs). The current zoning designation is commercial; C4-4A. The proposed use is consistent with existing zoning for the property.

**Statement of Purpose and Basis**

This document presents the remedial action for the NYC Voluntary Cleanup Program and E-Designation project known as “670 Pacific Street” pursuant to Title 43 of the Rules of the City of New York Chapter 14, Subchapter 1 and § 11-15 of the Zoning Resolution and §24-07 of the Rules of the City of New York.

**Description of Selected Remedy for Hazmat**

The remedial action selected for the 670 Pacific Street site is protective of public health and the environment. The remedial action includes: soil excavation and offsite disposal, an engineered composite cover system, installation of vapor barrier/waterproofing barrier, and installation of a passive sub slab depressurization system.

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 Unrestricted Use (Track1) Soil Cleanup Objectives (SCOs);
4. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas;
5. Excavation and removal of soil/fill exceeding Unrestricted Use SCOs. For development purposes, entire footprint of the property will be excavated to depth of 16 feet for new building's cellar, footings and foundation. The elevator pit will be excavated to a depth of 20 feet. Approximately 13,000 tons of soil will be removed;
6. 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;
7. Removal of underground storage tanks (if encountered) and closure of petroleum spills (if evidence of a spill/leak is encountered during Site excavation) in compliance with applicable local, State and Federal laws and regulations;
8. 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 on-Site;
9. Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
10. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations;
11. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations;
12. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations. Based on the proposed development, excavations will be conducted above the water table and groundwater is not anticipated to be encountered. If groundwater is encountered then dewatering would be required during excavation. Site-wide dewatering will be completed in accordance with a New York City Department of Environmental Protection (NYCDEP) permit;
13. Submission of a Remedial Action Report (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 (EC/ICs) to be implemented at the Site, and lists any changes from this RAWP, and, if Track 1 SCOs are not achieved, describes all Engineering and Institutional Controls to be implemented at the Site;

If Track 1 Unrestricted Use (Track 1) SCOs are not achieved, the following elements that will be constructed as part of development, will serve as EC/ICs:

14. Installation of a vapor barrier system below the concrete slab underneath the southeast portion of the building, as well as behind foundation walls (within the southeast area) of the proposed building. The vapor barrier will consist of VaporBlock Plus VBP20; 20 mil system as manufactured by Raven Industries;
15. Installation of a passive Sub slab Depressurization System.
16. Soil vapor will be sampled after excavation is complete to determine whether VOC levels warrant management with an active sub-slab depressurization system (SSDS) or with a passive SSDS. Sampling will be conducted either (1) directly after excavation or (2) using monitoring ports built into the sub-slab depressurization system. OER will be informed prior to the sampling activities. The applicant will submit the results of the sampling to OER.
17. If the SSDS is required to be active, the Site will follow the contingency plan in the RAWP for the Track 4 Alternative, including implementation of a Site Management Plan as an institutional control and the Active SSDS as an engineering control.
18. Construction and maintenance of an engineered composite cover consisting of 10 inch thick concrete building slab to prevent human exposure to residual soil/fill remaining under the Site;
19. Construction of a ventilated parking garage underneath the new residential building;

20. Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for maintenance, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency; and
21. The property will continue to be registered with an E-Designation by 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.

This remedy 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.

#### **Description of Selected Remedy for Noise**

The elements of the remedial action selected for Noise for the 670 Pacific Street site are as follows:

In order to satisfy the requirements of E-98 a window/wall attenuation of 30 dBA will be achieved for all building facades. In order to achieve such attenuation, window and door assemblies are manufactured by Reynaers and consist of casement and fixed windows and doors. These window and door assemblies consist of 1' IG 1/4" annealed exterior, 1/2" air space, 1/4" laminated interior, as per Architectural Testing Sound Transmission Loss, in accordance with ASTM 90, which rates this window (model number CS68) as OITC 30. The applicant is currently in the process of receiving bids from prospective window/wall manufacturers and commits to demonstrating that the selected manufacturer's window/wall product achieves a minimum OITC of 30. A mock-up aluminum window will be laboratory tested as per ASTM E90 to demonstrate compliance. Specifically, a window configuration of approximately 5 feet 1 inch by 1 foot 4 inches including one large operable portion and one 4 feet by 1/2 inches by 5 feet 1 inch fixed portion, would be tested as per ASTM E90 for a representative window assembly. Prior to installation window specs and data will be submitted to OER for review and approval. The 30 dBA window/wall attenuation requirement will be met with the windows and doors proposed within the attached architectural plans.

In order to satisfy the requirements of E-98 Alternate Means of Ventilation (AMV) will be installed in order to maintain a closed window condition. Heating, air conditioning and AMV for this project will be achieved by installing PTAC units; model number RSNU which are manufactured by Ice Air, these units will be installed at the rate of one per habitable room. Ice Air RSNU PTAC units are equipped with automatic operable fresh air vents which will provide a continuous source of fresh air at a rate of 60 CFM. 5RSNU 09 will be utilized in the bedrooms, 5RSNU 13 for the living rooms and 8RSNU 15 will be utilized in the studios.

6/19/14

Date



Samantha Morris  
Project Manager

6/19/14

Date



Shaminder Chawla  
Deputy Director

CC:

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