



**OFFICE OF ENVIRONMENTAL REMEDIATION**

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**DECISION DOCUMENT**

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

June 2, 2015

Re: **“Former Rheingold Brewery, Block 3139”; 115 Stanwix Street (aka 902-908 Flushing Ave) Brooklyn Block 3139, Lot 21 (formerly Lots 18-21 and 23-29) Hazardous Materials, Air Quality, and Noise “E” Designation E-315: 12/10/2013 – Rheingold Rezoning – CEQR 09 DCP 002K OER Project Number 15EHAN343K / VCP Number 15CVCP084K**

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated March 2015 with Stipulation Letter dated June 2015 and the Remedial Action Plan for Air Quality and Noise dated May 2015 for the above-referenced project. These Plans were 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 April 29, 2015. There were no public comments.

**Project Description**

The development project consists of redeveloping the Site with a new 8-story mixed use (residential and commercial) building with a partial cellar level. The partial cellar level will be constructed on the corner of Flushing Avenue and Stanwix Street and will consist of 2,033.8 ft<sup>2</sup> accessory commercial space for the first floor commercial space above it, gas/water meter rooms, a fire pump room, electrical meters room, a low voltage room, and a common building recreation space. The first floor will consist of a 3,249.8 ft<sup>2</sup> commercial space on the corner of Flushing Avenue and Stanwix Street, the residential lobby, a common building recreation space on the corner of Stanwix Street and Monteith Street, a laundry room, a bicycle storage room, and an attended parking garage for 65 cars that will be accessible from Flushing Avenue. Floors 2 through 8 will consist of apartments.

**Statement of Purpose and Basis**

This document presents the remedial action for the NYC Voluntary Cleanup Program and E-Designation project known as “Rheingold, Block 3139” 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 for Hazmat**

The remedial action selected for the Rheingold, Block 3139 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 Site-Specific (Track 4) 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. A Waste Characterization Report documenting sample procedures, location, analytical results shall be submitted to NYCOER prior to start of remedial action;
6. Excavation and removal of soil/fill exceeding Track 4 Site-Specific SCOs. For development purposes, an 8,000 ft<sup>2</sup> area located at the corner of Flushing Avenue and Stanwix Street will be excavated to a depth of approximately 10 to 13 feet below grade for a cellar level. The remainder of the Site will require excavation to a depth of approximately 4 feet for the new buildings slab/foundation. Approximately 9,450 tons of soil will be removed;
7. 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 to prevent comingling of contaminated material and non-contaminated materials;
9. Removal of underground storage tanks (USTs) (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;
10. 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;
11. Collection and analysis of six end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
12. Additional soil sampling will be conducted upon completion of building demo, prior to construction activities. The sampling will include the installation of one monitoring well (MW3) to collect a groundwater sample for laboratory analysis of VOCs, SVOCs, pesticides/PCBs and metals, and the installation of one soil gas implant (SG5) at a depth of approximately 12 feet below grade to collect one soil vapor sample for laboratory analysis of VOCs via TO-15. OER will be sent a sampling location map along with the corresponding tables of results when the data are available. Data will also be included in the Remedial Action Report (RAR) upon completion of the remedial work.
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. Installation of a vapor barrier system below the concrete slab of the building as well as behind all foundation walls of the proposed building. The vapor barrier will consist of Raven Industries' VaporBlock 20 Plus, which is a seven layer co-extruded barrier made from state-of-the-art polyethylene and EVOH resins;
15. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations;
16. Construction and maintenance of an engineered composite cover consisting of the 6 inch thick concrete cellar slab, and 6 inch thick slab on grade to prevent human exposure to residual soil/fill remaining under the Site;
17. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations;
18. 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, if Track 1 SCOs are not achieved, describes all Engineering and Institutional Controls to be implemented at the Site;

19. Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual materials, including plans for operation, maintenance, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency; and
20. 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.

**Description of Selected Remedy for Air Quality**

The elements of the remedial action selected for Air Quality for the Rheingold, Block 3139 site are as follows:

In order to satisfy the requirements of the E-designation, electric equipment will be utilized at the Site for space heating, hot water and HVAC systems for each of the residential apartments, the residential lobby and the retail space.

An Air Quality Installation Report (IR) will be submitted to OER following implementation of the remedial action defined in the RAP.

**Description of Selected Remedy for Noise**

The elements of the remedial action selected for Noise for the Rheingold, Block 3139 site are as follows:

In order to meet the requirements of the E-Designation, the following window/wall attenuation(s) will be achieved at the locations described below:

1. 35 dBA in residential spaces;
2. 30 dBA in the commercial space based on an allowed reduction of 5 dBA from the attenuation requirement outlined in the E-Designation; and

The following window(s) will be installed:

<b>Façade Floor Range</b>	<b>OITC Rating</b>	<b>OITC Certification</b>	<b>Manufacturer and Model</b>	<b>Glazing</b>
WINDOWS and BALCONY DOORS All Facades All Floors plus cellar (Commercial) ST-1 and ST-2	31	See ASTM E90 Sound Transmission loss Test Report (D1170.01-113-11) Data File No. D1170.01B	Series/Model CS68 Window manufactured by Reynaers Aluminum Systems, LTD	1-1/16" IG (5/16" annealed exterior, 1/2" air space, 1/4" annealed interior)
WINDOWS and BALCONY DOORS All Facades All Floors plus cellar (Residential) W-1 through W-30	35	See ASTM E90 Sound Transmission loss Test Report (E4499.01-113-11) Data File No. D1170.01D	Series/Model CS68 Window manufactured by Reynaers Aluminum Systems, LTD	1-3/4" IG (1/2" laminated exterior, 7/8" air space, 3/8" annealed interior)

The acoustical reports described above are representative of the acoustical performance of all proposed windows/doors/curtain walls.

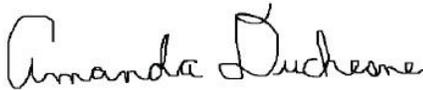
In order to satisfy the requirements of the E-Designation, Alternate Means of Ventilation (AMV) will be installed in order to maintain a closed window condition. AMV for this project will be achieved by:

1. **PTAC Units:** Installing PTAC units manufactured by Amana in each apartment at a rate of one PTAC unit per bedroom and living room. The Amana PTAC models include PTH073G25, PTH093G35, PTH123G50 and PTH153G50. Fresh air will be provided to all bedrooms and living rooms by the PTAC units. Floor plans showing the locations of PTAC units are included in Appendix A of the RAP. HVAC drawings showing the locations of the PTAC units are included in Appendix E of the RAP. Manufacturer specifications showing the fresh air intake for the PTAC units are included as Appendix H of the RAP. The PTAC units will be installed with the optional power vent and damper.
2. **Compliance with Mechanical Code:** Providing outside air to commercial spaces and common areas such as lobbies and corridors in accordance with the 2014 NYC Mechanical Code.

Commercial Space – An 18”x10” fresh air duct will be provided and capped to be used by future tenant. This fresh air duct will have an intake louver installed on the exterior wall where it will draw in outdoor air and is sized with the capability of delivering approximately 1,000 cfm of airflow. It is intended to be connected to the HVAC system installed by future tenant. Fresh air will then be distributed via such HVAC system throughout the commercial space and storage. The ventilation rate provided in each space complies with the minimum outdoor airflow rate required as per the NYC Mechanical Code Section 403.

A Noise Attenuation Installation Report (IR) will be submitted to OER following implementation of the remedial action defined in this RAP. The IR will document that the remedial work required under this RAP has been completed and has been performed in compliance with this plan.

The remedies for Hazardous Materials, Air Quality, and Noise 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.

June 2, 2015	
Date	Amanda Duchesne, Project Manager
June 2, 2015	
Date	Shaminder Chawla, Deputy Director
June 2, 2015	
Date	Hannah Moore, Assistant Director

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