



OFFICE OF ENVIRONMENTAL REMEDIATION

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

Daniel Walsh, Ph.D.
Director

Tel: (212) 788-8841
Fax: (212) 788-2941

DECISION DOCUMENT

NYC VCP and E-Designation Remedial Action Work Plan Approval

January 28, 2015

**Re: 11 Greene Street – 11 Greene Street/341 Canal Street
Manhattan Block 229, Lot 1
Hazardous Materials Restrictive Declaration
RD-124: 10/29/2007 341 Canal Street Rezoning - CEQR 07DCP038M
OER Project Number 15RHAZ158M / 15CVCP059M**

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated January 2015 with Stipulation Letter dated January 2015 for the above-referenced project. The Plan was submitted to OER under the NYC Voluntary Cleanup Program and Restrictive Declaration Program.

The RAWP was released for public comment for 30 days as required by program rule. That comment period ended on January 22, 2015. There were no public comments.

Project Description

The proposed development project consists of a seven-story mixed-use commercial and residential building with a partial basement totaling approximately 66,000 gross square feet. The basement and first floors will be used for commercial/retail purposes, with mechanical equipment, storage, and auxiliary space in the basement level. The second through seventh floors will be used for residential purposes, comprising 31 dwelling units. Roof terraces and mechanical equipment will occupy the roof. There will be no on-site parking. The current zoning designation is M1-5B (special mixed-use district for residential and industrial uses in loft buildings). The proposed use is consistent with existing zoning for the Site.

Statement of Purpose and Basis

This document presents the remedial action for the NYC Voluntary Cleanup Program and Restrictive Declaration Program project known as “11 Greene Street” 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 11 Greene Street 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 and staking excavation areas.
5. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations.
6. Completion of a Waste Characterization Study prior to excavation activities. Waste characterization soil samples will be collected at a frequency specified by disposal facility. A Waste Characterization Report documenting sample procedures, location, analytical results and disposal facility(s) approval letters will be submitted to NYCOER prior to the start of the remedial action.
7. Excavation and removal of soil/fill exceeding Track 4 Site Specific SCOs. The eastern portion of the Site where the partial basement will be located will be excavated to a depth of approximately 12 feet below grade. Additional excavation will be done at the northern portion of the Site to accommodate the elevator shaft. The western portion of the Site will be graded for the installation of the first floor slab. Additional excavation and removal of soil from two hot spot locations where contaminants exceed the Site-Specific Track 4 SCOs, to 5 feet and 13.5 feet at the northwestern and southeastern hot spot locations, respectively. Approximately, 4000 tons of soils will be excavated and removed from this Site. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a photoionization detector (PID).
8. 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.
9. Management of excavated materials including temporarily stockpiling and segregating in accordance with defined material types and to prevent co-mingling of contaminated material and non-contaminated materials.
10. Transportation and off-Site disposal of all soil/fill material (including hazardous waste, if any) 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.
11. Collection and analysis of end-point samples to determine performance of the remedy with respect to attainment of Site Specific Track 4 SCOs.
12. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations (if any).
13. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
14. Placement of a demarcation layer above the residual soil/fill in landscaped areas.
15. Installation of a vapor barrier system beneath the building slab as well as behind foundation sidewalls of the new building. The vapor barrier will consist of Grace Preprufe® 300R (or equivalent).
16. Construction and maintenance of an engineered composite cover consisting of concrete building foundations to prevent human exposure to residual soil/fill remaining under the Site. 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 describes all Engineering and Institutional Controls to be implemented at the Site.
17. Submission of an approved Site Management Plan (SMP) in the RCR for long-term management of residual contamination, including plans for operation, monitoring and certification of Engineering and Institutional Controls and reporting at a specified frequency.
18. The Site will continue to be registered with a Restrictive Declaration (RD) at the NYC Buildings Department. Establishment of Engineering Controls and a requirement that management of these controls must be in compliance with an approved SMP. The SMP includes Institutional Controls that prohibits the following: (1) in-ground 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.

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.

1/26/15


Date



Horace Zhang
Project Manager

1/26/15

Date



Shaminder Chawla
Deputy Director

cc: Gerard Spano, Ruby Ventures – jerry@rubyventures.com
Deborah Shapiro, AKRF – dshapiro@akrf.com
Michelle Lapin, P.E., AKRF – mlapin@akrf.com
Daniel Walsh, Shaminder Chawla, Zach Schreiber, Maurizio Bertini, Hannah Moore
Horace Zhang, PMA-OER

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