



OFFICE OF ENVIRONMENTAL REMEDIATION

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DECISION DOCUMENT

E-Designation Remedial Action Work Plan Approval

July 21, 2022

Re: 2776 Ocean Ave
Brooklyn Block 7404, Lots 28
Hazardous Materials, Air Quality E Designation ,
E-155: Homecrest Rezoning - CEQR 06DCP026K - 2/15/2006
OER Project Number 22EH-A012K

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated July 15, 2022 with Stipulation Letter dated July 21, 2022 and the Remedial Action Plan for Air Quality dated July 19, 2022 for the above-referenced project.

These Plans were submitted to OER under the E-Designation Program.

Project Description

The proposed redevelopment of the Site is for a single seven-story building to be utilized as medical offices. The building will include a partial cellar and open-air rear parking area. The first-floor indoor built space will be 670-square feet. The total building footprint starting at the 2nd floor will be 2,042-square feet occupying 65% of the 3,140-square foot lot. The proposed cellar will be excavated to elevation 0.12-feet with an elevator pit extending to approximately elevation -4.0-feet.

Below grade there will be a 1,275-square foot cellar to be utilized as accessory use. The first floor will be utilized as accessory use. Floors 2 through 7 will cantilever over the first floor, and each will be utilized as medical offices. Finally, the roof will be 360-square feet and be utilized as accessory use. There will be a 30-foot rear yard as required by code in addition to four parking spaces and a refuse storage area.

Statement of Purpose and Basis

This document presents the remedial action for the NYC Voluntary Cleanup Program and E-Designation Program project known as “2776 Ocean Ave” 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 Hazardous Materials

The remedial action selected for the 2776 Ocean Ave site is protective of public health and the environment. The elements of the selected remedy are as follows:

The proposed remedial action will consist of:

1. Performance of a Community Air Monitoring Program (CAMP) for particulates and volatile organic carbon compounds.
2. Selection of NYSDEC Part 375 Table 375-6.8(b) Residential Use Soil Cleanup Objectives (SCOs) (Column 1).
3. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas.

4. Completion of a Waste Characterization Study prior to excavation activities. Waste characterization soil samples will be collected at a frequency dictated by disposal facility(s).
5. Prior to redevelopment, the existing 2-story residential building and detached garage building will be demolished. The existing building has a full basement approximately 8 feet bgs which extends beyond the footprint of the future building's cellar level. The existing basement will be demolished and backfilled in accordance with the RAP and with clean soil meeting Residential Use SCOs.
6. Excavation and removal of soil/fill exceeding Residential Use SCOs. The footprint of the new building's cellar (about 1,275 square feet or 40% of the property) will be excavated to a depth of approximately 13.67 feet below street grade with additional excavation to 17 feet below street grade for elevator pits. The remainder of the Site will be excavated 8" bgs to allow for the construction of the concrete paved open-air parking area. Approximately 400 tons of soil/fill will be removed from the Site and properly disposed at an appropriately licensed or permitted facility.
7. Screening of excavated soil/fill during intrusive work for indication of contamination by visual means, odor, and monitoring with a PID. Appropriate segregation of excavated media on-Site.
8. 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.
9. Removal of all underground storage tanks (USTs) that are encountered during soil/fill removal actions. Registration of tanks and reporting of any petroleum spills associated with USTs and appropriate closure of these petroleum spills in compliance with applicable local, State and Federal laws and regulations.
10. Dewatering in compliance with city, state, and federal laws and regulations. Extracted groundwater will either be containerized for off-site licensed or permitted disposal or will be treated under a permit from New York City Department of Environmental Protection (NYCDEP) to meet pretreatment requirements prior to discharge to the sewer system.
11. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
12. Submission of a Remedial Closure Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, and lists any changes from this RAP.

If Residential Use SCOs are not achieved, the following construction elements implemented as part of new development will constitute Engineering and Institutional Controls:

13. As part of development, construction of an engineered composite cover consisting of a two-foot thick concrete cellar slab underlain by 2-inches of clean $\frac{3}{4}$ -inch gravel sub-base and 6 inches of poured concrete underlain by 2-inches clean $\frac{3}{4}$ -inch gravel sub-base in the open-air parking areas, which cover the remainder of the site.
14. As part of development, installation of a vapor barrier system consisting of a vapor barrier beneath the building's cellar slab, around the elevator pit, and outside all sub-grade foundation sidewalls to grade to mitigate soil vapor migration into the building. The vapor barrier system will consist of a 20-mil polyethylene resin Husky Yellow Guard vapor barrier. All welds, seams and penetrations will be properly sealed to prevent preferential pathways for vapor migration.
15. The Site will continue to be registered with an E-designation.

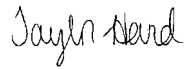
Description of Selected Remedy for Air Quality

The elements of the remedial action selected for Air Quality for the 2776 Ocean Ave site are as follows:

In order to satisfy the requirements of the E-designation, electrical systems will be utilized at the site for space heating, domestic hot water, and/or HVAC systems.

The remedies for Hazardous Materials, Air Quality E Designation 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.

07/22/22



Date

Taylor Hard
Project Manager

07/22/22



Date

Shaminder Chawla
Deputy Director

07/22/2022



Date

Zach Schreiber, Ph.D.
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