



OFFICE OF ENVIRONMENTAL REMEDIATION

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DECISION DOCUMENT

NYC VCP, E-Designation Remedial Action Work Plan Approval

August 23, 2024

Re: 231-06 to 231-12 Northern Boulevard
Queens Block 8164, Lot 30
Hazardous Materials, Air Quality E Designation
E-663: 231-06 Northern Boulevard Commercial - CEQR 22DCP102Q - 9/29/2022
OER Project Number 23EH-A244Q / 24CVCP028Q

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated August 7, 2024 with Stipulation Letter dated July 31, 2024, and the Remedial Action Plan for Air Quality dated August 20, 2024 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 will end on August 28, 2024. Any comments received might change remedial action and a new Decision Document will be issued.

Project Description

The proposed future use of the Site will consist of a one- and two-story commercial building occupied by a restaurant and banquet hall. The existing one-story commercial building, which includes a full cellar at a depth of 4 ft bgs. used for storage space and a first-floor kitchen and dining area, will remain the same. The proposed one-story extension will occupy the northwestern portion of the property and be used as part of the restaurant. The extension will contain a full cellar at a depth of 4 ft bgs used for 28 indoor car parking spaces and restaurant refrigerators and freezer. The extension includes a total of 11,745 square feet of first floor space, increasing the total first floor space of both buildings to 18,724 square feet in area. The extension will also include mezzanine level to be used for restaurant dining and office space. The total building area including the cellar will total 42,497.5 square feet. The parking lot will extend around the perimeter of the existing and proposed building with the installation of stormwater management stone filled recharged basins to a depth of 3 ft bgs.

Statement of Purpose and Basis

This document presents the remedial action for the NYC Voluntary Cleanup Program and E-Designation Program project known as “231-06 to 231-12 Northern Boulevard” pursuant to Title 43 of the Rules of the City of New York Chapter 14, Subchapter 1 and the Zoning Resolution and §43-1474 of the Rules of the City of New York.

Description of Selected Remedy for Hazardous Materials

The remedial action selected for the 231-06 to 231-12 Northern Boulevard 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. 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 Track 4 Site-specific 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(s).
6. Excavation and removal of soil/fill exceeding Track 4 Site Specific SCOs. The entire building footprint of the Site in the western portion of the site will be excavated to a depth of approximately 5 feet across the new building footprint with additional excavation for foundation footings to a depth of 8 feet and excavation in portions of the parking lot for stormwater management to a depth of 3 feet.
7. 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.
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 UST's that are encountered during soil/fill removal actions. Registration of tanks and reporting of any petroleum spills associated with UST's and appropriate closure of these petroleum spills in compliance with applicable local, State and Federal laws and regulations.
10. Spill closure and any associated groundwater remediation will be managed under NYSDEC authority for Spill 12-07331. A groundwater sample will be collected from MW-1 following excavation activities to be analyzed for VOCs and SVOCS by EPA Method 8260/8270.
11. Transportation and off-Site disposal of all soil/fill material at licensed or 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.
12. Collection and analysis of four end-point samples within the development footprint to determine the performance of the remedy with respect to attainment of SCOs.
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. Construction of an engineered composite cover consisting of a six-inch thick concrete building slab with an 6-inch clean granular sub-base beneath all building areas
15. Installation of a vapor barrier system consisting of vapor barrier beneath the new building slab and outside of sub-grade foundation sidewalls to mitigate soil vapor migration into the building. The vapor barrier system will consist of a 46-mil GCP Preprufe 300R below the slab throughout the full extension building area and outside all sub-grade foundation sidewalls. For the existing slab, the vapor barrier system will consist of 60 mil Bituthene 3000 membrane on top of the slab throughout the full building area and inside all sub-grade foundation sidewalls. All welds, seams and penetrations will be properly sealed to prevent preferential pathways for vapor migration. The vapor barrier system is an Engineering Control for the remedial action. The remedial engineer will certify in the RAR that the vapor barrier system was designed and properly installed to mitigate soil vapor migration into the building.
16. Construction and operation of a cellar-grade parking garage with high volume air exchange in conformance with NYC Building Code.
17. Performance of all activities required for the remedial action, including acquisition of required permits and attainment of pretreatment requirements, in compliance with applicable laws and regulations.
18. 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.
19. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
20. Submission of a 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.
21. Submission of an approved Site Management Plan (SMP) in the Remedial Action Plan (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.
22. 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 231-06 to 231-12 Northern Boulevard site are as follows:

In order to satisfy the requirements of E-663 electric will be utilized for the new expansion for all HVAC equipment. No new hot water equipment will be installed with the expansion and the existing building hot water heater will be utilized.

The following HVAC equipment will be installed:

Equipment	Manufacturer/Model	Qty
New condensing units (existing 1-story roof)	FUJITSU / AOUA120ULBV5	1
	FUJITSU / AOUA144ULBV5	5
New air handlers (1 st floor mezzanine)	FUJITSU / AUUA18TLAV2	6
	FUJITSU / AUUA24TLAV2	6
	FUJITSU / AUUB36TLAV2	16
New branch boxes	FUJITSU / UTP-RU08AH	6
New exhaust fans	DELTA BREEZ / ITG100	6
New in-line fans	FANTECH / FKD 12	6
	FANTECH / FSD 18	1
New make-up air units	LARKIN / XMSX-120	2
New electric duct heaters	WARREN TECHNOLOGIES / SL20T	1
	WARREN TECHNOLOGIES / SL20A	2
New electric space heaters	MODINE / HER 250	2

The remedies for the Hazardous Materials and Air Quality E Designations described above conform to the promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and take into consideration OER guidance, as appropriate.

August 23, 2024

Date



Adrian Singleton
Project Manager

August 23, 2024

Date



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