



**OFFICE OF ENVIRONMENTAL REMEDIATION**

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

June 8, 2020

Re: 280 Meeker Ave  
Brooklyn Block 2742, Lot 9 (former Lots 4, 5, 9)  
Hazardous Materials E Designation,  
E-138: Greenpoint - Williamsburg Rezoning - CEQR 04DCP003K HazMat - 5/11/2005  
OER Project Number 14EHAZ177K, 15CVCP067K

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated May 2020, with Stipulation Letter dated May 6, 2020 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 June 6, 2020. There were no public comments.

**Project Description**

The development project consists of constructing a new 8-story residential use building with a full cellar level. The cellar will extend to 10.5 feet below grade and will require excavation to 12 feet below grade to account for slab thickness, sub-base and/or structural supports. The cellar foundation will cover a 10,107.35 sf footprint across a majority of the Site. A narrow (5.5 ft by 106.3 ft) strip of land on the south side will remain unexcavated and will consist of a paved rear/side yard area upon completion. The cellar level will consist primarily of storage space but will also include utility rooms, two elevator shafts and stairwells, vestibules, and a laundry room. The first floor will cover a 10,107.35 sf area and will consist primarily of indoor parking space which will cover approximately 8,600 sf. A 450 sf ambulatory diagnostics room will be located on the southeastern corner. The second through eighth floors will consist of residential apartments. The cellar foundation will require excavation to 12 feet below sidewalk grade and the elevator pit will require excavation to 15 feet below grade. The excavation for the cellar will generate approximately 4,700 cubic yards / 7,050 tons of soil. The elevator pit will require excavation of an additional 30 cubic yards / 45 tons. The water table was encountered between 8.8 and 9.2 feet below grade during the remedial investigation. As such, dewatering will be required.

**Statement of Purpose and Basis**

This document presents the remedial action for the NYC Voluntary Cleanup Program and E-Designation Program project known as “280 Meeker 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**

The remedial action selected for the 280 Meeker Ave 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 Track 4 Site-Specific Soil Cleanup Objectives (SCOs).
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. A Waste Characterization Report documenting sample procedures, location, analytical results shall be submitted to NYCOER prior to start of remedial action;
5. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas;
6. For development purposes, a 10,107.35 ft area will require excavation to 12 feet below grade to account for the 10.5 ft cellar depth plus an additional 1.5 ft to make up for slab thickness, sub-base and/or structural supports. The elevator pits will require excavation of an additional 3 feet of material in one area with a maximum excavation depth of 15 feet below sidewalk grade. Any contaminated soils or soils exhibiting significant PID readings will be excavated beyond what is required for redevelopment and removed from the Site. The total amount of soil anticipated for removal is approximately 4,700 cubic yards (7,050 tons);
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 in accordance with defined material types and to prevent co-mingling of contaminated material and non-contaminated materials;
9. Removal of any additional 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;
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 seven (7) post excavation end-point samples across the building's footprint to determine the performance of the remedy with respect to attainment of SCOs Track 4 Site-Specific SCOs. Endpoint samples would be analyzed for SVOCs, and metals. If Track 1 or Track 2 SCOs are proposed following completion of excavation, then the end point samples would be analyzed for VOCs, SVOCs, PCBs, pesticides and metals;
12. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations;
13. Installation of a waterproofing/vapor barrier system below the concrete poured cellar slab underneath the building as well as behind foundation walls of the proposed building. The vapor barrier/waterproofing system will consist of a Preprufe 300R/160R system as manufactured by Grace or equivalent system. Preprufe 300R is a 46-mil (0.046 in) thick HDPE film with a pressure sensitive adhesive that bonds to the poured concrete and will be applied to all horizontal surfaces across the cellar foundation. Preprufe 160R is a 32-mil (0.032 in) thick HDPE membrane designed for vertical applications and will be applied to the foundation sidewalls across the cellar foundation. All welds, seams and penetrations will be properly sealed to prevent preferential pathways for vapor migration and will prevent water intrusion. The vapor barrier/waterproofing system is an Engineering Control for the remedial action. The remedial engineer will certify in the RAR that the waterproofing/vapor barrier system was designed and properly installed to mitigate soil vapor migration into the building and prevent water intrusion;
14. Because the water table was encountered at 8-9 feet below grade and the excavation required excavation to 12-15 feet below grade, a dewatering permit will have to be acquired.
15. Construction and maintenance of an engineered composite cover consisting of an 18-inch (1.5 ft) thick concrete building slab that will cover the majority (95%) of the Site and will prevent human exposure to residual soil/fill remaining at the Site;
16. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations;
17. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations;
18. Submission of an approved Site Management Plan (SMP) in the Remedial Action Report 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;

19. 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 to be implemented at the Site, and lists any changes from this RAWP; 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.

The remedy for Hazardous Materials 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.

June 8, 2020



Date

Adesa Boja  
Project Manager

June 8, 2020



Date

Sarah Pong  
Assistant Director

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