OFFICE OF ENVIRONMENTAL REMEDIATION
100 Gold Street – 2nd Floor
New York, New York 10038

Daniel Walsh, Ph.D.
Director
Tel: (212) 788-8841

NOTICE TO PROCEED
DOB Job Number NB-321112540

May 18, 2017

Re: 31 AINSLIE STREET: 29-37 Ainslie Street, 452-454 Rodney Street
Brooklyn Block 2371, p/o Lot 21 (future Lot 50)
Hazardous Materials E-Designation
E-138: Greenpoint - Williamsburg Rezoning - CEQR 04DCP003K HazMat - 5/11/2005
OER Project Number 17EHAZ195K

Dear Brooklyn Borough Commissioner:

The New York City Office of Environmental Remediation (OER) hereby issues a Notice to Proceed for the above-referenced Department of Buildings Job Number. This correspondence is provided pursuant to OER's responsibilities as established in Chapter 24 of Title 15 of the Rules of the City of New York and Section 11-15 of the Zoning Resolution of the City of New York. The Applicant has filed a Hazardous Materials remedial action work plan and Stipulation letter dated May 11, 2017 that are acceptable to this Office and has prepared a Construction Health and Safety Plan for implementation on this project. OER's Decision Document that defines the remedial actions required for this project has been prepared and filed and is available on request.

At the conclusion of remedial activities required under this action, the Zoning Resolution and §24-07 of the Rules of the City of New York requires that OER issue a Notice of Satisfaction signifying that all remedial action requirements established for this project have been satisfied prior to issuance of the Certificate of Occupancy or Temporary Certificate of Occupancy by Department of Buildings.

If you have any questions or comments, please feel free to contact Isabel McRae at 212-341-2034.

Sincerely,

Zach Schreiber
Assistant Director

cc: David Alvarado, NY Developers - DAlvarado@nydevelopers.net
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DECISION DOCUMENT
E-Designation Remedial Action Work Plan Approval

May 18, 2017

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The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated April 2017 with Stipulation Letter dated May 11, 2017 for the above-referenced project. The Plan was submitted to OER under the E-Designation Program.

Project Description
The redevelopment of the site will consist of a five-story residential building with at-grade parking and no cellar. The first floor of the building will consist of at-grade parking, a residential lobby, a bicycle storage room, a washer/dryer room and mechanical and metering rooms. The ventilated parking garage will occupy 1,866 square feet of the first floor, approximately 50% of the entire footprint, and the remaining 1,866 square feet of the site will be used as residential common and amenity space. The roof will consist of a boiler room and an elevator bulkhead. No recreation spaces are proposed to be constructed on the roof. The building footprint is 3,732 square feet and will consist of a full build-out of the site. The remaining floors two (2) through five (5) will consist of residential apartments ranging from studios to two (2) bedrooms. The proposed total internal gross area of the building is 14,150 square feet and 15 inclusionary housing units will be constructed throughout the building. No market rate housing units are proposed for construction. The remedial action contemplated under this RAWP may be implemented independently of the proposed redevelopment plan.

Statement of Purpose and Basis
This document presents the remedial action for the E-Designation Program project known as "31 AINSLIE STREET" pursuant to 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 31 AINSLIE STREET site is protective of public health and the environment. The elements of the selected remedy are as follows:
Since part of the remedial action has already been completed, the following is a list of the completed and/or remaining proposed remedial actions:
1. Performed a Community Air Monitoring Program (CAMP) for particulates (i.e. dust) and VOCs during all ground intrusive activities.
2. Establishment of NYSDEC 6NYCRR Part 375 Restricted-Residential Use SCOs.
3. Mobilized to the site including, site security setup, equipment mobilization, utility mark outs and marking and; staking excavation areas.
4. A Waste Characterization Study was performed by Brinkerhoff in March 2016 prior to excavation activities as part of the 500 Metropolitan Avenue, Brooklyn, New York site redevelopment. Two (2) composite soil samples, identified as WC-6 and WC-7, were collected from test pits TP-6 and TP-7 at the 31 Ainslie Street property. The samples detected several SVOCs and one (1) metal above the NYSDEC Unrestricted Use SCOs and Restricted-Residential Use SCOs.

5. Excavated and removed soil/fill exceeding the Restricted-Residential Use SCOs. The majority of the site has been excavated to approximately eight (8) feet bgs due to structural concerns of the constructability of the on-site soil/fill. However, the eastern boundary of the site adjacent to the neighboring structure currently remains at grade level but is anticipated to be excavated to four (4) feet bgs. The site will be backfilled with six (6) feet of OER-approved material and a two (2) foot concrete slab will be installed as part of the construction of the new five-story residential building. Approximately 1,100 cubic yards of soil has been removed from the site and properly disposed at an appropriately licensed or permitted facility.
6. Screened excavated soil/fill during intrusive work for indications of contamination based on visual, olfactory, and photoionization detector (PID) screening methods.
7. Managed excavated materials including temporarily stockpiling and segregating in general accordance with defined material types and to prevent co-mingling of contaminated material and non-contaminated materials.
8. No Underground Storage Tanks (USTs) were discovered during the excavation and removal activities performed at the site.
9. Transported and disposed of all soil/fill material off-site at licensed or permitted facilities in general accordance with applicable laws and regulations for handling, transport, and disposal. Transported and disposed of all soil/fill material off-site in general accordance with the 500 Metropolitan Avenue RAWP and Stipulation Letter. Sampled and analyzed excavated media as required by disposal facilities. Appropriately segregated excavated media on-site.
10. Collected and analyzed two (2) endpoint samples to determine the performance of the remedy with respect to attainment of the Restricted-Residential Use SCOs.
11. Import of materials to be used for backfill and cover in general compliance with this plan and in general accordance with applicable laws and regulations. Due to structural concerns of the constructability of the on-site soil/fill, the excavated area will be backfilled with approximately six (6) feet of OER-approved material. Approximately 820 cubic yards of OER-approved material is anticipated to be imported to the site.
12. Construction of an engineered Composite Cover System consisting of a two (2) foot concrete foundation slab overlying a VaporBlock Plus 20-Mil Vapor Barrier Membrane, manufactured by Raven Industries. The two (2) foot concrete foundation slab and vapor barrier membrane will be overlying six (6) feet of OER-approved material and the underlying soils. The engineered composite cover will be installed across the entire site.
13. Installation of a Vapor Barrier System consisting of a vapor barrier membrane beneath the building slab to mitigate soil vapor migration into the building. The Vapor Barrier System will consist of the VaporBlock Plus 20-Mil Vapor Barrier Membrane, manufactured by Raven Industries below the slab throughout the entire site and along the exterior portions of the below-grade foundation walls. All welds, seams and penetrations will be properly sealed to prevent preferential pathways for vapor migration. The Vapor Barrier System is an Engineering Control (EC) for the remedial action. The remedial engineer will certify in the Remedial Closure report (RCR) that the Vapor Barrier System was designed and properly installed to mitigate soil vapor migration into the building.
14. Installation of an active Sub-Slab Depressurization System (SSDS) consisting of a 12- inch wide and one (1)-inch thick vapor vent layer that will be interconnected as one (1) loop and will be placed over a gas permeable stone layer beneath the vapor barrier membrane. The vapor vent layer will consist of GeoVent™, manufactured by CETCO, and will be placed beneath the vapor barrier membrane. The GeoVent™ vapor vent layer will be connected to Schedule 40 two (2)-inch high-density polyethylene (HPDE) piping that will penetrate the slab at one (1) location and will travel vertically through the building within an enclosed wall to one (1) fan blower located on the roof. The gas permeable layer will consist of six (6)-inches of ASTM C33 #57 natural stone. The riser pipe will terminate at the roof and a rain cap will be installed to prevent rain infiltration. The fan blower will be hardwired and will consist of a FG-4 Series fan, manufactured by Fantech, which will be installed on the roof. An active power/alarm station box will be installed for the fan blower located on the roof of the building. The alarm box station will be located in an easily accessible area of the roof and will be connected to an audible and visible alarm which will be located in a manned, accessible security area located in the lobby of the first floor that will be under 24 hour surveillance. On the SSDS riser vent, one (1) sampling port will be installed. Additionally, sub-slab pressure differential monitoring points will be installed in two (2) locations across the site to evaluate the effective area of influence. The active SSDS is an EC for the remedial action. The remedial engineer will certify in the RCR that the active SSDS was designed and properly installed to establish a vacuum in the gas permeable layer and a negative (decreasing outward) pressure gradient across the building slab to prevent vapor migration into the building.
15. Construction and operation of a ventilated grade-level parking garage with high volume air exchange in general conformance with the New York City Department of Buildings (NYCDOB) building and mechanical

codes.
16. Performance of all activities required for the remedial action, including acquisition of required permits and attainment of pretreatment requirements, in general compliance with applicable laws and regulations.
17. Implementation of storm-water pollution prevention measures in general compliance with applicable laws and regulations.
18. Submission of a RCR 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 ECs and Institutional Controls (ICs) to be implemented at the site.
19. Submission of an approved Site Management Plan (SMP) in the RCR for long-term management of residual contamination, including plans for operation, maintenance, monitoring, inspection and certification of ECs and ICs and reporting at a specified frequency.
20. The property will continue to be registered with an E-Designation at the NYCDOB. Establishment of ECs and ICs in this RAWP and a requirement that management of these controls must be in general compliance with an approved SMP. ICs 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.

May 18, 2017
Date

Isabel McRae
Senior Project Manager

May 18, 2017
Date

Zach Schreiber
Assistant Director

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