

June 21, 2018

Anna Brooks  
Project Manager  
NYC Mayor's Office of Environmental Remediation  
100 Gold Street, 2<sup>nd</sup> Floor  
New York, New York 10038

**Re:    *Community Protection Summary***  
***13-15 Greenpoint Avenue / 26-40 Kent Street***  
***Brooklyn, New York***  
***OER Project # 18EH-N179K; VCP Project # 18CVCP059K***

Dear Ms. Brooks:

As per OER's request, we provide this Community Protection Summary and other detailed information on planned activities during remediation of our project at 13-15 Greenpoint Avenue and 26-40 Kent Street in the Greenpoint Section of Brooklyn, NY.. These plans are intended to be responsive to, and address concerns raised by the community pertaining to remedial activities on Site, and its proximity to Transmitter Park.

**Project Contacts:**

- OER Project Manager: Anna Brooks, 212-788-7423, office 212-788-8841
- Site Project Manager: Patrick Recio, Environmental Business Consultants, 631-504-6000, ext. 119
- Site Safety Officer: Thomas Gallo, Environmental Business Consultants, 631-504-6000
- Property Representative: Bradford Barr, BNS Real Estate, 212-772-7550
- Property Representative: Eric Brody, Wonder Works Construction Corp., 212-465-8455

**Identification of Sensitive Land Uses:** Prior to selecting a cleanup, the neighborhood was evaluated to identify sensitive land uses nearby, such as schools, day care facilities, hospitals and residential areas. The cleanup program was then tailored to address the special conditions of this community, such as the proximity of the redevelopment Site to WNYC Transmitter Park.

**Qualitative Human Health Exposure Assessment:** An important part of the cleanup planning for the Site is the performance of a study to find all of the ways that people might come in contact with contaminants at the Site now or in the future. This study is called a Qualitative Human Health Exposure Assessment (QHHEA). A QHHEA was performed for this project. This assessment has considered all known contamination at the Site and evaluated the potential for people to come in contact with this contamination. All identified public exposures are addressed in the Remedial Action Work Plan submitted to OER in March of 2018.

**Site Safety Coordinator:** This project has a designated Site Safety Coordinator to implement the Construction Health and Safety Plan. The Site Safety Coordinator maintains an emergency



contact sheet and protocol for management of emergencies. The Site Safety Coordinator is Mr. Thomas Gallo of Environmental Business Consultants. Mr. Gallo can be reached at (631) 504-6000.

In addition, the Site's Project Manager at EBC is Patrick Recio and can be reached at (631)-504-6000 extension 119. The project manager is responsible for the implementation of the CHASP at the Site by the Site Safety Coordinator.

**Worker Training:** Workers participating in cleanup of contaminated material on this project are required to be trained in a 40-hour hazardous waste operator training course and to take annual refresher training. This pertains only to workers performing specific tasks including removing hazardous material and installing cleanup systems in contaminated areas.

**Community Air Monitoring Plan:** Community air monitoring will be performed during this cleanup project to ensure that the community is properly protected from contaminants, dust and odors. Air samples will be tested in accordance with a detailed plan called the Community Air Monitoring Plan (CAMP). Results will be regularly reported to the NYC OER. This cleanup plan also has a plan to address any unforeseen problems that might occur during the cleanup (called a 'Contingency Plan').

The community air monitoring plan results will be monitored throughout the day by the qualified environmental professional (QEP) on Site during the soil excavation activities. The results that are collected throughout the day will be downloaded and tabulated and uploaded to the representative's homepage for easy access. The results will also be uploaded with the Daily Status Report (DSR) that will be submitted to OER for review.

**Odor, Dust and Noise Control:** This cleanup plan includes a specific plan designed for odor and dust control. These actions are designed to prevent off-Site odor and dust nuisances and include the steps to be taken if nuisances are detected. For this Site, we will use dust monitor and photoionization detector (PID) within a protective case. The case houses the dust monitor and the PID to protect them from the weather, while also having ports that allow the conditions outside the protective case to be monitored. Each of these cases will be placed in the upwind and downwind locations to detect odors and dust as the work on Site progresses. The results will be downloaded at the end of the day and submitted to OER along with the Daily Status Report.

Dust: Generally, dust is managed by application of physical covers and by water sprays. The water sprays will be conducted periodically and be administered by the general contracting company at the request of the QEP on Site. The QEP will monitor the dust levels on the dust monitors located in the upwind and downwind locations every 15 minutes and if dust levels begin to rise, the area will be sprayed, and work will slow down. During trucking water spray should be utilized to make sure that the stockpile or excavated material is damp to reduce the amount of dust created. The dust control plan in the remedial plan will be implemented by the QEP.

Odors: Odors are controlled by limiting the area of open excavations, physical covers, spray



foams and by a series of other actions (called operational measures). Based on the results of the Remedial Investigation Report completed by EBC in February of 2018, excavation of the material at the Site to approximately 4 to 4.5 feet below grade will have a low probability of causing odors to affect the neighboring properties as well as the park to the east. The QEP will monitor odors by observing excavation activities, field screening the soil with a photo ionization detector and check both the upwind and downwind PIDs every 15 minutes. The odor control plan in the remedial plan will be implemented by the QEP.

Noise: The project is also required to comply with applicable NYC noise control standards. If you observe problems in these areas, please contact the onsite Project Manager or NYC Office of Environmental Remediation Project Manager listed on the first page of this Community Protection Summary document.

We plan to mitigate visual/noise/dust to the adjacent park by extending the fence an additional 4 feet horizontally at a 45-degree angle cantilevering into the Site. This would reduce the amount of noise that has the potential to impact the surrounding area. In addition, this 4 foot extension of the fence would also reduce the amount of dust, if any were created during excavation, from leaving the Site. The angle at which the extension would be constructed would direct any noise/dust back onto the Site.

**Quality Assurance:** This cleanup plan requires that evidence be provided to illustrate that all cleanup work required under the plan has been completed properly. This evidence will be summarized in the final report, called the Remedial Action Report. This report will be submitted to the NYC Office of Environmental Remediation and will be thoroughly reviewed.

**Storm-Water Management:** To limit the potential for soil erosion and discharge, this cleanup plan has provisions for storm-water management. The main elements of the storm water management include physical barriers such as tarp covers and erosion fencing, and a program for frequent inspection.

**Hours of Operation:** The hours for operation of cleanup will comply with the NYC Department of Buildings construction code requirements or according to specific variances issued by that agency. For this cleanup project, the hours of operation are 7:00AM to 6:00PM Monday through Friday.

During the redevelopment due to schedules, work on a Saturday may have to occur. In these events, the work that will be conducted on Site on Saturday's will be limited to construction work for the building. However, invasive remedial actions on Site, such as soil excavation and trucking be limited to the Monday to Friday schedule.

**Complaint Management:** The contractor performing this cleanup is required to address all complaints. If you have any complaints, you can call the facility Project Manager or the NYC Office of Environmental Remediation Project Manager, their information is listed below. In addition you can call 311 and mention the Site is in the NYC Voluntary Cleanup Program.



- OER Project Manager: Anna Brooks, 212-788-7423, office 212-788-8841
- Site Project Manager: Patrick Recio, Environmental Business Consultants, 631-504-6000, ext. 119
- Site Safety Officer: Thomas Gallo, Environmental Business Consultants, 631-504-6000

The owner of the Site is Greenpoint Partners LLC. The representatives for the property are:

- Bradford Barr of BNS Real Estate, 212-772-7550
- Eric Brody of Wonder Works Construction Corp., 212-465-8455

The representatives for Greenpoint Partners LLC, are responsible for insuring workers at the Site follow the safety protocol and remedial actions set forth by EBC in the Remedial Action Work Plan.

**Utility Mark-outs:** To promote safety during excavation in this cleanup, the contractor is required to first identify all utilities and must perform all excavation and construction work in compliance with NYC Department of Buildings regulations.

**Soil and Liquid Disposal:** All soil and liquid material removed from the Site as part of the cleanup will be transported and disposed of in accordance with all applicable City, State and Federal laws and regulations and required permits will be obtained.

**Soil Chemical Testing and Screening:** All excavations will be supervised by a trained and properly qualified environmental professional. In addition to extensive sampling and chemical testing of soils on the Site, excavated soil will be screened continuously using hand-held instruments, by sight, and by smell to ensure proper material handling and management, and community protection.

**Stockpile Management:** Soil stockpiles will be kept covered with tarps to prevent dust, odors and erosion. Stockpiles will be frequently inspected. Damaged tarp covers will be promptly replaced. Stockpiles will be protected with silt fences. Hay bales will be used, as needed to protect storm water catch basins and other discharge points.

**Trucks and Covers:** Loaded trucks leaving the Site will be covered in compliance with applicable laws and regulations to prevent dust and odor. Trucks will be properly recorded in logs and records and placarded in compliance with applicable City, State and Federal laws, including those of the New York State Department of Transportation. If loads contain wet material that can leak, truck liners will be used. All transport of materials will be performed by licensed truckers and in compliance with all laws and regulations.

Attached is a diagram of the truck route to and from the Site. The trucks that will be used for excavating soil will be staged along Kent Street as the surrounding area aside from the park is industrial/manufacturing. The trucks will enter and exit from the Kent Street side of the Site and Greenpoint Avenue access will be limited as the progress on Site continues. Trucking



activities for the day can be posted online and at the intersection of Kent Street and West Street so that the community can utilize Greenpoint Avenue for Park access.

**Imported Material:** All fill materials proposed to be brought onto the Site will comply with rules outlined in this cleanup plan and will be inspected and approved by a qualified worker located on-Site. Waste materials will not be brought onto the Site. Trucks entering the Site with imported clean materials will be covered in compliance with applicable laws and regulations.

**Equipment Decontamination:** All equipment used for cleanup work will be inspected and washed, if needed, before it leaves the Site. Trucks will be cleaned at a truck inspection station on the property before leaving the Site.

**Housekeeping:** Locations where trucks enter or leave the Site will be inspected every day and cleaned regularly to ensure that they are free of dirt and other materials from the Site.

Each location where a truck is entering or leaving the Site will be constructed with recycled concrete aggregate (RCA) that will allow for the truck tires to be cleaned of any debris prior to leaving the Site. This will reduce the amount of soil that is tracked into the streets after a day of trucking. In the event that material is tracked into the street, workers with brooms and hoses will be able to clean the streets keeping them clean of material that could impact the surrounding area.

**Truck Routing:** Truck routes have been selected to: (a) limit transport through residential areas and past sensitive nearby properties; (b) maximize use of city-mapped truck routes; (c) limit total distance to major highways; (d) promote safety in entry to highways; (e) promote overall safety in trucking; and (f) minimize off-Site line-ups (queuing) of trucks entering the property. Operators of loaded trucks leaving the Site will be instructed not to stop or idle in the local neighborhood.

Trucking will be coordinated in order to keep the community's access to the park unaffected. Signs will be utilized throughout the area, keeping the public updated on when trucking will be occurring on either Kent Street or Greenpoint Avenue. Truck staging will occur along West Street as to keep Greenpoint Avenue and Kent Street free of trucks until they are brought into the Site to be loaded with material.

In addition, workers will be in charge of keeping the pedestrians that are walking along the sidewalk during trucking activities safe. Utilizing flags, truck movement will be monitored and only allowed once the pedestrians are clear of the entrances and exits to the Site.

**Park Inspections:** Monitoring within the park will be conducted in the morning to assess the dust conditions and check for any odors off Site. Monitoring will be performed after a trucking event on Site and before the end of work for the day. This record will be setup and sent to OER at the end of the day with the DSR.

Additional information regarding the specific cleanup objectives of the Site can be found in the Remedial Action Work Plan that was submitted and accepted by OER in April of 2018.

Very truly yours,  
**Environmental Business Consultants**



Patrick Recio  
Project Manager

CC:

Dan Walsh, OER  
Shaminder Chawla, OER  
Maurizio Bertini, OER  
Zachariah Schreiber, OER  
Bradford S. Barr, BNS Real Estate  
Eric Brody, Wonder Works Construction Corp

## **TRUCKING DIAGRAMS**









