



OFFICE OF ENVIRONMENTAL REMEDIATION

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NOTICE TO PROCEED

DOB Job No. NB – 320612360

March 31, 2014

Ira Gluckman, R.A.
Brooklyn Borough Commissioner
NYC Department of Buildings
210 Joralemon Street, 8th Fl.
Brooklyn, NY 11201

Re: **501 Leonard Street – Hazardous Materials “E” Designation**
493 – 501 Leonard Street/ 544 Manhattan Avenue
E-138: Block 2697, Lot 7, Brooklyn CD 1
Greenpoint - Williamsburg Rezoning - CEQR # 04 DCP 003K
OER Project # 13EHAZ318K / NYC VCP Site # 13CVCP128K

Dear Commissioner Gluckman:

The New York City Office of Environmental Remediation (OER) has reviewed the Laurel Environmental Associates, Ltd. (Laurel) November 2013 P.E.-certified VCP Remedial Action Work Plan (RAWP) and March 2014 Stipulation List. We have also received a site-specific Construction Health and Safety Plan (CHASP) for the above referenced site. These documents were prepared on behalf of 501 Leonard Street, LLC (the applicant) to support construction of a 3,753 square-foot, mixed-use, residential building, with two commercial units and parking garage on the first floor, and a basement for storage and mechanical housing. The footprint of the proposed building will have a basement. Excavation will extend to an approximate depth of 11' 6" below the current grade within the footprint of the building, 16' in the location of the elevator pit. Other areas of the property outside of the building footprint will be excavated 2' below the current grade and will be paved with concrete. Front paved area will have planters. There are no landscaped areas. Lot 7 has been designated with a Hazardous Materials “E” by the NYC Department of City Planning as part of the May 11, 2005 Greenpoint - Williamsburg Rezoning action (CEQR # 04 DCP 003K). This project is also enrolled in the NYC Voluntary Cleanup Program (NYC VCP Site # 13CVCP128K).

OER has determined that Laurel’s November 2013 RAWP and March 2014 Stipulation List are acceptable. Upon completion of the remedial action, a P.E. certified Remedial Closure Report (RCR or equivalent CVCP RAR) documenting proof of the following will be submitted to OER: removal/disposal of all excavated soil/fill from the site in accordance with all applicable federal, state, and local regulations including transportation manifests, weight tickets, and disposal/recycling certificates; removal of 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; composite cover of the entire site with a 5-inch thick engineered concrete building foundation; a passive sub-slab depressurization system beneath the cellar and Grace Construction Products (46-mil thickness) Preprufe 300R vapor barrier system beneath all buildings cellar slab and upwards along all foundation sidewalls to grade; as well as two (2) feet of imported backfill material outside of building footprint for regrading the parking area and beneath concrete slab; CAMP implementation, etc.

OER has concluded that the applicant may proceed with remediation/construction, provided that a P.E. certified RCR (or RAR equivalent) be submitted by the applicant to OER for review and approval at the conclusion of remediation/construction activities. No other permits (i.e., Temporary or Certificate of Occupancy) should be issued by the NYC Department of Buildings until OER has issued a “Notice of Satisfaction” for the proposed project.

If you have any questions or comments, please contact William Wong at 212-341-0659.

Sincerely,

Shaminder Chawla
Deputy Director

cc: D. Walsh, S. Chawla, Z. Schreiber, M. Bertini, W. Wong, PMA-OER
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