



Hydro Tech Environmental, Corp.

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October 1, 2015

Sarah Pong
Project Manager
NYC Office of Environmental Remediation (OER)
100 Gold Street, 2nd Floor
New York, NY 10038

Re: Project Status Update: September 30, 2015
186 Greenpoint Avenue, Brooklyn, New York
NYC VCP Site #13CVCP113K
HTE File #150228

Dear Ms. Pong:

The VCP Project originally presented by Hydro Tech Environmental, Corp. (Hydro Tech) on behalf of SNY Group located at 186 Greenpoint Avenue in Brooklyn, New York has been taken over by a new developer (186 Greenpoint Avenue, LLC). As per your recent correspondence, the following items are include herein:

- The development original Project Description;
- Proposed changes/updates to development;
- Proposed changes to the RAWP and Stipulations List;
- Figures depicting project changes.

Original Project Description – HazMat RAWP

“The proposed future use of the Site will consist of a 5-story residential building with a cellar and a rear yard. The plans for this project have been filed with the Department of Buildings as Job #320376437. The area of the building (approximately 25 feet by 67.5 feet) will be excavated to approximately 10 feet below grade surface (bgs), and the rear yard will require 2 feet of excavation for a clean fill cap. The elevator pit will require an additional 5 feet of excavation below cellar level. The total amount of soil removed from the site will be approximately 820 cubic yards, and there will be a backfill of approximately 200 cubic yard required. The cellar will be used for mechanical rooms, elevator, storage rooms and egress stairs. The first through fifth floors will be used for residential apartments. Layout of the proposed site development is presented in Figure 3. The current zoning designation is R6B. The proposed use is consistent with existing zoning for the property.”

Proposed Changes/Updates to Project

The original development plan has been updated since the submission of the HazMat RAWP in January 2013. In particular, the structure footprint has been enlarged from approximately 25 feet by 67.5 feet to approximately 25 feet by 94 feet. The building footprint will be excavated to 10 feet bgs, with an additional 5 feet of excavation for the

elevator pit. In addition, the southeastern portion of the site is reportedly intended to be used as a patio/common space on the ground floor and will be excavated to approximately 2 feet below grade. No excavation is proposed for the southwestern yard area. With the enlargement of the building footprint, the total volume of soil anticipated to be excavated and disposed of off-site has increased to approximately 930 cubic yards.

The intended building use have also been updated to mixed-use with commercial space on the first floor and residential units on floors two through five. Despite the zoning statement in the RAWP, the current zoning designation is R6B with the commercial overlay C2-4. The proposed use is consistent with existing zoning for the property. The new redevelopment plans are presented in the attached Figure.

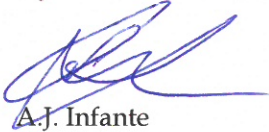
Changes to the RAWP and/or Stipulations List

The proposed remedial action presented in the RAWP and subsequent Stipulations List will only be altered in the instance of the proposed rear yard. The new development plans do not intend to excavate soil in the southwest portion of the site. The soil investigation conducted in the area identified several polycyclic aromatic hydrocarbons (PAHs) in deep soil (10 to 12 feet bgs); however, these contaminant concentrations are below the Track 4 SCO for semi-volatile organic compounds (SVOCs) at the site, and no soil contamination was identified in the surface (0 to 2 feet bgs) or the mid-level soil (6 to 8 feet bgs) in the same vicinity.

This change negates the need to import clean fill for the capping of the southwestern yard area.

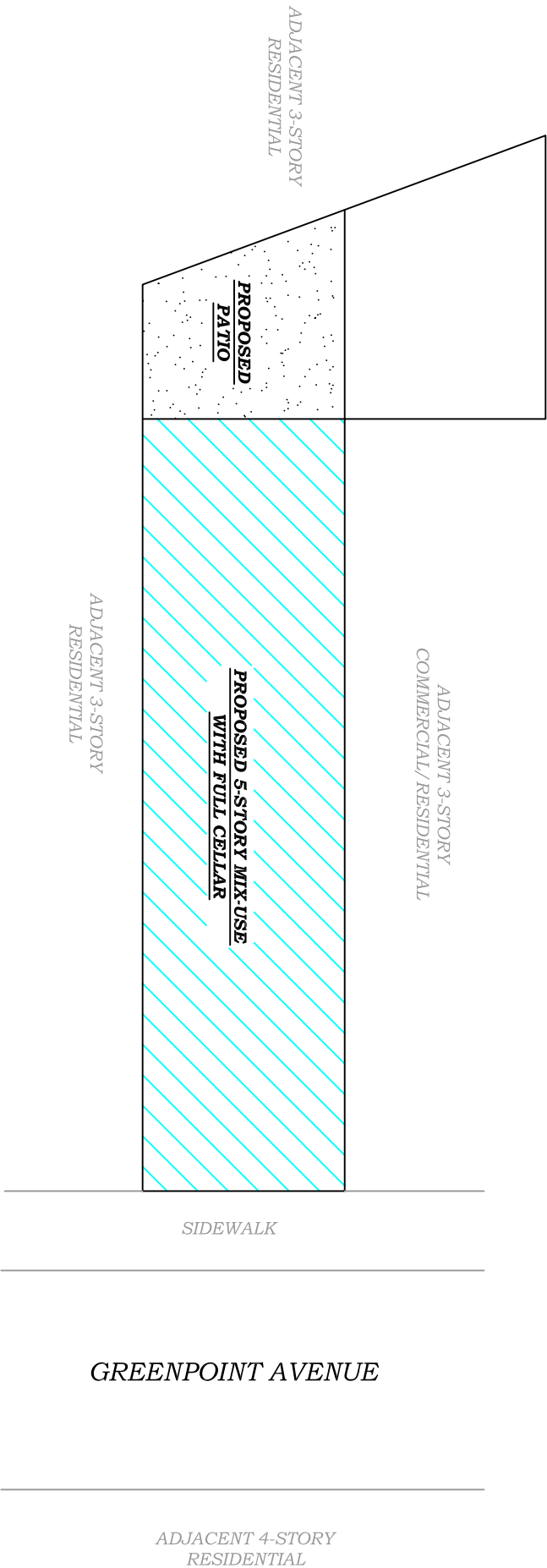
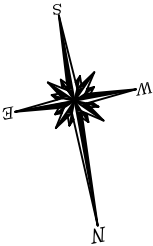
If you have any questions, or require additional information, please do not hesitate to contact me.

Very Truly Yours,
Hydro Tech Environmental, Corp.



A.J. Infante
Encs. cc: Hydro Tech File # 150228

ATTACHMENT 1



0' 10' 20'
SCALE IN FEET (FT.)

TITLE:

Drawn By: C.O.
Reviewed By: C.O.
Approved By: M.R.
Date: 10/08/12
Scale: AS NOTED

186 Greenpoint Avenue
Brooklyn, NY.
HTE Job# 120017



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FIGURE 3: PROPOSED REDEVELOPMENT PLAN