



**OFFICE OF ENVIRONMENTAL REMEDIATION**

100 Gold Street – 2<sup>nd</sup> Floor  
New York, New York 10038

**Daniel Walsh, Ph.D.**  
**Director**

Tel: (212) 788-8841  
Fax: (212) 788-2466

**NOTICE OF SATISFACTION**

**DOB Job No. NB - 302095355**

February 14, 2013

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

Re: **50 North 1<sup>st</sup> Street - Hazardous Materials “E” Designation**  
**E-138: Block 2378, Lot 11, Brooklyn CD 1**  
**Greenpoint-Williamsburg Rezoning - CEQR # 04 DCP 003K**  
**OER Project # 12EHAZ164K / DEP Project # 07DEPTECH014K**

Dear Commissioner Gluckman:

The New York City Office of Environmental Remediation (OER) has reviewed P. W. Grosser's December 2012 P.E. certified Remedial Closure Report (RCR) for the above referenced site. This document was submitted on behalf of 50 North First Partners, LLC (the Applicant) to support the new site improvement with a 7-story residential building with a partial basement for mechanical equipment, a grade-level center concrete capped courtyard area, and grade-level asphalt paved parking drive and rear yard parking area. The subject property has been designated with a Hazardous Materials “E” (E-138) by the NYC Department of City Planning as part of the Greenpoint-Williamsburg Rezoning action (CEQR # 04 DCP 003K).

The applicant submitted all necessary documentation to our department for review/approval. The certified RCR provided proof that all DEP/OER required remedial and mitigation requirements have been properly implemented at the site and included the following: 1) off-site disposal of approximately 260 tons of excavated soil/fill at the Soil Safe facility in Logan Township, New Jersey; 2) installation of Grace Florprufe 120 (21-mil) certified waterproofing/vapor barrier membrane beneath all foundation slabs; 3) capping grade-level courtyard or parking areas with concrete/asphalt, etc. Note that although a waterproofing/vapor barrier membrane was installed beneath the basement foundation as outlined in DEP's NTP (see attached), proof of product type and thickness could not be obtained during the recent property transfer. As a result, an industry standard foundation sealant (SurfKoat 2500LV) was also installed on the interior of the basement slab and walls.

Based upon review of the submitted documentation, we have determined that no potential environmental impacts or exposure pathways exist from hazardous materials that would impact the new structure and/or future residents of the site as long as the engineering controls implemented at the site remain intact. Therefore, OER has no objection to the issuance of any remaining permits (i.e., Certificate of Occupancy) by NYC Department of Buildings that relate to the referenced project/DOB Job No. The Hazardous Materials “E” designation assigned to the subject site will continue to be administered by OER.

If you have any questions or comments, please feel free to contact Michael C. Mandac at 212.676.0754.

Sincerely,

Daniel L. Cole, P.G.  
Assistant Director

cc: D. Walsh, S. Chawla, M. Mandac, PMA-OER  
Kris Almskog, PWGC – [krisa@pwgrosner.com](mailto:krisa@pwgrosner.com)  
Asaf Ben-Nun, Applicant – [asaf@largoinvestments.com](mailto:asaf@largoinvestments.com)



**DEPARTMENT OF  
ENVIRONMENTAL  
PROTECTION**

59-17 Junction Boulevard  
Flushing, New York 11373

**Emily Lloyd**  
Commissioner

Tel: (718) 595-6565  
Fax (718) 595-3525  
elloyd@dep.nyc.gov

**Angela Licata**  
Deputy Commissioner

**Bureau of Environmental  
Planning & Analysis**

Tel: (718) 595-4398  
Fax: (718) 595-4479  
alicata@dep.nyc.gov

**NOTICE TO PROCEED**

March 23, 2007

Mr. Magdi A. Mossad, P.E.  
Brooklyn Borough Commissioner  
NYC Department of Buildings  
Municipal Building, 8<sup>th</sup> Floor  
Brooklyn, New York 11201

Re: **50 North 1<sup>st</sup> Street - Hazardous Materials E Designation**  
**E-138: Block 2378, Lot 11**  
**07DEPTECH014K**


The New York City Department of Environmental Protection, Site Assessment Unit (SAU) has reviewed the March 2007 Phase II Subsurface Investigation Report (Phase II), Remedial Action Plan (RAP), and the Construction Health and Safety Plan (CHASP) produced by P.W. Grosser Consulting Inc. (PWGC), on behalf of the Brooklyn Federal Savings Bank (applicant), for the above-referenced project. The applicant is proposing to demolish the existing building and develop an eleven-story, forty-two unit residential building with a basement. The basement will be approximately twelve feet below grade. The site is approximately .32 acres in size with one industrial building on site. An "E" designation for hazardous materials, underground gasoline storage tanks (E-138) was placed on the subject parcels as part of the Greenpoint/Williamsburg rezoning (04DCP003K).

The September 2006 Phase II laboratory results revealed semi-volatile organic compounds (SVOCs) and priority pollutant metals above the New York State Department of Environmental Conservation (NYSDEC) Technical and Administrative Guidance Memorandum (TAGM) recommended cleanup objectives. Additionally, groundwater samples revealed VOCs and metals exceeding the NYS Class GA groundwater criteria.

DEP has reviewed the RAP and CHASP for the proposed project and finds the plan acceptable. Therefore, DEP has no objection to the issuance of New York City Department of Building (DOB) permits to the applicant to commence excavation, foundation work and construction of the superstructure, in accordance with the RAP and CHASP, with the understanding that no other permit (i.e. Certificate of Occupancy) will be issued by the DOB to the applicant until a P.E. certified Closure Report is submitted and approved by this department and DEP has issued a "Notice of Satisfaction" for the proposed project. The Closure Report, certified by a Professional Engineer (P.E.), will include proof of installation of the 15-mil vapor barrier, proper disposal and manifest of all excavated soil/fill in accordance with all applicable NYSDEC Regulations.

Please include the DEP tracking number **07DEPTECH014K** on all future correspondence and submissions for this project. If you have any questions, please contact Ms. Vlada Smorrgunov at (718) 595-4364.

Sincerely,

  
John Wuthenow  
Director Site Assessment

cc: G. Heath, V. Smorrgunov, C. Ballah, file

