



OFFICE OF ENVIRONMENTAL REMEDIATION

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Director

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DECISION DOCUMENT
NYC VCP Remedial Action Work Plan Approval

October 10, 2017

Re: 2415 CHURCH AVE
Brooklyn Block 5090, Lot 86
OER Project Number 18CVCP018K

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated September 2017 with Stipulation Letter dated September 28, 2017 for the above-referenced project. The Plan was submitted to OER under the NYC Voluntary Cleanup Program. NYSDEC was briefed on this project on August 23, 2017.

The RAWP was released for public comment for 30 days as required by program rule. That comment period ended on 10/5/2017. There were no public comments. NYC DOHMH reviewed the RAWP and issued a letter stating no further comment on October 10, 2017.

Project Description

The proposed site shall be developed to construct a 68-unit apartment building. The building will have a total of 7 stories and 78.7 feet tall. The building footprint is proposed to be approximately 5,830 square feet with cellar for storage and mechanical equipment. On the ground floor, there will be an open air surface parking lot. Some of the open-air parking spots will be within the building envelope. Above the ground floor, the remaining floors will have a varied unit layout with unit counts ranging from 10 to 13 apartments. Each floor will have some units with private terraces, and a terrace open to all units will be available on the seventh floor. The building façade will consist predominately of modular brick masonry and composite metal panels.

Statement of Purpose and Basis

This document presents the remedial action for the NYC Voluntary Cleanup Program project known as “2415 CHURCH AVE” pursuant to Title 43 of the Rules of the City of New York Chapter 14, Subchapter 1.

The proposed remedial action will consist of:

1. Preparation of a Community Protection Statement and performance of all required NYC VCP Citizen Participation activities according to an approved Citizen Participation Plan.
2. Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
3. Establishment of Track 4 Site-specific Soil Cleanup Objectives (SCOs).
4. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas.
5. Completion of a Waste Characterization Study prior to excavation activities. Waste characterization soil samples will be collected at a frequency dictated by disposal facility(s).
6. Excavation and removal of soils within the footprint of the cellar to a depth of approximately 10-11 feet below grade for development purposes. Approximately, 4,500 tons of soils will be excavated and removed from the property.
7. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID.
8. Management of excavated materials including temporarily stockpiling and segregating in accordance with defined material types and to prevent co-mingling of contaminated material and non-contaminated materials.
9. Removal of all UST's, if encountered, during soil/fill removal actions.
10. Registration of tanks and reporting of any petroleum spills associated with PBS and appropriate closure of these

- petroleum spills in compliance with applicable local, State and Federal laws and regulations.
11. Transportation and off-Site disposal of all soil/fill material at licensed or permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal, and this plan. Sampling and analysis of excavated media as required by disposal facilities. Appropriate segregation of excavated media on-Site.
 12. Collection of end point documentation samples from bottom of excavations.
 13. Import of materials to be used for backfill, if needed, and cover in compliance with this plan and in accordance with applicable laws and regulations.
 14. Installation of a vapor barrier system consisting of vapor barrier beneath the building slab and outside of sub-grade foundation sidewalls to mitigate soil vapor migration into the building. The vapor barrier system will consist of a 20-mil LDPE membrane (or 20-mil Stego® membrane) below the slab throughout the full cellar/basement area and the attendant booth and a 20-mil HDPE (or 20-mil Stego® membrane) outside all sub-grade foundation sidewalls. All welds, seams and penetrations will be properly sealed to prevent preferential pathways for vapor migration. The vapor barrier system is an Engineering Control for the remedial action. The remedial engineer will certify in the RAR that the vapor barrier system was designed and properly installed to mitigate soil vapor migration into the building.
 15. Installation of an active enhanced sub-slab depressurization system (eSSDS) consisting of a network of horizontal pipe set in the middle of a gas permeable layer immediately beneath the building slab and vapor barrier system. The horizontal piping will consist of fabric wrapped, perforated 4-inch Schedule 40-PVC (or HDPE) pipe connected to a 6-inch steel riser pipe that penetrates the slab and travels through the building to the roof. The gas permeable layer will consist of a 6-inch thick layer of clean stone. The active eSSDS is an Engineering Control for the remedial action. The remedial engineer will certify in the RAR that the active eSSDS 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.
 16. Installation of three (3) vertical soil gas extraction wells distributed in the parking lot and connected to the riser. The riser pipe will connect to a blower, which is hardwired. A pilot study will be conducted and the blower size and type will be provided in a final eSSDS design for OER approval prior to construction. The blower will be installed on the roof line and a pressure gauge and alarm will be located in an accessible area in attendant room.
 17. Performance of all activities required for the remedial action, including acquisition of required permits and attainment of pretreatment requirements, in compliance with applicable laws and regulations.
 18. Submission of a RAR 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 Engineering and Institutional Controls to be implemented at the Site.
 19. Submission of an approved Site Management Plan (SMP) in the Remedial Action Plan (RAR) for long-term management of residual contamination, including plans for operation, maintenance, monitoring, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency.
 20. Recording of a Declaration of Covenants and Restrictions that includes a listing of Engineering Controls and Institutional Controls and a requirement that management of these controls must be in compliance with an approved SMP. Institutional Controls 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 remedies for 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.

October 10, 2017

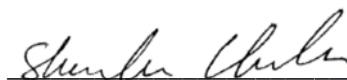
Date



Isabel McRae
Project Manager

October 10, 2017

Date



Shaminder Chawla
Deputy Director

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