



OFFICE OF ENVIRONMENTAL REMEDIATION

100 Gold Street – 2nd Floor
New York, New York 10038

Mark McIntyre, Esq.
Director
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NOTICE TO PROCEED
DOB Job Number B00655003-11

April 14, 2022

Re: 27 Rockwell Place; 19 Rockwell Place; 19-29 Rockwell Place
Brooklyn Block 2095, Lot 10
Hazardous Materials “E” Designation
E-97: Unified Bulk Program and Related Zoning Map - CEQR 00DCP034Y - 7/26/2001
OER Project Number 22EHAZ228K

Dear Brooklyn Borough Commissioner:

The New York City Office of Environmental Remediation (OER) hereby issues a Notice to Proceed for the above-referenced Department of Buildings Job Number. This correspondence is provided pursuant to OER’s responsibilities as established in Subchapter 7 of Chapter 14 of Title 43 of the Rules of the City of New York and Section 11-15 of the Zoning Resolution of the City of New York. The Applicant has filed a Hazardous Materials Remedial Action Plan that is acceptable to this Office and has prepared a Construction Health and Safety Plan for implementation on this project. OER’s Decision Document that defines the remedial actions required for this project has been prepared and filed and is available on request.

At the conclusion of remedial activities required under this action, the Zoning Resolution and §43-1474 of the Rules of the City of New York requires that OER issue a Notice of Satisfaction signifying that all remedial action requirements established for this project have been satisfied prior to issuance of the Certificate of Occupancy or Temporary Certificate of Occupancy by Department of Buildings.

If you have any questions or comments, please feel free to contact Adrian Singleton at 212-341-2082.

Sincerely,

Sarah Pong
Assistant Director

cc: Chesky Rosen, 19 Rockwell Place LLC - chesky@brookstonedevelopers.com
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DECISION DOCUMENT
E-Designation Remedial Action Plan Approval

April 14, 2022

Re: 27 Rockwell Place; 19 Rockwell Place; 19-29 Rockwell Place
Brooklyn Block 2095, Lot 10
Hazardous Materials E Designation
E-97: Unified Bulk Program and Related Zoning Map - CEQR 00DCP034Y - 7/26/2001
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The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Plan (RAP) dated April 2022 with Stipulation Letter dated April 13, 2022 for the above-referenced project.

The Plan was submitted to OER under the E-Designation Program.

Project Description

The Site is 10,068-square feet and is currently improved with a 3-story vacant building with a full cellar that extends approximately 10 ft below sidewalk grade surface (ft bgs). The building was most recently occupied by the Brooklyn Hospital Center. The proposed development will consist of constructing a new 18-story residential building with 147 units. The proposed development includes a full cellar that will encompass the entire site footprint and extend to 12 ft bgs. Installation of the foundation elements will require an excavation to approximately 3-7 feet *below the existing cellar*. The cellar will be used for parking, mechanical storage, a compactor room, and bicycle storage. The first floor will be used for residential units and parking ramp. The second through 18th floor will be occupied by residential units

Statement of Purpose and Basis

This document presents the remedial action for the E-Designation Program project known as “19 Rockwell Place” pursuant to the Zoning Resolution and §43-1474 of the Rules of the City of New York.

Description of Selected Remedy

The remedial action selected for the 19 Rockwell Place site is protective of public health and the environment. The elements of the selected remedy are as follows:

1. Development and implementation of a Community Air Monitoring Program (CAMP) for particulates and volatile organic carbon compounds.
2. Selection of Restricted Residential Use Soil Cleanup Objectives (SCOs) as defined by 6 NYCRR Part 375 table 375-6.8(b) Column 1.
3. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking, and staking excavation areas.
4. 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).
5. Excavation and removal of soil/fill exceeding Restricted Residential Use (Track 2) SCOs. The western portion of the site (approximately 60% of the property) will be excavated to a depth of approximately 3 to 5 ft below the existing cellar (i.e., 13 to 15 ft bgs) to support 12-inch concrete slab with five 24-inch foundation mats. The eastern portion of the site (approximately 40% of the property) will be excavated to

6 to 7 ft below the existing cellar (i.e., 16 to 17 ft bgs) to support 48-inch foundation mat with four 60-inch foundation mats. A small area will be excavated to 10 ft below the existing cellar (i.e., 20 ft bgs) for elevator pit. Approximately 2,200 cubic yards of soil/fill will be removed from the Site and properly disposed at appropriately licensed or permitted facilities.

6. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID. Appropriate segregation of excavated media on-Site.
7. 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.
8. Removal of all underground storage tanks (USTs) that are encountered during soil/fill removal actions. Registration of tanks and reporting of any petroleum spills associated with USTs and appropriate closure of these petroleum spills in compliance with applicable local, State and Federal laws and regulations.
9. 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 the RAP.
10. Collection and analysis of twelve (12) post-excavation samples at the base of excavation to determine the performance of the remedy with respect to attainment of Restricted Residential Use SCOs.
11. 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.
12. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
13. As part of development, construction of an engineered composite cover consisting of a 1-ft to 5-ft thick concrete slab, 20-mil vapor barrier, R-15 rigid insulation, and 6-inch of subbase material under the building footprint.
14. As part of development, installation of a vapor barrier system consisting of vapor barrier beneath the building slab and outside of sub-grade foundation sidewalls. The vapor barrier system will consist of a Stego Wrap 20-mil vapor barrier or OER-approved equivalent below the slab throughout the full building area and outside all sub-grade foundation sidewalls to grade. All welds, seams and penetrations will be properly sealed to prevent preferential pathways for vapor migration.
15. Submission of a Remedial Closure Report (RCR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, and lists any changes from the RAP.

The remedy for Hazardous Materials E Designation 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.

4/14/2022

Date



Adrian Singleton
Project Manager

4/15/22

Date



Sarah Pong
Assistant Director

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