



OFFICE OF ENVIRONMENTAL REMEDIATION

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Director

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DECISION DOCUMENT
NYC VCP and E-Designation
Remedial Action Work Plan Approval

March 13, 2018

Re: Harry T. Nance Apartments: 1860 Eastern Parkway
1860-1866 Eastern Parkway, 2328-2336 Atlantic Avenue
Brooklyn Block 1436, Lot 6
Hazardous Materials and Noise “E” Designation
E-400: 5/24/2017 1860 Eastern Parkway Rezoning – CEQR# 17DCP068K
OER Project Number 18EH-N003K / VCP Number 18CVCP020K

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated January 2018 with Stipulation Letter dated February 7, 2018 and the Remedial Action Plan for Noise dated July 2017 for the above-referenced project.

These Plans were submitted to OER under the NYC Voluntary Cleanup Program (VCP) and E-Designation Program.

The RAWP was released for public comment for 30 days as required by program rule. That comment period ended on March 2, 2018. No public comments were received. NYS DEC was briefed on the site in November 2017.

Project Description

The Site is located at 1860 Eastern Parkway in the Brownsville section of Brooklyn, New York and is identified as Block 1436 and Lot 6 on the New York City Tax Map. The Site is 8,000-square feet and is bounded by Atlantic Avenue to the north, apartment buildings to the east and south, and Eastern Parkway to the west. Currently, the Site consists of a 1-story slab-on-grade building, the former location of the True Holy Church, and the concrete sidewalk adjacent to the former church along Atlantic Avenue and Eastern Parkway.

The proposed development project consists of the demolition of the current building and construction of a new 10-story mixed-use building with a full cellar. The 70,250 gross square foot building will consist of 67 residential units for low-income families and homeless veterans on floors 2-10, along with community space for the reestablishment of the True Holy Church on the 1st floor. The cellar will be used for as part of the church’s lobby, a multi-purpose room and the various mechanical and electrical equipment for the building. The building is to be known as the Harry T. Nance Apartments; in honor of Dr. Harry T. Nance, a former pastor of the True Holy Church. The new building footprint cover the full extent of the 8,000 square-foot property and there will be no open space. The proposed development will require excavation to 16 feet across the entire site for construction of the cellar level. A total of approximately 4,700 cubic yards of soil will be excavated and disposed of offsite. Groundwater is not anticipated at the Site as a geotechnical investigation of the subject property encountered water at a depth of 72 feet bgs.

Statement of Purpose and Basis

This document presents the remedial action for the NYC Voluntary Cleanup Program and E-Designation Program project known as “Harry T. Nance Apartments” pursuant to Title 43 of the Rules of the City of New York Chapter

Description of Selected Remedy for Hazardous Materials

The remedial action selected for the Harry T. Nance Apartments site is protective of public health and the environment. The elements of the selected remedy are as follows:

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). This will include delineating and characterizing in the area of the SB-4 hotspot identified in RI.
6. Collection and analysis of an additional subsurface soil vapor sample at 18 feet bgs between RI soil vapor sample location SSV-3 and the southern boundary of the subject property to evaluate the potential soil vapors migrating under the adjacent property and necessity of a soil vapor extraction system.
7. Excavation and removal of soil/fill exceeding Track 4 Site-Specific SCOs. The entire footprint of the building area (100% of the property) will be excavated to a depth of approximately 16 feet bgs. A 10 foot by 10 foot area around SB-4 soil boring location where elevated levels of SVOCs and lead were detected will be excavated an additional 1-2 feet, generating 4 to 8 cubic yards of soil (6 to 12 tons). The contractor will be responsible for determining the appropriate means of stabilizing the excavation. Approximately 4,700 cubic yards (7,000 tons) of soils will be excavated and removed from the subject property and properly disposed at an appropriately licensed or permitted facility.
8. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID.
9. 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. Management of soil in the area of soil boring SB-4 as a hotspot due to high lead concentrations.
10. Removal of all 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.
11. Collection and analysis of post excavation confirmation samples and hotspot endpoint samples to determine the performance of the remedy with respect to attainment of SCOs.
12. 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 onsite.
13. Construction and maintenance of an engineered composite cover consisting of the 6-inch thick concrete building slab underlain by 3 inches of rigid insulation, followed by 6 inches of ¾ inch recycled concrete aggregate (RCA) as a sub-base material to prevent human exposure to residual soil/fill remaining under the Site.
14. Installation of a vapor barrier system beneath the building slab and along sub-grade foundation sidewalls. A VaporBlock Plus® or equivalent minimum 20-mil vapor barrier liner will be installed beneath the structure's slab prior to pouring the concrete slab. The vapor barrier will extend throughout the entire footprint of the new building and outside all sub-grade foundation sidewalls. All vapor barrier seams, penetrations, and repairs will be sealed according to the manufacturer's recommendations and instructions. The vapor barrier system will meet or exceed ASTM 1745-11 Class A standards. The vapor barrier system is an Engineering Control for the remedial action. The remedial engineer will certify in the Remedial Action Report (RAR) that the vapor barrier system was designed and properly installed to mitigate future soil vapor migration into the building.
15. Installation and operation of an active sub-slab depressurization system (SSDS) beneath the proposed building. The SSDS will consist of the installation of two loop systems that will be installed immediately beneath the building slab and the vapor barrier. Each system will consist of 4-inch horizontal slotted Schedule 40 PVC pipes connected to a 4-inch iron or steel riser pipe that penetrates the slab and travels

through the building to the roof. The gas permeable layer will consist of a minimum 8-inch thick layer of 1-inch to 1.5 inch clean gravel (no fines). Each vertical steel riser pipe will be finished at the roof line with a Radon Away HS2000 or equivalent fan designed to create vacuum. The Radon Away HS2000 was selected because it has a wide range of operating pressures (0-18" WC) and will provide a static pressure of 15 inch Water Column at the designed flow rate of 40 cubic feet per minute (cfm). A sampling port will be installed, at a height convenient for sampling, in the exhaust stack exiting from the fan. The end of each exhaust stack from the fan will be located a minimum of 10 feet from windows, doors or other openings into conditioned or otherwise occupied spaces of the building or adjacent buildings including chimney flues. The end of the exhaust stack will be at least 3 feet above the surface of the roof. The placement of the exhaust will be compliant with the NYC Construction Codes. A minimum of four permanent monitoring points/sampling ports will be installed in the basement. All the monitoring/sampling points will be installed in a 6" manhole. The sampling points will also be used to demonstrate that the system is providing adequate depressurization even at the farthest points from the perforated pipes. In addition, the systems will be fitted with a differential Sensocor Differential Pressure Gauge S2000 Series or equivalent pressure gauge and RadonAway System Alarm or equivalent low flow alarm which will be located in an accessible area. All visible portions of the SSDS piping will be properly labeled. The active sub-slab depressurization system is an Engineering Control for the remedial action. The remedial engineer will certify in the RAR that the active sub-slab depressurization system 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. Pressure testing will be performed after installation to test the system.

16. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
17. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations.
18. 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.
19. Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved, describes all Engineering and Institutional Controls to be implemented at the Site, and lists any changes from this RAWP.
20. Submission of an approved Site Management Plan (SMP) in the 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.
21. The property will continue to be registered with an E-Designation at the NYC Buildings Department. Establishment of Engineering Controls and Institutional Controls in this RAWP 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.

Description of Selected Remedy for Noise

The elements of the remedial action selected for Noise for the Harry T. Nance Apartments site are as follows:

In order to meet the requirements of the E-Designation, the following window/wall attenuations will be achieved at the locations described below:

1. 33 dBA for all facades in Residential spaces;
2. 28 dBA for all facades in commercial spaces based on an allowed reduction of 5 dBA from the attenuation requirement outlined in the E-Designation;

The following windows will be installed:

Façade Floor Range	OITC Rating	OITC Certification	Manufacturer and Model	Glazing
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Façade Floor Range	OITC Rating	OITC Certification	Manufacturer and Model	Glazing
All Facades 2 nd Floor thru 10 th Floor Residential Use	35	See ASTM E-90 Lab Test Report No. D9267.01-113-11 for the exact window and glazing in Appendix F of Noise RAP	Tilt-Turn Window, REHAU Construction LLC, Model S4500	1-3/8'' IG (3/8'' laminated exterior, 5/16'' argon, 1/8'' annealed, 5/16'' argon, 1/4'' laminated interior)
All Facades 1 st Floor Community Facility Use and Residential Lobby	30	See ASTM E-90-97 acoustical report No. 01-33053.03 for a similar Storefront and glazing (Kawneer Co. Trifab VG 451T, Storefront) in Appendix F or Noise RAP	Storefront Fixed, Kawneer, Trifab 451UT	1/4" laminated – 1/2" air space – 1/4" laminated

The acoustical reports described above are representative of the acoustical performance of all proposed windows/doors/curtain walls.

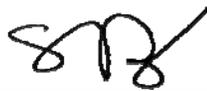
In order to satisfy the requirements of the E-Designation, Alternate Means of Ventilation (AMV) will be installed in order to maintain a closed window condition. AMV for this project will be achieved by:

- 1. Combination of Dedicated Fresh Air/HVAC System.** Installing an ERV (energy recovery ventilator) in each residential unit located in the foyer ceiling. The ERV will consist of Zehnder ComfoAir CA 160V. Each apartment ERV brings in outside air into the apartment through a wall louver that is ducted to the ERV. The ERV also draws in exhaust air from the apartment kitchen and bathrooms. Inside the ERV, the outside air exchanges heat and moisture with the exhaust air stream. The ERV supplies this treated outside air to the apartment living room and bedrooms. The ERV exchanges the exhaust air through a separate wall louver that is spaced from the outside air wall louver per NYC 2014 Mechanical Code requirements. The rate of outside air delivered to each habitable space will meet or exceed that specified in the 2014 New York City Mechanical Code. These rates will be 15 cfm per person, representing the outdoor ventilation otherwise provided by the operable windows.
- 2. Compliance with Mechanical Code.** Providing outside air to commercial spaces and common areas such as lobbies and corridors in accordance with the 2014 NYC Mechanical Code.

The remedies for Hazardous Materials and Noise described above conform to the promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration OER guidance, as appropriate.

March 13, 2018

Date



Sarah Pong
Assistant Director

March 13, 2018

Date



Shaminder Chawla
Deputy Director – VCP

March 13, 2018

Date



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