Office of Environmental Remediation
100 Gold Street – 2nd Floor
New York, New York 10038

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Decision Document
E-Designation Remedial Action Work Plan Approval

August 1, 2025

Re: 209 Butler Street
Brooklyn Block 405, Lots 60
Hazardous Materials, Noise E-Designation
E-601: Gowanus Neighborhood Plan - CEQR 19DCP157K - 11/23/2021
OER Project Number 25EH-N144K

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated June 2025 with Stipulation Letter dated June 2025 and the Remedial Action Plan for Noise dated July 2025 for the above-referenced project.

These Plans were submitted to OER under the E-Designation Program and Restrictive Declaration Program.

Project Description
The Site will be redeveloped with a new slab-on grade, 5-story residential building. The building will occupy the southern portion of the Site with terraces in the rear of the building. The 1st floor of the building will consist of the residential lobby, utility room, refuse room, a 3-bedroom duplex apartment that includes the entire 2nd floor, and a 950 SF terrace in the rear. The 3rd floor will consist of a 2-bedroom apartment with a 235 SF terrace in the rear. The 4th floor consists of a 3-bedroom duplex that includes the entire penthouse (5th Floor) with a 150 SF balcony in the rear of the 4th floor and a 350 SF terrace in the front on the penthouse level.

Statement of Purpose and Basis
This document presents the remedial action for the E-Designation Program project known as “209 Butler Street” pursuant to the Zoning Resolution and §43-1474 of the Rules of the City of New York.

Description of Selected Remedy for Hazardous Materials
The remedial action selected for the 209 Butler Street site is protective of public health and the environment. The elements of the selected remedy are as follows:

1. Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
2. Establishment of Track 4 Site-Specific Soil Cleanup Objectives (SCOs);
3. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & 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. A Waste Characterization Report documenting sample procedures, location, analytical results shall be submitted to NYCOER prior to start of remedial action
5. Excavation to a depth of approximately 1 ft will be required across the area of the building with

additional deeper excavation to 3 ft for the building pile caps and grade beams, 5.5 ft for a large mat slab to be constructed around the elevator pit, and 7.5 ft for the elevator pit. Limited to no excavation would be performed in the rear courtyard (approximately 0.5 ft). An estimated 300 cubic yards (450 tons) of soil/fill will be removed from the Site.
6. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID;
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 (UST's) encountered during soil/fill removal actions. Registration of tanks and reporting of any petroleum spills associated with UST's 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 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;
10. Collection and analysis of four (4) site-wide end-point samples to determine the performance of the remedy with respect to attainment of Track 4 Site-Specific SCOs;
11. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations;
12. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations;
13. Installation of a vapor barrier system beneath the entire 1st floor slab, below/around footings/grade beams, and below/around the elevator pit to mitigate soil vapor migration into the building. The vapor barrier system will consist of Raven Industries VaporBlock Plus® Series (VBP20) 20-mil vapor barrier system or OER-approved equivalent system. 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 Remedial Action Report (RAR) that the vapor barrier system was designed and properly installed to mitigate soil vapor migration into the building;
14. Construction and maintenance of an engineered composite cover consisting of the following to prevent human exposure to residual soil/fill remaining at the Site:

- The 1st floor slab will be capped with a 6-inch thick concrete slab underlain with Raven Industries VaporBlock Plus® Series (VBP20) 20-mil vapor barrier system (or OER-approved equivalent system), and a 6-inch layer of ASTM 5 (¾" bluestone) over remaining imported soil,
- The rear yard will be capped with a 4-inch-thich concrete slab underlain with residual soil, and
- The elevator pit will be capped with a 2-foot-thick concrete mat slab underlain with Raven Industries VaporBlock Plus® Series (VBP20) 20-mil vapor barrier system (or OER-approved equivalent system) over residual soil;

15. Installation of a passive sub-slab depressurization system (SSDS). The passive SSDS will consist of one zone installed beneath the building slab. The SSDS zone will consist of a loop of horizontal PVC pipe set in the middle of a gas permeable layer immediately beneath the building slab and vapor barrier system. The SSDS loop will consist of fabric wrapped, perforated 4-inch PVC pipe connected to a 4-inch cast iron riser pipe that penetrates the slab and travels through the building to the roof. The gas permeable layer will consist of a minimum 6-inch layer of ASTM 5 (¾" bluestone). The SSDS exhaust locations will be on the roof level and at least 10 feet from any operable window, operable doors, intakes or operable hatches.
16. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations;
17. Dewatering is not anticipated, but if needed will be performed in compliance with city, state, and federal laws and regulations. Extracted groundwater will either be containerized for off-site licensed or permitted disposal or will be treated under a permit from New York City Department of Environmental Protection (NYCDEP) to meet pretreatment requirements prior to discharge to the sewer system.
18. Implementation of storm-water pollution prevention measures in compliance with applicable laws

and regulations;
19. Submission of an approved Site Management Plan (SMP) in the Remedial Action Report (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. Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, and describes all Engineering and Institutional Controls to be implemented at the Site, and lists any changes from this RAWP;
21. The property will continue to be registered with an E-Designation or Restrictive Declaration 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.

Description of Selected Remedy for Noise

The elements of the remedial action selected for Noise for the 209 Butler Street site are as follows:
In order to meet the requirements of the E Designation, the following window/wall attenuation will be achieved at the locations described below:
1. 31 dBA for all facades.

Window/Door Types	OITC Rating	OITC Certification	Manufacturer and Model	Glazing
Residential Operable Windows - Red Butler/East/Front Facade Floors 1-4 and mezz - A-200.00 West/Rear Facade Floors 1-4 - A-200.00 Side/South Facade Floor mezzanine - A-210.00	31 31 required	See ASTM E90 Sound Transmission Loss Test Report Report No. N7450.01-113-11-R0 Report Date: 08/09/22 Data File No. N7450.01A1 for the exact window and glazing in Appendix C.	Aluprof S.A. Series/Model MB-79 Dual Action Window	1-1/16" IG (1/4" tempered exterior, 1/2" argon, 5/16" tempered interior)
Residential Fixed Windows - Blue Butler/East/Front Facade Floors 2-4 and mezz - A-200.00 West/Rear Facade Floors 1-4 and mezz - A-200.00 Side/South Facade Floor mezzanine - A-210.00 Bulkhead	31 31 required	See ASTM E90 Sound Transmission Loss Test Report Report No. N7448.01-113-11-R0 Report Date: 08/08/22 Data File No. N7448.01A for the exact window and glazing in Appendix C.	Aluprof S.A. Series/Model MB-79 Fixed Window	1-1/16" IG (1/4" tempered exterior, 1/2" argon, 5/16" tempered interior)
Residential Doors - Orange Butler/East/Front Facade Floor 1 and 4th Mezz - A-200.00 West/Rear Facade Floors 1,3,4 - A-200.00	31 31 required	See ASTM E90 Sound Transmission Loss Test Report Report No. P9234.01-113-11-R0 Report Date: 06/14/23 Data File No. P9234.01 for the exact door and glazing in Appendix C.	Aluprof S.A. Series/Model MB-79N Out-Swing Balcony Door	1-1/16" IG (1/4" tempered exterior, 1/2" argon, 5/16" tempered interior)

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. Trickle Vents: Alternate means of ventilation (AMV) will be provided by installing Airvent SM1200+ trickle vents manufactured by Brookvent in each bedroom and living room at a minimum rate of one Airvent SM1200+ trickle vent per room. Fresh air will be provided to all bedrooms and living rooms by the Airvent SM1200+ trickle vents. Floor plans and elevation drawings showing the

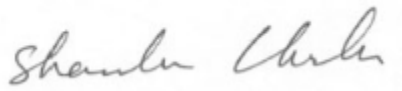
installation location of the Airvent SM1200+ trickle vents are included within Appendix A. Specifications for the Airvent SM1200+ trickle vents are provided in Appendix H.

2. HVAC System: The cooling and heating in every residential unit will be provided via central split heating and cooling systems consisting of indoor evaporator units manufactured by Daiken (models FBQ18TBVJU, FXSQ18TBVJU, FXSQ24TBVJU, FXSQ36TBVJU, FXSQ48TBVJU) and roof mounted condensing units manufactured by Daiken (models RZQ18TBVJU, RXTA36AAVJU, RXTA48AAVJU).

The 1st floor entrance and roof entrance are provided with electrical wall heater manufactured by Qmark Model LFK-151F.

The remedies for Hazardous Materials, Noise 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.

Justin Holder
Project Manager



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