



OFFICE OF ENVIRONMENTAL REMEDIATION

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DECISION DOCUMENT

NYC VCP, E-Designation Remedial Action Work Plan Approval

June 8, 2018

Re: 687 Flushing Avenue, "Kings Care Center", 685 Flushing Avenue, Whipple Street
Brooklyn Block 2274, Lots 24, 5, 6
Hazardous Materials, Air Quality, and Noise "E" Designation
E-238: Broadway Triangle - CEQR 09HPD019K - 12/22/2009
OER Project Number 14EHAN153K / 18CVCP024K

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

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

The RAWP was released for public comment for 30 days as required by program rule. That comment period ended on 07/08/2017. There were no public comments.

Project Description

The proposed future use of the Site will consist of a new 13-story mixed-use building with a full cellar. The cellar level will require excavation to a depth of approximately 11 feet below grade across the entire Site with additional excavations to 15 feet for an elevator pit and to 16 ft. for a 15 ft. x 10 ft. mikvah. The cellar will contain an approximate 4,000 sf area open to the first floor, a hotel storage room, a prep-kitchen, a 15 ft. x 10 ft mikvah, two bathrooms, two wastewater pump rooms, an elevator room, two elevators and stairwells. The first floor will consist of a hotel lobby, lounge area, a bathroom, two elevators, stairwells, an approximate 4,000 sf area open to the cellar level, and an exterior hotel loading zone along Flushing Avenue. The second floor will contain a synagogue, a Rabbi office, two bathrooms, an "ark" area, a mezzanine with a community mechanical room and two elevators. The third and fourth floors contain a storage room, library, workshop, study area, studio and an administration office. The fourth floor also contains the hotel maintenance room. The fifth through twelfth floors contain the hotel guest rooms and utility rooms.

Approximately 8,130 tons of soil will require excavation as part of the redevelopment project. The water table is expected at approximately 12 feet below grade surface (bgs) and will be encountered during excavation.

Statement of Purpose and Basis

This document presents the remedial action for the NYC Voluntary Cleanup Program and E-Designation Program project known as "687 Flushing Avenue" pursuant to Title 43 of the Rules of the City of New York Chapter 14, Subchapter 1 and the Zoning Resolution and §24 - 07 of the Rules of the City of New York.

Description of Selected Remedy for Hazardous Materials

The remedial action selected for the 687 Flushing Avenue 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. 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. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas;
6. Excavation and removal of soil/fill exceeding Track 4 Site-Specific SCOs. For development purposes, the entire Site will be excavated to depth of 11 feet with additional excavations to 15 ft. for an elevator pit and to 16 ft. for a mikvah. In addition, one hotspot area identified at one RI location (B4) will be excavated to approximately 12 feet to remove contaminated soils. An estimated 8,130 tons of soil will be removed;
7. 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;
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 underground storage tanks (if encountered) and closure of petroleum spills (if evidence of a spill/leak is encountered during Site excavation) in compliance with applicable local, State and Federal laws and regulations;
10. 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. Appropriate segregation of excavated media on-Site;
11. Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of Track 4 Site-Specific SCOs. Endpoint samples would be analyzed for SVOCs and metals.
12. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations;
13. Installation of a waterproofing membrane/vapor barrier system below the concrete slab underneath the building as well as behind foundation walls of the proposed building. The vapor barrier will consist of the Grace Preprufe 300R and 160R waterproofing membrane, or equivalent system;
14. Construction and maintenance of an engineered composite cover consisting of a 6-inch thick concrete building slab over the entire Site to prevent human exposure to residual soil/fill remaining at the Site;
15. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations;
16. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations;
17. 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; and
18. 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 Air Quality

The elements of the remedial action selected for Air Quality for the 687 Flushing Avenue site are as follows:

In order to satisfy the requirements of the E-designation, electric ceiling mounted water source heat pumps will be installed within each hotel room and the synagogue space. Natural gas will be utilized for the rooftop unit (RTU) that will provide heating/cooling and outside air to the synagogue spaces TempMaster© model T3S552ABD5A3DCCDN1), the boilers that will heat water for the ceiling mounted water source heat pumps, and the two hot water heaters for the hotel (Aerco model INN 1350), and hot water heater for the synagogue

(Lochinvar model GSN040).

Description of Selected Remedy for Noise

The elements of the remedial action selected for Noise for the 687 Flushing Avenue site are as follows:

Façade Floor Range	OITC Rating	OITC Certification	Manufacturer and Model	Glazing
1 st - 4 th Floors, All Facades Commercial Windows/Doors	28	See Acoustical Performance Test Report (Test Report No. 01-41736.01)	Series/Model Trifab 45IT-SSG Two Lit Curtain Wall System manufactured by Kawneer Company, Inc.	1" IG (1/4" laminated exterior, 1/2" air space, 1/4" laminated interior)
1 st , 2 nd , 3 rd Floors South Elevation Whipple Street Lower Roof North Façade 1 st Floor South Elevation / Flushing Avenue	30	See ASTM E 90 Sound Transmission loss Test Report (A4596.01-113-11)	Series/Model Architect Series Model 5 Inswing Double Door manufactured by Pella Corporation	13/16" IG (5/16" laminated exterior, 5/16" air space, 3/16" annealed interior)
4 th - 12 th Floors Lower Roof North Façade And 2 nd - 12 th Floors South Elevation / Flushing Avenue 4 th Floor South Elevation / Whipple Street	30	See ASTM E 90 Sound Transmission Class Testing Report (30160-07-90151-2)	Series/Model Architect Series Fixed Casement Window manufactured by Pella Corporation	1" IG Clear SGP (3/16" exterior glass, 3/8" air space, 3/8" laminated interior)
4 th - 12 th Floors Lower Roof North Façade And 4 th - 12 th Floors South Elevation / Flushing Avenue	31	See ASTM E 90 Sound Transmission Class Testing Report (9212-Pella-1)	Series/Model 350 Series FX-4-152 Fixed Window manufactured by Pella Corporation	1-1/16" IG (3/16" exterior glass, 3/8" air space, 1/2" 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 Trimvent® TV90 aluminum slot ventilators manufactured by Titon Inc. in each hotel room at a minimum rate of one TV90 trickle ventilator per room. Fresh air will be provided to each hotel room by the TV90 trickle ventilators.

Heating and cooling will be provided to the hotel rooms by Climate Master ceiling mounted water source heat pumps (models TCH-012, TCH-018, TCH-024, and TCH-036). Heating and cooling sources consist of an open-type cooling tower (Balimore Aircoil Company, Inc. model S15E-1285-07MN) and two boilers (Laars MCH2000N).

2. Compliance with 2014 NYC Mechanical Code: Providing outside air to common areas such as the synagogue and community facility spaces located on the 1st through 4th floors, lobbies and corridors in accordance with the 2014 NYC Mechanical Code.

The remedies for Hazardous Materials, Air Quality, 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.

5/24/18



Date

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5/24/18



Date

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Date

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