



OFFICE OF ENVIRONMENTAL REMEDIATION

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

March 16, 2021

Re: 27-20 42nd Road: 27-12 to 27-20 42nd Road, 42-32 to 42-34 Hunter Street
Queens Block 431, Lot 17
Hazardous Materials “E” Designation
E-104: Long Island City Rezoning - CEQR 00DCP055Q - 7/26/2001
OER Project Number 20EHAZ296Q / 21CVCP024Q

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated March 2021 with Stipulation Letter dated February 22, 2021 for the above-referenced project.

The Plan was 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 02/28/2021. There were no public comments.

Project Description

The proposed future use of the Site will consist of a new mixed-use eight-story building with 57,225 square feet of floor space. The proposed building will encompass the entire property and will consist of a full cellar to a depth of approximately 12 feet with footings installed to 13 feet bgs. An additional excavation is necessary to accommodate the elevator pit. The full cellar (7,784 square-feet) consists of commercial space (3,284 square-feet), core and corridor (1,216 square-feet), mechanical rooms (1,026 square-feet), and residential amenity and common space (2,258 square-feet). The first floor will consist of commercial space (4,314 square-feet), the residential entrance lobby, and storage space. Floors two through eight will consist of a total of 51 residential condominium units at market rate.

Statement of Purpose and Basis

This document presents the remedial action for the NYC Voluntary Cleanup Program and E-Designation Program project known as “27-20 42nd Road” 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

The remedial action selected for the 27-20 42nd Road 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).
6. Excavation and removal of soil/fill exceeding Track 4 Site Specific SCOs. The entire footprint of the Site will be excavated to a depth of approximately 13 feet below grade for development purposes. A small portion of property will be excavated to the depths of 19 feet below grade for an elevator pit.
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 all UST's that are 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.
10. 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.
11. Collection and analysis of five (5) end-point samples to determine the performance of the remedy with respect to attainment of SCOs.
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. Construction of an engineered composite cover consisting of a 24- to 42-inch-thick concrete building slab with a 3-inch mud slab and 12-inch clean granular sub-base within the building footprint. The 24-inch-thick concrete building slab will be located around the perimeter of the Site with 30- to 42-inch-thick concrete slabs located at the center of the property. A small portion of 36-inch concrete thick slab will be located along the northern property boundary and a small portion of 42-inch-thick concrete slab will be located along the western property boundary.
14. Installation of a waterproofing/vapor barrier system consisting of Preprufe 300R manufactured by W.R. Grace & Co. or equivalent beneath the building slab and Preprufe 160R manufactured by W.R. Grace & Co. or equivalent outside of sub-grade foundation sidewalls to grade to mitigate soil vapor migration into the building. 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 waterproofing/vapor barrier system was designed and properly installed to mitigate soil vapor migration into the building.
15. Installation of an active sub-slab depressurization system (SSDS) consisting of a network of horizontal perforated pipe set in the middle of a gas permeable layer of stone immediately beneath the building slab and waterproofing/vapor barrier system. The horizontal piping will consist of 4-inch corrugated drainpipe covered with geotextile fabric and connected to a 4-inch steel riser pipe that penetrates the slab and travels through the building to the roof. The gas permeable layer will consist of a 12- to 24-inch-thick layer will consist of a minimum of a 6-inch-thick layer of washed ¾-inch crushed bluestone or equivalent. The steel riser pipe will be finished at the roof line with a goose neck pipe to prevent rain infiltration and be located at least 10 feet away from any window, building or air intake. The SSDS will include a Windjammer Pro vacuum blower installed on the roof line and a pressure gauge and alarm located in an accessible area in the cellar. The active SSDS is an Engineering Control for the remedial action. The remedial engineer will certify in the RAR that the active SSDS 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. 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.
17. Dewatering 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 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.
 20. 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.
 21. The Property will continue to be registered with an E-designation at the NYC Building Department. Establishment of Engineering Controls and Institutional Controls in this RAWP and 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.
 22. Recording of a deed restriction to memorialize the continued operation and maintenance of the active SSDS.

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.

March 16, 2021



Date

Lauren Brandt
Project Manager

March 16, 2021



Date

Sarah Pong
Assistant Director

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