



OFFICE OF ENVIRONMENTAL REMEDIATION

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

Mark P. McIntyre, Esq.
Director

Tel: (212) 788-8841

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

March 2, 2022

Re: 527 Grand Avenue
Brooklyn Block 1133, Lots 7, 10 (future Lot 7)
Hazardous Materials, Noise E Designation
E-550: Grand Avenue and Pacific Street Rezoning - CEQR 19DCP114K - 8/27/2020
OER Project Number 22EH-N110K / 22CVCP020K

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated February 2022 with Stipulation Letter dated February 25, 2022 and the Remedial Action Plan for Noise dated February 2022 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 12/13/2021. There were no public comments.

Project Description

The redevelopment project consists of constructing a new 9-story residential building with a partial cellar level, (approximately 3,856 ft²) outdoor space and parking area on lot 7 and slab on grade on Lot 10. The cellar will consist of the building's utility meter rooms, compactor room, laundry room, gym, bicycle storage room, and a lounge space that is open to the 1st floor above. The 1st floor will consist of the residential lobby, three residential apartments, and a co-working space. The remainder of the lot will consist of an outdoor recreational space and a parking area for three cars which will be accessible from Grand Avenue. The 2nd through 9th floors will consist of residential apartments. Excavation for the partial cellar is proposed to a depth of 12 ft below grade and additional excavation to 16 ft is required for the elevator pit. The at-grade portion of the building will require excavation to at least 2 ft below grade with deeper excavation as needed to facilitate the construction of building footings/foundations. The outdoor recreation space and parking area will require removal of the top 1 to 2 ft to install a level concrete slab. The total amount of soil anticipated for removal is approximately 2,000 cubic yards (3,000 tons). The water table was not encountered above 40 ft and therefore will likely not be encountered during excavation or require dewatering.

Statement of Purpose and Basis

This document presents the remedial action for the NYC Voluntary Cleanup Program and E-Designation Program project known as "527 Grand 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 527 Grand 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. 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. A Waste Characterization Report documenting sample procedures, location, analytical results shall be submitted to NYCOER prior to start of remedial action;
6. Excavation and removal of soil/fill exceeding Track 4 Site-Specific SCOs. For development purposes, excavation to a depth of approximately 12 ft below grade will be performed for the building's partial cellar, with additional excavation to 16 ft for the elevator pit. The at-grade portion of the building will require excavation to at least 2 ft below grade with deeper excavation as needed to facilitate the construction of building footings/foundations. The south and rear (east side) of the building will be excavated 2 feet with additional sloped excavation down to the new building's cellar. An estimated 2,000 cubic yards (3,000 tons) of soil/fill will be removed from the Site and properly disposed of at an appropriately licensed or permitted facility;
7. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID;
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 the underground storage tanks 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 permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal, and the RAWP. Sampling and analysis of excavated media as required by disposal facilities. Appropriate segregation of excavated media on-Site;
11. Collection and analysis of five site-wide post excavation end-point samples (EP1 - EP5) to determine the performance of the remedy with respect to attainment of Track 4 Site-Specific SCOs. All collected site-wide endpoint soil samples will be analyzed for SVOCs and metals to determine if Track 4 Site-Specific SCOs can be achieved. If Track 1 Unrestricted Use or Track 2 Restricted Residential SCOs are proposed following completion of excavation, then the endpoint samples would be analyzed for VOCs, SVOCs, PCBs, pesticides and metals;
12. Import of materials to be used for backfill and cover in compliance with the RAWP and in accordance with applicable laws and regulations;
13. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations;
14. Installation of a vapor barrier system beneath the entire cellar and at-grade building slab, behind all cellar walls to grade, 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 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 closure report that the vapor barrier system was designed and properly installed to mitigate soil vapor migration into the building;
15. 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 cellar, elevator pit and at-grade portion of the building will be capped with a 4-inch-thick concrete slab underlain with Raven Industries VaporBlock Plus ®; Series (VBP20) 20-mil vapor barrier system, and ¾ inch bluestone; and the driveway/rear parking area and rear recreational space will be capped with a 4 inch and/or 6-inch thick concrete slab underlain with ¾ inch RCA or stone.
16. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations;
17. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations;

18. 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.
19. Submission of a 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 the RAWP;
20. The property will continue to be registered with an E-Designation at the NYC Buildings Department. Establishment of Engineering Controls and Institutional Controls in the 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; (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 527 Grand Avenue site are as follows:

Window/Door Types	OITC Rating (dBA)	OITC Certification	Manufacturer and Model	Glazing
Residential Windows West/Grand Ave Facade Floors 1-8 North/Pacific Street Facade Floors 1-8 East Facade Floors 1-8	33 31 required	See ASTM E90 Report No. F6401.01-113-11-R0 Report Date: 05/14/16 Data File No. F6401.01A for the exact window and glazing in Appendix E of the Noise RAP	Reynaers Aluminum Systems, Ltd. Series/Model CS77 Dual Action Window	2-3/16" IG (1/2" laminated exterior, 1" air space, 11/16" laminated interior)
Residential Windows West/Grand Ave Facade Floors 1-8 North/Pacific Street Facade Floors 1-8 East Facade Floors 1-8	34 31 required	See ASTM E90 Report No. F6402.01-113-11-R0 Report Date: 05/04/16 Data File No. F6402.01A for the exact window and glazing in Appendix E of the Noise RAP	Reynaers Aluminum Systems, Ltd. Series/Model CS77 Fixed Window	2-3/16" IG (1/2" laminated exterior, 1" air space, 11/16" laminated interior)
Residential Doors North/Pacific Street Facade Floors 8-9 East Facade Floor 1	33 31 required	See ASTM E90 Report No. E4499.01-113-11 Report Date: 01/28/14 Data File No. E4499.01B for the exact window and glazing in Appendix E of the Noise RAP	Reynaers Aluminum Systems, Ltd. Series/Model CS77HID Terrace Door	1-5/16" IG (1/4" annealed exterior, 3/4" air space, 3/4" annealed interior)

Recreational Space Window – East Façade Floor 1	31 31 required	See ASTM E90 Report No. B5846.02-113-11 Report Date: 03/07/12 Data File No. B5846.02 for the exact window and glazing in Appendix E of the Noise RAP	YKK AP America Series/Model 7CW 750 SSG Two-Lite Curtain Wall System	1” IG (7/16” laminated exterior, 3/8” air space, 3/16” heat strengthened interior)
Lobby Window - West/Grand Ave Facade Floor 1				
Lobby Door - West/Grand Ave Facade Floor 1	32 31 required	See ASTM E90 Report No. 94932.01-113-11 Report Date: 11/06/09 Data File No. 94932.01 for the exact window and glazing in Appendix E of the Noise RAP	YKK AP America Series/Model 35XT Single Storefront Door	1” IG (5/16” laminated exterior, 7/16” air space, ¼” 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 Ventalis ventilators manufactured by Reynaers in each bedroom and living room at a minimum rate of one Ventalis ventilator per room. Fresh air will be provided to all bedrooms and living rooms by the Ventalis ventilators.
2. **HVAC System:** Residential apartments will be provided cooling and heating by Daiken electric heat pump systems, consisting of outdoor units RXTQ36TAVJ9A and indoor units FXAQ09PVJU and FXAQ18PVJU.
3. **Compliance with NYC Mechanical Code:** Providing outside air to residential common areas such as the lobbies, corridors, and amenity spaces in accordance with the 2014 NYC Mechanical Code.

The remedies for Hazardous Materials and Noise E-Designation 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 2, 2022



Date

Adesa Boja
Project Manager

March 2, 2022



Date

Sarah Pong
Assistant Director

cc: Solomon Schwimmer, Twin Group Associates, Inc - sschwimmer@tgany.com
Motty B Binik, Twin Group Associates, Inc - motty@tgany.com
Joseph Frankl, R.A., JFA Architects & Engineers DPC - joseph@jfrankl.com
Ryusei Matsumoto, Hidamari Engineering Services PC - ryusei@hidamaries.com
Kevin Brussee, Brussee Environmental Corp. - kevinbrussee@hotmail.com
Justin Low, JFA Architects & Engineers DPC - justinl@jfrankl.com
Mark McIntyre, Shaminder Chawla, Zach Schreiber, Maurizio Bertini
Adesa Boja, PMA-OER