



OFFICE OF ENVIRONMENTAL REMEDIATION

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DECISION DOCUMENT
E-Designation
Remedial Action Plan Approval

July 13, 2023

Re: 65-83 Roebling Street: 235-245 North 7th Street; 234-244 North 8th Street
Brooklyn Block 2322, Lots 1, 6
Hazardous Materials E Designation,
E-138: Greenpoint - Williamsburg Rezoning - CEQR 04DCP003K HazMat - 5/11/2005
OER Project Number 23EHAZ105K

The New York City Office of Environmental Remediation (OER) has completed its review of the Sub-Slab Depressurization Work Plan dated July 2023 with Stipulation Letter dated July 2023 for the above-referenced project.

This plan was submitted to OER under the E-Designation Program.

Project Description

The redevelopment project consists of conversion of two residential buildings. The scope of work is to convert an existing factory building under Loft Board jurisdiction to residential use by legalizing the existing Interim Multiple Dwelling (IMD) units in the buildings. Two new court yards are required at 65-75 Roebling Street along the southern façade to provide legal light and air to residential units currently abutting the property line. These courtyards are approximately 293 square feet (SF) and 273 SF, respectively. Similarly, two courtyards are proposed at 77-83 Roebling Street along the northern façade to satisfy the same requirements. These courtyards are approximately 75 SF and 100 SF, respectively. The courtyards will be created by demolishing portions of the existing building façade and foundation. After demolition a new foundation and exterior wall will be constructed several feet from the existing property line. An active sub-slab depressurization system (SSDS) will also be installed as part of renovations.

Statement of Purpose and Basis

This document presents the remedial action for the E-Designation Program project known as “65-83 Roebling Street” pursuant to the Zoning Resolution and §43 - 1474 of the Rules of the City of New York.

Description of Selected Remedy

The remedial action selected for the 65-83 Roebling Street site is protective of public health and the environment. The elements of the selected remedy are as follows:

The installation of the proposed active SSDS will incorporate the following scope of work:

- Installation of a single suction point and a permanent sub-slab soil vapor sampling point within the sub-grade boiler room slab;
- Performance of transmission (pilot) testing of the suction point using the permanent sub-slab soil vapor sampling point to determine the required power of the rooftop blowers;
- Installation of suction point vertical riser and overhead galvanized steel piping;
- Installation of three vapor pins for pressure differential monitoring;
- Installation of a roof-mounted SSDS blower;

- Installation of failure alarms and in-line magnehelic vacuum gauge;
- Following installation, a start-up test will be performed to determine the efficacy of the system;
- Completion and submittal of Daily Reports to OER during all field activities, pilot testing, SSDS installation, and startup testing; and
- Preparation of an SSDS Remedial Action Report and (RAR) for submission and review by OER.
- Establishment of an approved Site Management Plan (SMP) to ensure long-term management of these Engineering and Institutional Controls including the performance of periodic inspections and certification that the controls are performing as they were intended. The SMP will note that the property owner and property owner's successors and assigns must comply with the approved SMP;
- The property will continue to be registered with an E-Designation at the NYC Buildings Department.
- Placement of a deed notice to record the ECs/ICs on the deed to ensure that future owners of the Site continue to comply with the SMP, as required.

The remedy for the 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.

07/13/2023

Miranda Fatolitis

Date

Miranda Fatolitis
Project Manager

07/13/2023

Shaminder Chawla

Date

Shaminder Chawla
Deputy Director

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