



OFFICE OF ENVIRONMENTAL REMEDIATION

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DECISION DOCUMENT
E-Designation Remedial Action Work Plan Approval

December 8, 2022

Re: 48-18 Van Dam Street
Queens Block 284, Lot 1
Hazardous Materials, Air Quality, Noise E Designation ,
E-608: 48-18 Van Dam Teamsters Rezoning - CEQR 20DCP096Q - 10/21/2021
OER Project Number 22EHAN145Q

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated December 2022 with Stipulation Letter dated date and the Remedial Action Plan for Air Quality and Noise dated November 2022 for the above-referenced project.

These Plans were submitted to OER under E-Designation Program.

Project Description

The first-floor interior portions of the existing 2-story building will be renovated to allow for the occupancy of the building by the NYC School Construction Authority (SCA). The first floor plan includes a lobby, classrooms each with its own bathroom, an exercise room, offices, a medical suite, utility rooms, delivery areas, and additional bathrooms. Trenching activities including 1,050 linear feet of utility trenching and excavation will be performed to an average depth of approximately 3.5 feet below grade but no greater than 5 feet below grade to meet existing sewer connections for the construction of the additional bathrooms and sink areas. The total quantity of soil/fill expected to be excavated and disposed off-Site is 810 tons.

Statement of Purpose and Basis

This document presents the remedial action for the E-Designation Program project known as “48-18 Van Dam Street” pursuant to 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 48-18 Van Dam Street site is protective of public health and the environment. The elements of the selected remedy are as follows:

The proposed remedial action will consist of:

1. Preparation of a Community Protection Statement.
2. Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
3. Establishment of Site-Specific Soil Cleanup Objectives (SCOs).
4. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking and staking excavation areas.
5. Characterization of the material removed as part of the trenching activities will be completed prior to disposal. Waste characterization soil samples will be collected at a frequency dictated by the disposal facility(s).
6. Limited excavation and removal of soil/fill exceeding Site Specific SCOs.
 - a) Soil removal will be performed at approximately 14% of the site corresponding to 1,050 linear feet of utility trenching and excavation that will be performed to an average depth of approximately 3.5 feet below grade but no greater than 5 feet below grade to meet existing sewer

connections.

- b) Soil removal will also be undertaken in the vicinity of the UST removal being performed under the work plan approved by NYSDEC on 12 August 2022.
 - c) Limited soil removal will also be undertaken during the SSDS installation.
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. UST Closure and any associated soil remediation associated with the tank removal activities will be completed in accordance with the NYSDEC approved Spill Investigation Report dated 8 August 2022 for Spill No. 2108605.
 10. Spill closure and any associated groundwater remediation will be performed under NYSDEC oversight for Spill No. 2108605. This RAWP does not alter or interfere with the remedial action for the petroleum spill. A separate Spill closure report may be prepared and submitted to NYSDEC, if required by NYSDEC.
 11. 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 RAWP. Sampling and analysis of excavated media as required by disposal facilities.
 12. Collection and analysis of post-excavation end-point samples within the UST excavation area to determine the performance of the remedy with respect to attainment of SCOs as necessary. Endpoint and side-wall soil samples will be collected as per NYSDEC DER-10 Guidance which requires one bottom sample per 900 square feet and one sidewall sample per 30 linear feet in the UST excavation area.
 13. Collection and analysis of four end-point samples within the trenches at a reduced frequency of one sample per quarter of the Site to document the remaining soil in place.
 14. Import of materials to be used for backfill and cover in compliance with this RAWP and in accordance with applicable laws and regulations.
 15. Restoration of the composite cover consisting of at least a six-inch thick concrete building slab in all areas where utility trenching will occur as well as the area of the building where the UST removal will be performed and the areas of the SSDS installation.
 16. Installation of an active SSDS. The conceptual plan for the active SSDS will consist of a network of horizontal extraction screens immediately beneath the slab to achieve the required sub-slab vacuum influence of 0.015 IWC throughout the entirety of the building slab during the heating season or 0.025 IWC outside of the heating season. 4-inch diameter SCH40 PVC 20-slot extraction screens will be installed horizontally within sub-slab trenches backfilled with clean ¾" stone. The extraction screens will transition above ground to 2-inch diameter sch40 cast iron or black steel vertical riser pipe and to run vertically up through the building and ultimately penetrate the roof. Each vertical riser pipe will be equipped with instrumentation such that the performance of each riser pipe and associated horizontal extraction screen can be independently monitored and optimized. Once above the roof level, the individual vertical vent riser pipes will either be directly connected to individual in-line fans or will be manifold into a 4-inch diameter insulated, roof-mounted SCH40 PVC horizontal header pipe, which will route to a common roof-mounted process equipment skid that will provide vacuum for several of the extraction screens. The exact performance specifications of the process equipment are not known at this time but will be confirmed as part of the proposed pilot testing and subsequent pneumatic modeling activities. The process equipment will be equipped with a series of control interlocks and alarms and a remote telemetry system for remote monitoring of system operation. The active SSDS is an Engineering Control for the remedial action. The remedial engineer will certify in the Remedial Closure Report (RCR) that the active SSDS was designed and installed to establish a vacuum gradient beneath the entirety of the building slab. The installation of the SSDS will also be documented in the Spill Closure Report prepared for the NYSDEC. Active SSDS plans have been approved by NYSDEC and NYSDOH.
 17. 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.
 18. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
 19. Submission of a RCR 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 RCR for long-term management of residual contamination, including plans for operation, maintenance, monitoring, inspection and certification of Engineering (composite cap and active SSDS) and Institutional Controls (E-Designation and Deed Restrictions) and reporting at a specified frequency.
21. 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.
22. A deed restriction will be placed on the property to document the installation, and continued operation, of an active SSDS. The deed restriction can be removed if OER in consultation with NYSDEC & NYSDOH determines that the active SSDS has achieved its goals and is no longer warranted.
23. A final, remedial P.E. certified Active SSD system design will be submitted in an updated Stipulation List amending the RAWP prior to the pre-construction meeting. The final design will include:
 - a) Active SSD system configuration and layout and permanent sub-slab monitoring point locations presented as an overlay on the lowest level floor plans; and,
 - b) The active SSD system and permeable layer cross section detail highlighted in plan view.
24. As a mechanical system defined by NYC Code, the SSD system shall be filed as part of the Alteration Type 2 filings (which may include, but is not limited to, sub-slab piping, roughing for sub-slab riser connection, riser piping, related electrical systems, exhaust related documentation, blower, alarms, etc.).
 - a) The Applicant of Record shall certify that the active SSD system design complies with NYC Code; and,
 - b) The drawings, certifications and corresponding NYC Department of Buildings (DOB) forms will be on record with the building record.
25. Prior to OER sign-off at project close out, documentation of filing with DOB will be presented to OER.
26. A post construction meeting is required with the environmental consultant, remedial engineer, 48-18 Van Dam Property Holdings, LLC, and the building superintendent.

Description of Selected Remedy for Air Quality

The elements of the remedial action selected for Air Quality for the 48-18 Van Dam Street site are as follows:

As this is not a new development and the development plan is to renovate the first-floor interior of the existing 2-story building, the air quality requirement is not triggered.

Description of Selected Remedy for Noise

The elements of the remedial action selected for Noise for the 48-18 Van Dam Street site are as follows:

The following windows will be installed on the first floor:

Façade Floor Range	OITC Rating	OITC Certification	Manufacturer and Model	Glazing
All windows, East and South Facades (1 st Floor Only)	32	See ASTM E-90 Lab Test Report C9247.01-113-11 Data File C9247.02A for the exact window and glazing in Appendix F	Kawneer 1600-UT Single-Lite Curtain Wall System	1-13/16" IG (1/4" glass, 1" airspace, 9/16" laminated)

Alternate Means of Ventilation (AMV)

The Center is designed with Mechanical Ventilation Systems that will provide the minimum code required outdoor air ventilation rate in accordance with Table 403.3 of the 2014 NYC Mechanical Code. All the spaces in the Center will be provided with outside air from rooftop mounted heat pump type Air Handling Units (AHUs).

These AHUs will supply the code required mechanical outdoor air ventilation rate. Additionally, all AUHs will be provided with MERV-7 pre-filters and MERV-13 final filters.

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.

December 8, 2022



Date

Adesa Boja
Project Manager

December 8, 2022



Date

Shaminder Chawla
Deputy Director

December 8, 2022



Date

Maurizio Bertini, Ph.D.
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