

**DT CONSULTING SERVICES, INC.**  
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June 14, 2012

New York City Office of Environmental Remediation  
City Brownfield Cleanup Program  
c/o Shaminder Chawla  
100 Gold Street, 2<sup>nd</sup> Floor  
New York, NY 10038

**Re: 12CVCP061X**  
**856 East 213<sup>th</sup> Street, Bronx, NY**  
**Remedial Action Work Plan (RAWP) Stipulation List**

Dear Mr. Chawla:

DT Consulting Services, Inc (DT Consulting) hereby submits a Remedial Action Work Plan (RAWP) Stipulation List for the Site to the New York City Office of Environmental Remediation (NYCOER) on behalf of Stagg Group, LLC. This letter serves as an addendum to the May 2012 RAWP to stipulate additional content, requirements and procedures that will be followed during the Site remediation. The contents of this list are added to the RAWP and will supersede the content in the RAWP where there is a conflict in purpose or intent. The additional requirements/procedures include the following:

### **Stipulation List**

1. The criterion attached in Addendum 1 will be utilized if a petroleum containing tank or vessel is identified during the remedial action or subsequent redevelopment excavation activities. All petroleum spills will be reported to the NYSDEC hotline as required by applicable laws and regulations. This contingency plan is designed for heating oil tanks and other small or moderately sized storage vessels. If larger tanks, such as gasoline storage tanks are identified, OER will be notified before this criterion is utilized.
2. Post-remedial endpoint sampling will be conducted in accordance with RAWP Section 4.2. A map indicating post-remedial End Point Sampling Locations may be referenced in Addendum 2.
3. Remedial action includes establishment of Track I and Track IV Soil Cleanup Objectives (SCOs) for site area A (building basement footprint) and site area B (remainder of the building, rear at-grade parking and rear yard), respectively. Track IV SCOs include total SVOCs at 250 parts per million or ppm and 750 ppm SCO for lead. For all other compounds Track II restricted residential SCOs apply.

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4. Design specifications for the active sub-slab depressurization system will be presented prior to the end of the public comment period.
5. An appropriate waterproofing/vapor barrier system consisting of Grip Rite 40-mil polyethylene sheeting will be installed in accordance with manufacturer's specifications under the entire foundation slab and a Grip Rite 20-mil (min. thickness) moisture/vapor barrier or OER-approved equivalent will be installed upwards along all foundation sidewalls to grade. The manufacturer's specs for these products are forthcoming and will be provided to OER by the end of the public comment period. A P.E. will certify the installation of the waterproofing/vapor barrier system in accordance with manufacturer's specifications in the Remedial Action Report.
6. Installation of a 2-foot clean fill cap in rear yard with placement of a demarcation barrier at the elevation of the residual soil/fill left in place.
7. In the event that hazardous waste is identified during the remedial action or subsequent redevelopment excavation activities at this NYC VCP project, and removal and transportation of hazardous waste becomes necessary, the project may be subject to the New York State Department of Environmental Conservation's Special Assessment Tax (ECL 27-0923) and Hazardous Waste Regulatory Fees (ECL 72-00402). See DEC's website for more information: <http://www.dec.ny.gov/chemical/9099.html>.
8. A CD containing the final certified RAWP including this approved Stipulation List will be placed in the library that constitutes the primary public repository for project documents.
9. Signage for the project will include a sturdy placard mounted in a publically accessible right of way to building and other permits signage will consist of the NYC VCP Information Sheet (attached Addendum 3) announcing the remedial action. The Information sheet will be laminated and permanently affixed to the placard.

Sincerely,

A handwritten signature in dark ink, appearing to read "Deborah J. Thompson". The signature is written in a cursive, flowing style.

**Deborah J. Thompson, Senior Geologist/Project Manager**

**Addendum 1**

Generic Procedures for Management of Underground Storage  
Tanks  
identified under the NYC VCP

Prior to Tank removal, the following procedures should be followed:

- Remove all fluid to its lowest draw-off point.
- Drain and flush piping into the tank.
- Vacuum out the "tank bottom" consisting of water product and sludge.
- Dig down to the top of the tank and expose the upper half.
- Remove the fill tube and disconnect the fill, gauge, product, vent lines and pumps. Cap and plug open ends of lines.
- Temporarily plug all tank openings, complete the excavation, remove the tank and place it in a secure location.
- Render the tank safe and check the tank atmosphere to ensure that petroleum vapors have been satisfactorily purged from the tank.
- Clean tank or remove to storage yard for cleaning.
- If the tank is to be moved, it must be transported by licensed waste transporter. Plug and cap all holes prior to transport leaving a 1/8 inch vent hole located at the top of the tank during transport.
- After cleaning, the tank must be made acceptable for disposal at a scrap yard, cleaning the tanks interior with a high pressure rinse and cutting the tank in several pieces.

During the tank and pipe line removal, the following field observations should be made and recorded:

- A description and photographic documentation of the tank and pipe line condition (pitting, holes, staining, leak points, evidence of repairs, etc.).
- Examination of the excavation floor and sidewalls for physical evidence of contamination (odor, staining, sheen, etc.).
- Periodic field screening (through bucket return) of the floor and sidewalls of the excavation, with a calibrated photoionization detector (PID).

Impacted Soil Excavation Methods

The excavation of the impacted soil will be performed following the removal of the existing tanks. Soil excavation will be performed in accordance with the procedures described under Section 5.5 of Draft DER-10 as follows:

- A description and photographic documentation of the excavation.
- Examination of the excavation floor and sidewalls for physical evidence of contamination (odor, staining, sheen, etc.).
- Periodic field screening (through bucket return) of the floor and sidewalls of the excavation, with calibrated photoionization detector (PID).

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Final excavation depth, length, and width will be determined in the field, and will depend on the horizontal and vertical extent of contaminated soils as indentified through physical examination (PID response, odor, staining, etc.). Collection of verification samples will be performed to evaluate the success of the removal action as specified in this document. The following procedure will be used for the excavation of impacted soil (as necessary and appropriate):

- Wear appropriate health and safety equipment as outlined in the Health and Safety Plan.
- Prior to excavation, ensure that the area is clear of utility lines or other obstructions. Lay plastic sheeting on the ground next to the area to be excavated.
- Using a rubber-tired backhoe or track mounted excavator, remove overburden soils and stockpile, or dispose of, separate from the impacted soil.
- If additional UST's are discovered, the NYSDEC will be notified and the best course of action to remove the structure should be determined in the field. This may involve the continued trenching around the perimeter to minimize its disturbance.
- If physically contaminated soil is present (e.g., staining, odors, sheen, PID response, etc.) an attempt will be made to remove it, to the extent not limited by the site boundaries or the bedrock surface. If possible, physically impacted soil will be removed using the backhoe or excavator, segregated from clean soils and overburden, and staged on separated dedicated plastic sheeting or live loaded into trucks from the disposal facility. Removal of the impacted soils will continue until visibly clean material is encountered and monitoring instruments indicate that no contaminants are present.
- Excavated soils which are temporarily stockpiled on-site will be covered with tarp material while disposal options are determined. Tarp will be checked on a daily basis and replaced, repaired or adjusted as needed to provide full coverage. The sheeting will be shaped and secured in such a manner as to drain runoff and direct it toward the interior of the property.

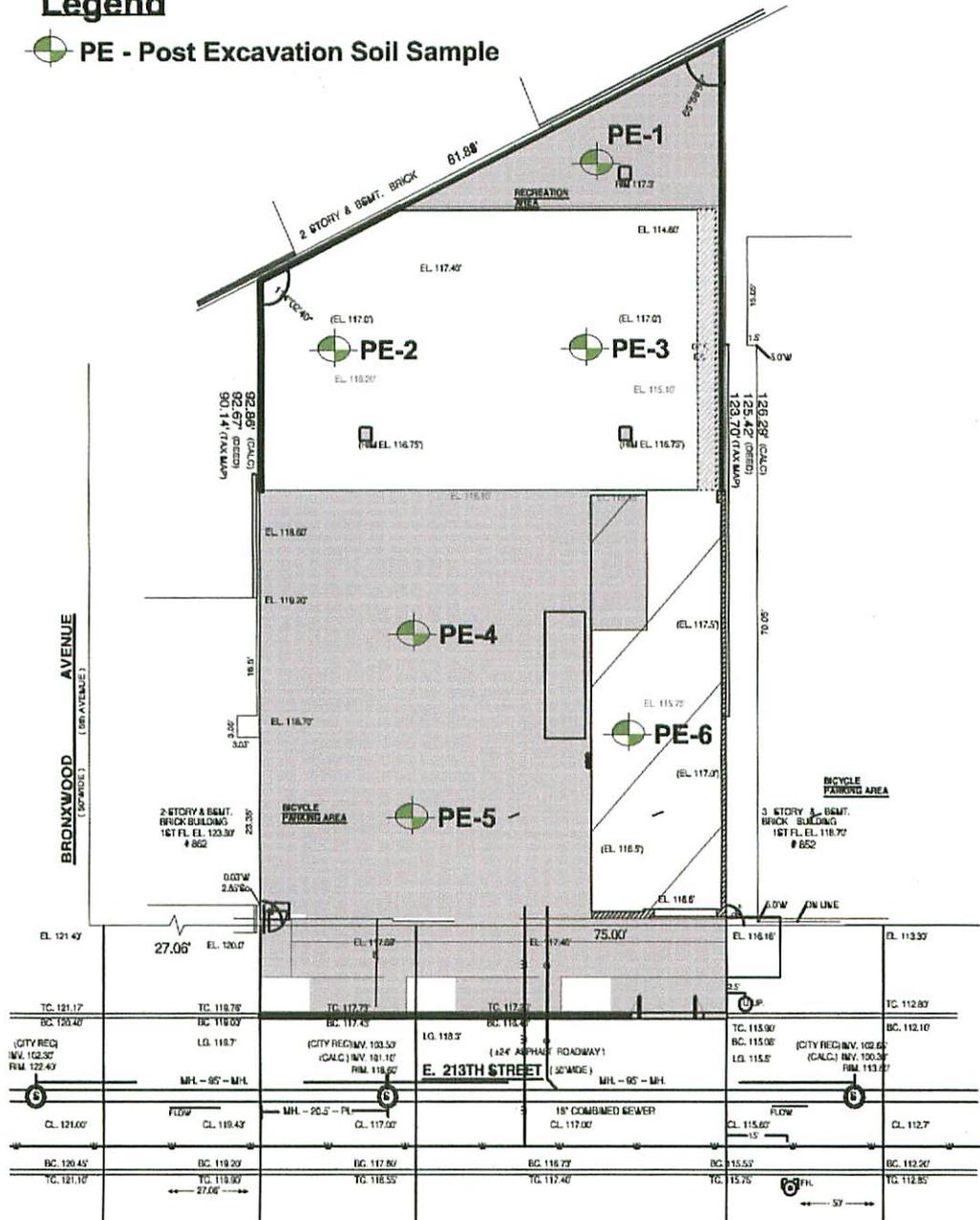
Once the site representative and regulatory personnel are satisfied with the removal effort, verification of confirmatory samples will be collected from the excavation in accordance with DER-10.

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Addendum 2  
Endpoint sampling location map

# Legend

 PE - Post Excavation Soil Sample



DT Consulting Services, Inc. 1291 Old Post Road Ulster Park, New York 12487 (845) 658-3484	Client: 856 East 213 Associates, LLC		
	Location: 856 East 213th Street, Bronx, New York		
	Title: End Point Sampling Location Map		
	Scale: Graphic	OER Project #12EH-A311X	Fig.#: 1

**Addendum 3**  
Signage



## NYC Voluntary Cleanup Program

This property is enrolled in the New York City Voluntary Cleanup Program for environmental remediation. This is a voluntary program administered by the NYC Office of Environmental Remediation.

For more information, log on to:

[www.nyc.gov/oer](http://www.nyc.gov/oer)



If you have questions or would like more information, please contact:

Shaminder Chawla at (212) 788-8841  
or email us at [brownfields@cityhall.nyc.gov](mailto:brownfields@cityhall.nyc.gov)  
856 East 213<sup>th</sup> Street Site  
Site #: 12CVCP061X