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

September 17, 2014

Re: **151 Lorimer Street**
Brooklyn Block 2242, Lot 54
Hazardous Materials and Air Quality “E” Designation
E 238: Broadway Triangle Rezoning - CEQR Number 09DCP075K
OER Project Number 14EH-A132K / VCP Number 14CVCP184K

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated August 2014 and Stipulation List dated August 2014 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 November 11, 2013. There were no public comments.

Lot 54 has been designated with Hazardous Materials and Air Quality "E" Designations by the NYC Department of City Planning as part of the Broadway Triangle Rezoning (CEQR Number 09DCP075K).

Project Description

The proposed future use of the Site will consist of redeveloping the lot with a 4-story residential building with a full cellar utilized for residential space as well as storage and meter rooms. The footprint of the building will occupy approximately 65% of the Site with the remaining portion of the property being utilized for outdoor recreation. Excavation for the cellar level of the structure will be completed to a depth of approximately 5 feet below grade. The current zoning designation is R6A. The proposed use is consistent with existing zoning for the property.

Statement of Purpose and Basis

This document presents the remedial action for the NYC Voluntary Cleanup Program and E-Designation Program project known as “151 Lorimer Street” 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 Hazmat

The remedial action selected for the 151 Lorimer Street site is protective of public health and the environment. The remedial action includes soil excavation and offsite disposal, an engineered composite cover system, and installation of a vapor barrier/waterproofing barrier.

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. Establish Track 4 Soil Cleanup Objectives (SCOs).
4. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas.
5. Additional investigation by test pits/trenches in the rear yard area to locate any buried storage tanks.
6. Excavation and removal of soil/fill exceeding Track 4 Site Specific SCOs. For development purposes, 1,625 square feet of the Site will be excavated to a depth of approximately 5 feet below grade for the building cellar, with the remaining portion of the Site being excavated to a depth of 1-2 feet below grade for the paved rear yard.
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. Removal of underground storage tanks (if encountered) and closure of petroleum spills (if evidence of a spill/leak is encountered during Site excavation) in compliance with applicable local, State and Federal laws and regulations.
9. 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 this plan. Sampling and analysis of excavated media as required by disposal facilities. Appropriate segregation of excavated media onsite.
10. Collection and analysis of four end-point samples to determine the performance of the remedy with respect to attainment of SCOs.
11. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations.
12. Installation of a vapor barrier system below the concrete slab underneath the building, as well as behind the foundation walls of the proposed building. The vapor barrier will consist of Raven Industries' VaporBlock 20 Plus, which is a seven layer co-extruded barrier made from polyethylene and EVOH resins.
13. Construction and maintenance of an engineered composite cover consisting of 4" thick concrete slab across the footprint of the new building and a 4" thick concrete cap across the rear recreation area covering the remaining portions of the Site to prevent human exposure to residual soil/fill remaining under the Site;
14. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations.
15. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
16. Submission of a Remedial Action Report (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 this RAWP.
17. Submission of an approved Site Management Plan (SMP) in the 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.
18. 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.

Description of Selected Remedy for Air Quality

The elements of the remedial action selected for Air Quality for the 151 Lorimer Street site are as follows:

1. Natural gas will be utilized at the Site for the hot water boilers and hot water heaters.

9-16-2014



Date

Shana Holberton
Project Manager

9-16-2014



Date

Shaminder Chawla
Deputy Director

9-16-2014



Date

Maurizio Bertini
Assistant Director

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