



**OFFICE OF ENVIRONMENTAL REMEDIATION**

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

December 23, 2014

Re: **153 Lorimer Street**  
**Brooklyn Block 2242, Lot 53**  
**Hazardous Materials and Air Quality “E” Designation**  
**E 238: Broadway Triangle Rezoning - CEQR Number 09HPD019K**  
**OER Project Number 15EH-A183K / VCP Number 15CVCP031K**

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 53 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 09HPD019K).

**Project Description**

The proposed future use of the Site will consist of redeveloping the lot with a new 5-story residential building with a full cellar. The building will be 32 ft wide, leaving an 8 ft side yard along the north side of the building, and a 30 ft rear yard will be created behind the building. The cellar level will consist of a 511 sf mechanical/storage room, a sprinkler room, hallway, and a 760 sf open cellar space. The first floor will consist of a small 152 sf lobby area, and an apartment. Floors 2 through 5 will consist of apartments. Excavation to a depth of approximately 6 feet will be required for the 32 ft by 70 ft building, which will generate approximately 500 cubic yards (750 tons).

**Statement of Purpose and Basis**

This document presents the remedial action for the NYC Voluntary Cleanup Program and E-Designation Program project known as “153 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 153 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 and side yard area to locate any buried storage tanks.
6. Excavation and removal of soil/fill exceeding Track 4 Site Specific SCOs. For development purposes, the Site will be excavated to a depth of approximately 6 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 and side yard. If soil/fill containing analytes at concentrations above Track 4 Site-Specific SCOs is still present at the base of the excavation after removal of all soil required for construction of the buildings is complete, additional excavation will be performed to meet Track 4 Site-Specific SCOs. In addition, a hotspot area (Borings B-3) identified during investigation will be delineated and excavated to achieve Track 4 SCOs. Approximately 750 tons of soils will be excavated and removed from this Site.
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 6" thick concrete slab across the footprint of the new building and a 6" thick concrete cap across the rear and side paved areas 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 153 Lorimer Street site are as follows:

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

12-23-2014	
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12-23-2014	
Date	Shaminder Chawla Deputy Director
12-23-2014	
Date	Maurizio Bertini Assistant Director

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