

**768 Decatur Street/8 Rockaway Avenue
HENRY APARTMENTS - SITE B
BROOKLYN, NEW YORK**

Remedial Action Work Plan

NYC VCP Number: 15CVCP120K

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REMEDIAL ACTION WORK PLAN

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LIST OF ACRONYMS

Acronym	Definition
AOC	Area of Concern
AS/SVE	Air Sparging/Soil Vapor Extraction
BOA	Brownfield Opportunity Area
CAMP	Community Air Monitoring Plan
C/D	Construction/Demolition
COC	Certificate of Completion
CQAP	Construction Quality Assurance Plan
CSOP	Contractors Site Operation Plan
DCR	Declaration of Covenants and Restrictions
ECs/ICs	Engineering and Institutional Controls
HASP	Health and Safety Plan
IRM	Interim Remedial Measure
VCA	Voluntary Cleanup Agreement
MNA	Monitored Natural Attenuation
NOC	Notice of Completion
NYC VCP	New York City Voluntary Cleanup Program
NYC DEP	New York City Department of Environmental Protection
NYC DOHMH	New York State Department of Health and Mental Hygiene
NYCRR	New York Codes Rules and Regulations
NYC OER	New York City Office of Environmental Remediation
NYS DEC	New York State Department of Environmental Conservation
NYS DEC DER	New York State Department of Environmental Conservation Division of Environmental Remediation
NYS DOH	New York State Department of Health
NYS DOT	New York State Department of Transportation
ORC	Oxygen-Release Compound
OSHA	United States Occupational Health and Safety Administration
PE	Professional Engineer

PID	Photo Ionization Detector
QEP	Qualified Environmental Professional
QHHEA	Qualitative Human Health Exposure Assessment
RAOs	Remedial Action Objectives
RAR	Remedial Action Report
RAWP	Remedial Action Work Plan or Plan
RCA	Recycled Concrete Aggregate
RD	Remedial Design
RI	Remedial Investigation
RMZ	Residual Management Zone
SCOs	Soil Cleanup Objectives
SCG	Standards, Criteria and Guidance
SMP	Site Management Plan
SPDES	State Pollutant Discharge Elimination System
SVOC	Semi-Volatile Organic Compound
USGS	United States Geological Survey
UST	Underground Storage Tank
VOC	Volatile Organic Compound

CERTIFICATION

I, Thomas F. Lembo, am a Professional Engineer licensed in the State of New York. I have primary direct responsibility for implementation of the remedial action for the 768 Decatur Street/8 Rockaway Avenue Site, NYC VCP Site No. 15CVCP120K.

I, Eric C. Arnesen am a Qualified Environmental Professional as defined in §43-140. I have primary direct responsibility for implementation of the remedial action for the 768 Decatur Street/8 Rockaway Avenue Site, NYC VCP Site No. 15CVCP120K.

I certify that this Remedial Action Work Plan (RAWP) and the subsequent STIP letter have a plan for handling, transport and disposal of soil, fill, fluids and other materials removed from the property in accordance with applicable City, State and Federal laws and regulations. Importation of all soil, fill and other material from off-Site will be in accordance with all applicable City, State and Federal laws and requirements. This RAWP has provisions to control nuisances during the remediation and all invasive work, including dust and odor suppression.

Thomas F. Lembo, P.E.

Name

NYS PE License Number

Signature

Date



Eric C. Arnesen, LPG

QEP Name

QEP Signature

Date

EXECUTIVE SUMMARY

Alembic Development Company, LLC has applied to enroll in the New York City Voluntary Cleanup Program (NYC VCP) to investigate and remediate a 20,368-square foot site located at 768 Decatur Street/8 Rockaway Avenue in Brooklyn, New York. A remedial investigation (RI) and remedial delineation testing was performed to compile and evaluate data and information necessary to develop this Remedial Action Work Plan (RAWP). The remedial action described in this document provides for the protection of public health and the environment consistent with the intended property use, complies with applicable environmental standards, criteria and guidance and conforms with applicable laws and regulations.

Site Location and Current Usage

The subject property is located at 768 Decatur Street/8 Rockaway Avenue in the Bedford Stuyvesant section of Brooklyn, New York and identified as Block 1507, Lot 32 (previously Lots 32, 33, 35, 36, 37, 39 and 41) on the New York City Tax Map. The irregular-shaped property is situated along Broadway between Decatur Street and Rockaway Avenue. The 20,368-square-foot subject property, located on the southwest corner of Broadway and Decatur Street, is currently vacant, City-owned land.

For this application, only the southeastern half of the subject property (the “Site”), beginning at the property boundary along Rockaway Avenue and running 100 feet northwest along Broadway to the center of the site with total area of XXX square feet, will be considered. Figure 1 shows the Site Location and Site boundary.

Summary of Proposed Redevelopment Plan

The project involves the new construction of two (2) six-story supportive and affordable housing buildings on two (2) sites (the property which is the subject of this RAWP and an adjacent property to the north). The buildings will collectively contain 134 permanent supportive and affordable housing units, 78 of which are set aside for NY/NYIII eligible individuals with severe and persistent mental illness, and families and individuals earning less than 60% of area

median income. Seventy-eight (78) of the studio and one bedroom units are designated as permanent supportive housing units for single adults.

The building on Site B (the subject property) will consist of seventy-nine (79) dwelling units including: thirty-seven (37) studio units, fifteen (15) one-bedroom units, twenty-one (21) two-bedroom units, and six (6) three-bedroom units, in addition to 2,500 SF of office and community space (used exclusively in support of the residential units), 4,533 SF of commercial space, and approximately 8,940 SF of outdoor recreation space. One two-bedroom unit will be set aside for a superintendent (serving both buildings) in the Site B building. Community facility space will be utilized for on-site supportive social services, recreation rooms, computer labs, and spaces for bike parking. The cellar level will be used for storage, offices, and mechanical rooms. The ground floor will contain the commercial and office space. Floors 2-6 will be used for the residential units.

The development will require excavation across the Site to a depth of approximately 12' below ground surface for the cellar level. Outdoor areas will include paved patios, gardens, tables and benches.

Summary of Environmental Findings

1. Elevation of the property is approximately 65 feet above mean sea level.
2. Groundwater was not encountered during the Phase II ESA.
3. Groundwater flow is believed to be generally southeast beneath the Site towards Jamaica Bay.
4. Depth to bedrock is unknown.
5. Soil/fill samples results were compared to NYSDEC Unrestricted Use Soil Cleanup Objectives and Restricted Residential Soil Cleanup Objectives as presented in 6NYCRR Part 375-6.8. Soil/fill samples collected during the RI showed no VOCs or PCBs in any of the soil samples. Several SVOCs consisting of Polycyclic Aromatic Hydrocarbons (PAHs) including benz(a)anthracene (max. of 5.69 mg/kg), benzo(a)pyrene (max. of 5.5 mg/kg), benzo(b)fluoranthene (max. of 7.23 mg/kg), chrysene (max. of 6.49 mg/kg), indeno(1,2,3-cd)pyrene (max. of 4.09 mg/kg), and dibenzo(a,h)anthracene (max. of 1.08

mg/kg) were found in three shallow samples exceeding Restricted Residential Use SCOs. The pesticides 4,4'-DDE (max. of 45.6 µg/kg), 4,4'-DDD (max of. 34.3 µg/kg), 4,4'-DDT (max. of 261 µg/kg), and dieldrin (max. of 15.5 µg/kg) exceeded Unrestricted Use SCOs in four shallow samples and 4,4','-DDT also exceeded Unrestricted Use SCOs in one deep sample. Several metals including barium (max of 503 mg/kg), lead (max of 216 mg/kg), mercury (0.55 mg/kg), and zinc (max of 289 mg/kg) exceeded Unrestricted Use SCOs in shallow samples. Of these metals, barium also exceeded Restricted Residential Use in two deep samples. Overall, the findings were consistent with observations for historic fill sites in areas throughout NYC.

6. Groundwater was not encountered within a depth of 30 feet below grade during the RI and no samples taken.
7. Soil vapor results collected during the RI were compared to the compounds listed in in the New York State Department of Health (NYSDOH) Final Guidance for Evaluating Soil Vapor Intrusion dated October 2006. The four soil vapor samples showed high levels of petroleum related VOCs in all soil vapor samples with total concentrations (BTEX) ranging from 309.2 µg/m³ to 799 µg/m³. Of the chlorinated VOCs, only trichloroethylene (TCE) was detected at 14 µg/m³ in one soil vapor sample. The concentration for TCE was above the monitoring level range established within the State DOH soil vapor guidance matrix.
8. Delineation sampling

Summary of the Remedy

The proposed remedial action achieves protection of public health and the environment for the intended use of the property. The proposed remedial action achieves all of the remedial action objectives established for the project and addresses applicable standards, criterion, and guidance; is effective in both the short-term and long-term and reduces mobility, toxicity and

volume of contaminants; is cost effective and implementable; and uses standards methods that are well established in the industry.

The proposed remedial action will consist of:

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. Selection of NYSDEC 6NYCRR Part 375 Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs);
4. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas;
5. Completion of additional Waste Characterization Study prior to excavation activities if needed. Waste characterization soil samples will be collected at a frequency specified by disposal facility;
6. Excavation and removal of soil/fill exceeding Unrestricted Use (Track 1) SCOs. For development purposes, the entire Site will be excavated to a depth of 12 feet below grade for construction of the new building's cellar level. Approximately 10,000 tons of 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. 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. 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;
10. 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;
11. Collection and analysis of 4 end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
12. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations;
13. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations;
14. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations; and
15. Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, lists any changes from this RAWP.

If Track 1 Unrestricted Use SCOs are not achieved, the following construction elements implemented as part of new development will constitute Engineering Controls:

16. As part of new development, installation of a vapor barrier beneath the building slab and behind the foundation walls up to grade.
17. As part of new development, installation of a passive sub-slab depressurization system (SSDS), with the ability to turn active if necessary, beneath the basement foundation to prevent any potential future exposures from off-Site soil vapor;

18. As part of new development, construction and maintenance of an engineered composite cover consisting of a 6” thick concrete building slab and concrete sidewalks to prevent human exposure to residual soil/fill remaining under the Site;
19. If Track 1 SCOs are not achieved, 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; and
20. If Track 1 SCOs are not achieved, the property will record a Declaration of Covenants and Restrictions that includes a listing of Engineering Controls and Institutional Controls 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.

COMMUNITY PROTECTION STATEMENT

The Office of Environmental Remediation created the New York City Voluntary Cleanup Program (NYC VCP) to provide governmental oversight for the cleanup of contaminated property in NYC. This Remedial Action Work Plan (“cleanup plan”) describes the findings of prior environmental studies that show the location of contamination at the site, and describes the plans to clean up the site to protect public health and the environment.

This cleanup plan provides a very high level of protection for neighboring communities and also includes many other elements that address common community concerns, such as community air monitoring, odor, dust and noise controls, hours of operation, good housekeeping and cleanliness, truck management and routing, and opportunities for community participation. The purpose of this Community Protection Statement is to explain these community protection measures in non-technical language to simplify community review.

Remedial Investigation and Cleanup Plan. Under the NYC VCP, a thorough cleanup study of this property (called a remedial investigation) has been performed to identify past property usage, to sample and test soils, groundwater and soil vapor, and identify contaminant sources present on the property. The cleanup plan has been designed to address all contaminant sources that have been identified during the study of this property.

Identification of Sensitive Land Uses. Prior to selecting a cleanup, the neighborhood was evaluated to identify sensitive land uses nearby, such as schools, day care facilities, hospitals and residential areas. The cleanup program was then tailored to address the special conditions of this community.

Qualitative Human Health Exposure Assessment. An important part of the cleanup planning for the Site is the performance of a study to find all of the ways that people might come in contact with contaminants at the Site now or in the future. This study is called a Qualitative Human Health Exposure Assessment (QHHEA). A QHHEA was performed for this project. This assessment has considered all known contamination at the Site and evaluated the potential for people to come in contact with this contamination. All identified public exposures will be addressed under this cleanup plan.

Construction Health and Safety Plan. This cleanup plan includes a Construction Health and Safety Plan (CHASP) that is designed to protect community residents and on-Site workers. The elements of this plan are in compliance with safety requirements of the United States Occupational Safety and Health Administration (OSHA). This plan includes many protective elements including those discussed below.

Site Safety Coordinator. This project has a designated Site safety coordinator to implement the Health and Safety Plan. The safety coordinator maintains an emergency contact sheet and protocol for management of emergencies. The Site safety coordinator is Mr. Eric C. Arnesen and can be reached at 631-427-5665.

Worker Training. Workers participating in cleanup of contaminated material on this project are required to be trained in a 40-hour hazardous waste operators training course and to take annual refresher training. This pertains to workers performing specific tasks including removing contaminated material and installing cleanup systems in contaminated areas.

Community Air Monitoring Plan. Community air monitoring will be performed during this cleanup project to ensure that the community is properly protected from contaminants, dust and odors. Air samples will be tested in accordance with a detailed plan called the Community Air Monitoring Plan (CAMP). Results will be regularly reported to the NYC OER. This cleanup plan also has a plan to address any unforeseen problems that might occur during the cleanup (called a 'Contingency Plan').

Odor, Dust and Noise Control. This cleanup plan includes actions for odor and dust control. These actions are designed to prevent off-Site odor and dust nuisances and includes steps to be taken if nuisances are detected. Generally, dust is managed by application of physical covers and by water sprays. Odors are controlled by limiting the area of open excavations, physical covers, spray foams and by a series of other actions (called operational measures). The project is also required to comply with NYC noise control standards. If you observe problems in these areas, please contact the onsite Project Manager, Mr. Michael McCarthy at 212-566-8805 ext. 12 or NYC Office of Environmental Remediation Project Manager Ms. Sarah Pong at 212-442-8342.

Quality Assurance. This cleanup plan requires that evidence be provided to illustrate that all cleanup work required under the plan has been completed properly. This evidence will be summarized in the final report, called the Remedial Action Report. This report will be submitted to the NYC OER and will be thoroughly reviewed.

Storm-Water Management. To limit the potential for soil erosion and discharge, this cleanup plan has provisions for storm-water management. The main elements of the storm water management include physical barriers such as tarp covers and erosion fencing, and a program for frequent inspection.

Hours of Operation. The hours for operation of cleanup will comply with the NYC Department of Buildings construction code requirements or according to specific variances issued by that agency. For this cleanup project, the hours of operation are Monday through Friday 07:00 – 15:00.

Signage. While the cleanup is in progress, a placard will be prominently posted at the main entrance of the property with a laminated project Fact Sheet that states that the project is in the NYC Voluntary Cleanup Program, provides project contact names and numbers, and locations of project documents can be viewed.

Complaint Management. The contractor performing this cleanup is required to address all complaints. If you have any complaints, you can call the facility Project Manager Mr. Michael McCarthy at 212-566-8805 ext. 12, the NYC Office of Environmental Remediation Project Manager Ms. Sarah Pong at 212-442-8342, or call 311 and mention the Site is in the NYC Voluntary Cleanup Program.

Utility Mark-outs. To promote safety during excavation in this cleanup, the contractor is required to first identify all utilities and must perform all excavation and construction work in compliance with NYC Department of Buildings regulations.

Soil and Liquid Disposal. All soil and liquid material removed from the Site as part of the cleanup will be transported and disposed of in accordance with all applicable City, State and Federal regulations and required permits will be obtained.

Soil Chemical Testing and Screening. All excavations will be supervised by a trained and properly qualified environmental professional. In addition to extensive sampling and chemical testing of soils on the Site, excavated soil will be screened continuously using hand-held instruments, by sight, and by smell to ensure proper material handling and management, and community protection.

Stockpile Management. Soil stockpiles will be kept covered with tarps to prevent dust, odors and erosion. Stockpiles will be frequently inspected. Damaged tarp covers will be promptly replaced. Stockpiles will be protected with silt fences. Hay bales will be used, as needed to protect storm water catch basins and other discharge points.

Trucks and Covers. Loaded trucks leaving the Site will be covered in compliance with applicable laws and regulations to prevent dust and odor. Trucks will be properly recorded in logs and records and placarded in compliance with applicable City, State and Federal laws, including those of the New York State Department of Transportation. If loads contain wet material that can leak, truck liners will be used. All transport of materials will be performed by licensed truckers and in compliance with all laws and regulations.

Imported Material. All fill materials proposed to be brought onto the Site will comply with rules outlined in this cleanup plan and will be inspected and approved by a qualified worker located on-Site. Waste materials will not be brought onto the Site. Trucks entering the Site with imported clean materials will be covered in compliance with applicable laws and regulations.

Equipment Decontamination. All equipment used for cleanup work will be inspected and washed, if needed, before it leaves the Site. Trucks will be cleaned at a truck inspection station on the property before leaving the Site.

Housekeeping. Locations where trucks enter or leave the Site will be inspected every day and cleaned regularly to ensure that they are free of dirt and other materials from the Site.

Truck Routing. Truck routes have been selected to: (a) limit transport through residential areas and past sensitive nearby properties; (b) maximize use of city-mapped truck routes; (c) limit total distance to major highways; (d) promote safety in entry to highways; (e) promote overall safety in trucking; and (f) minimize off-Site line-ups (queuing) of trucks entering the

property. Operators of loaded trucks leaving the Site will be instructed not to stop or idle in the local neighborhood.

Final Report. The results of all cleanup work will be fully documented in a final report (called a Remedial Action Report) that will be available for you to review in the public document repositories located at

Brooklyn Public Library
Saratoga Branch
8 Thomas S. Boyland Street
718-573-5224

Long-Term Site Management. If long-term protection is needed after the cleanup is complete, the property owner will be required to comply with an ongoing Site Management Plan that calls for continued inspection of protective controls, such as Site covers. The Site Management Plan is evaluated and approved by the NYC Office of Environmental Remediation. Requirements that the property owner must comply with are defined in the property's deed. A certification of continued protectiveness of the cleanup will be required from time to time to show that the approved cleanup is still effective.

REMEDIAL ACTION WORK PLAN

1.0 SITE BACKGROUND

Alembic Development Company, LLC has applied to enroll in the New York City Voluntary Cleanup Program (NYC VCP) to investigate and remediate a property located at 768 Decatur Street/8 Rockaway Avenue in the Bedford Stuyvesant section of Brooklyn, New York. Specifically, Alembic is enrolling the southwestern portion of the property (the “Site”) into the NYC VCP program, with the remaining portion of the property being remediated separately.

A Remedial Investigation (RI) and remedial delineation testing was performed to compile and evaluate data and information necessary to develop this Remedial Action Work Plan (RAWP) in a manner that will render the Site protective of public health and the environment consistent with the contemplated end use. This RAWP establishes remedial action objectives, provides a remedial alternatives analysis that includes consideration of a permanent cleanup, and provides a description of the selected remedial action. The remedial action described in this document provides for the protection of public health and the environment, complies with applicable environmental standards, criteria and guidance and applicable laws and regulations.

1.1 SITE LOCATION AND CURRENT USAGE

The subject property is located at 768 Decatur Street/8 Rockaway Avenue in the Bedford Stuyvesant section of Brooklyn, New York and identified as Block 1507, Lot 32 (previously Lots 32, 33, 35, 36, 37, 39 and 41) on the New York City Tax Map. The irregular-shaped property is situated along Broadway between Decatur Street and Rockaway Avenue. The 20,368-square-foot subject property, located on the southwest corner of Broadway and Decatur Street, is currently vacant, City-owned land.

For this application, only the southeastern half of the subject property (the “Site”), beginning at the property boundary along Rockaway Avenue and running 100 feet northwest along Broadway to the center of the site for a total of XXX square feet. Figure 1 shows the Site Location and Site boundary.

1.2 PROPOSED REDEVELOPMENT PLAN

The project involves the new construction of two (2) six-story supportive and affordable housing buildings on two (2) sites (the property which is the subject of this RAWP and an adjacent property to the north). The buildings will collectively contain 134 permanent supportive and affordable housing units, 78 of which are set aside for NY/NYIII eligible individuals with severe and persistent mental illness, and families and individuals earning less than 60% of area median income. Seventy-eight (78) of the studio and one bedroom units are designated as permanent supportive housing units for single adults.

The building on Site B (the subject property) will consist of seventy-nine (79) dwelling units including: thirty-seven (37) studio units, fifteen (15) one-bedroom units, twenty-one (21) two-bedroom units, and six (6) three-bedroom units, in addition to 2,500 SF of office and community space (used exclusively in support of the residential units), 4,533 SF of commercial space, and approximately 8,940 SF of outdoor recreation space. One two-bedroom unit will be set aside for a superintendent (serving both buildings) in the Site B building. Community facility space will be utilized for on-site supportive social services, recreation rooms, computer labs, and spaces for bike parking. The cellar level will be used for storage, offices, and mechanical rooms. The ground floor will contain the commercial and office space. Floors 2-6 will be used for the residential units.

The development will require excavation across the Site to a depth of approximately 12' below ground surface for the cellar level. Outdoor areas will include paved patios, gardens, tables and benches.

Layout of the proposed site development is presented in Figure 2 and Appendix 5. The current zoning designation is C1-3/R6 denoting the property as mixed use commercial and residential. The proposed use is consistent with existing zoning for the property.

The remedial action contemplated under this RAWP may be implemented independently of the proposed redevelopment plan.

1.3 DESCRIPTION OF SURROUNDING PROPERTY

This property is identified on the New York City Tax Map as Block 1507, Lot 32 (previously Lots 32, 33, 35, 36, 37, 39 and 41) and occupies approximately 20,368 SF of land. The Site is located on the southeast corner of Broadway and Decatur Street. Currently, the subject property is vacant, City-owned land. The Site is bounded by several commercial businesses across Broadway to the north, 2 to 3-story residential walkups to the south, a 3-story commercial building across Rockaway Avenue to the southeast, and several 2-story residential walkups to the west. Superior Day Care Center is located approximately 400 feet to the southeast of the Site. There are no hospitals, schools or other day care facilities within 500 feet of the Site.

Figure 4 shows the surrounding land usage.

1.4 REMEDIAL INVESTIGATION

A remedial investigation was performed and the results are documented in a companion document called “Limited Phase II Environmental Site Assessment, The Henry Apartments” dated March 18, 2015 (RIR). In addition, remedial delineation sampling was also conducted to determine the extent of impacted soils on the property and to classify soils for future disposal.

Summary of Past Uses of Site and Areas of Concern

Nelson, Pope & Voorhis, LLC conducted a Phase I Environmental Site Assessment (ESA) of the property at 768 Decatur Street/8 Rockaway Avenue in August 2014. Aerial photographs from 1954, 1966, 1975, 1984, 1994, 2006, 2009 and 2011 were reviewed in order to determine if any prior uses occupied the subject property. The subject property appeared to be developed with several small, multi-story buildings in the 1954-1975 aerial photographs, and appeared to be mostly cleared with the exception of buildings on the southeastern portion of the lot in the 1984 aerial. The entirety of the lot appeared to be cleared and grass-covered in all of the remaining aerial photographs. The surrounding area was very densely developed with multi-story buildings in all of the aerial photographs. There was very little open space or green areas present in the vicinity of the subject property with the exception of some small parks and athletic fields.

Sanborn map coverage from 1888, 1908, 1932, 1951, 1962, 1965, 1976, 1978-1980, 1982, 1987, 1988, 1991-1993, 1995, and 2001-2007 was available for the subject property and maps

were reviewed in order to determine the prior uses of the subject property and surrounding area. The subject property was vacant in the 1888 Sanborn map, and contained nine (9) four-story buildings and a one-story garage in the 1908-1980 Sanborn maps. These buildings were identified as stores and dwellings, and commercial occupants of the stores included: a furniture store, a garage, the Salvation Army, a dry cleaner at 1706 Broadway from 1965-1978, and a dry cleaner at 1700 Broadway in 1979. In the 1982 Sanborn map, only four (4) of the buildings and the garage remained and two (2) of the stores were vacant. The entirety of the subject property was vacant in the 1987 map and all remaining Sanborn maps. The surrounding area was very densely developed with several multi-story residential buildings and commercial buildings along Broadway and Rockaway Avenue.

The Site is currently owned by the City of New York. The following areas of concern were identified with the property.

1. Past use of two (2) of the commercial occupants as dry cleaners.
2. Soil piles with an unknown origin were observed along the western property edge. Soil samples should be collected to determine the quality of soil piles on the site.

Summary of the Work Performed under the Remedial Investigation

Nelson, Pope & Voorhis, LLC performed the following scope of work in February 20, 2014:

1. Conducted a Site inspection to identify AOCs and physical obstructions (i.e. structures, buildings, etc.);
2. Installed five (5) soil probes across the entire property, and collected ten soil samples from the soil borings and collected one composite soil sample from the soil piles along the western property edge for chemical analysis to evaluate soil quality;
3. Groundwater samples were not collected since groundwater was not encountered within 30' bgs;
4. Installed four soil vapor probes and collected four samples were collected for chemical analysis.

Summary of Environmental Findings

9. Elevation of the property is approximately 65 feet above mean sea level.
10. Groundwater was not encountered during the Phase II ESA.
11. Groundwater flow is believed to be generally southeast beneath the Site towards Jamaica Bay.
12. Depth to bedrock is unknown.
13. Soil/fill samples results were compared to NYSDEC Unrestricted Use Soil Cleanup Objectives and Restricted Residential Soil Cleanup Objectives as presented in 6NYCRR Part 375-6.8. Soil/fill samples collected during the RI showed no VOCs or PCBs in any of the soil samples. Several SVOCs consisting of Polycyclic Aromatic Hydrocarbons (PAHs) including benz(a)anthracene (max. of 5.69 mg/kg), benzo(a)pyrene (max. of 5.5 mg/kg), benzo(b)fluoranthene (max. of 7.23 mg/kg), chrysene (max. of 6.49 mg/kg), indeno(1,2,3-cd)pyrene (max. of 4.09 mg/kg), and dibenzo(a,h)anthracene (max. of 1.08 mg/kg) were found in three shallow samples exceeding Restricted Residential Use SCOs. The pesticides 4,4'-DDE (max. of 45.6 µg/kg), 4,4'-DDD (max of. 34.3 µg/kg), 4,4'-DDT (max. of 261 µg/kg), and dieldrin (max. of 15.5 µg/kg) exceeded Unrestricted Use SCOs in four shallow samples and 4,4',-DDT also exceeded Unrestricted Use SCOs in one deep sample. Several metals including barium (max of 503 mg/kg), lead (max of 216 mg/kg), mercury (0.55 mg/kg), and zinc (max of 289 mg/kg) exceeded Unrestricted Use SCOs in shallow samples. Of these metals, barium also exceeded Restricted Residential Use in two deep samples. Overall, the findings were consistent with observations for historic fill sites in areas throughout NYC.
14. Groundwater was not encountered within a depth of 30 feet below grade during the RI and no samples taken.
15. Soil vapor results collected during the RI were compared to the compounds listed in in the New York State Department of Health (NYSDOH) Final Guidance for Evaluating Soil Vapor Intrusion dated October 2006. The four soil vapor samples showed high levels of petroleum related VOCs in all soil vapor samples with total concentrations (BTEX) ranging from 309.2 µg/m³ to 799 µg/m³. Of the chlorinated VOCs, only trichloroethylene (TCE) was detected at 14 µg/m³ in one soil vapor sample. The

concentration for TCE was above the monitoring level range established within the State DOH soil vapor guidance matrix.

16. Delineation sampling

For more detailed results, consult the phase ii report found in Appendix 5. Based on an evaluation of the data and information from the RIR and this RAWP, disposal of significant amounts of hazardous waste is suspected at this site.

2.0 REMEDIAL ACTION OBJECTIVES

Based on the results of the RI, the following Remedial Action Objectives (RAOs) have been identified for this Site:

Soil

- Prevent direct contact with contaminated soil.
- Prevent exposure to contaminants volatilizing from contaminated soil.
- Prevent migration of contaminants that would result in groundwater or surface water contamination.

Soil Vapor

- Prevent exposure to contaminants in soil vapor.
- Prevent migration of soil vapor into dwelling and other occupied structures.

3.0 REMEDIAL ALTERNATIVES ANALYSIS

The goal of the remedy selection process is to select a remedy that is protective of human health and the environment taking into consideration the current, intended, and reasonably anticipated future use of the property. The remedy selection process begins by establishing RAOs for media in which chemical constituents were found in exceedance of applicable standards, criteria, and guidance values (SCGs). A remedy is then developed based on the following ten criteria:

- Protection of human health and the environment;
- Compliance with SCGs;
- Short-term effectiveness and impacts;
- Long-term effectiveness and permanence;
- Reduction of toxicity, mobility, or volume of contaminated material;
- Implementability;
- Cost effectiveness;
- Community Acceptance;
- Land use; and
- Sustainability.

The following is a detailed description of the alternatives analysis and remedy selection to address impacted media at the Site. As required, a minimum of two remedial alternatives (including a Track 1 Unrestricted Use scenario) are evaluated, as follows:

Alternative 1 involves:

- Selection of NYSDEC 6NYCRR Part 375 Unrestricted Use (Track 1) Unrestricted Use Soil Cleanup Objectives (SCOs);
- Removal of all soil/fill exceeding Track 1 Unrestricted Use SCOs throughout the Site and confirmation that Track 1 Unrestricted Use SCOs have been achieved with post-excavation endpoint sampling. Excavation for construction of the new building's cellar level would take place to a depth of approximately 10 to 12 feet below grade across the entire Site. If soil/fill containing analytes at concentrations above Track 1 Unrestricted Use SCOs is still present at the base of the excavation after removal of all soil required for construction of the new building's cellar is complete, additional excavation will be

performed to ensure complete removal of soil that does not meet Track 1 Unrestricted Use SCO;

- No Engineering or Institutional Controls are required for a Track 1 cleanup, but a vapor barrier and passive sub-slab depressurization system (SSDS) would be installed beneath the basement foundation and behind foundation sidewalls of the new building as a part of development to prevent any potential future exposures from off-Site soil vapor; and
- Placement of a final cover consisting of the building slab over the entire Site as part of new development.

Alternative 2 involves:

- Establishment of Site-Specific (Track 4) SCOs;
- Removal of all soil/fill exceeding Track 4 Site-Specific SCOs and confirmation that Track 4 Site-Specific SCOs have been achieved with post-excavation endpoint sampling. Historic fill at this Site extends to depths of four feet below grade. Excavation for the construction of the new building's cellar level would take place to a depth of approximately 10-12 feet bgs across the entire Site footprint. 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 new building is complete, additional excavation will be performed to meet Track 4 Site-Specific SCOs;
- Installation of a soil vapor barrier beneath the new building slab and along foundation sidewalls to prevent potential exposures from soil vapor;
- Placement of a final cover over the entire building footprint to prevent exposure to remaining soil/fill;
- Establishment of use restrictions including prohibitions on the use of groundwater from the Site; and prohibitions on other sensitive site uses, such as farming or vegetable gardening, to prevent future exposure pathways; and prohibition of a higher level of land use without OER approval;
- 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; and

- Continued registration as an E-designated property to memorialize the remedial action and the Engineering and Institutional Controls required by this RAWP.

3.1 THRESHOLD CRITERIA

Protection of Public Health and the Environment

This criterion is an evaluation of the remedy's ability to protect public health and the environment, and an assessment of how risks posed through each existing or potential pathway of exposure are eliminated, reduced or controlled through removal, treatment, and implementation of Engineering Controls or Institutional Controls. Protection of public health and the environment must be achieved for all approved remedial actions.

Alternative 1 would be protective of human health and the environment by removing contaminated soil/fill exceeding Track 1 Unrestricted Use SCOs and Groundwater Protection Standards, thus eliminating potential for direct contact with contaminated soil/fill once construction is complete and eliminating the risk of contamination leaching into groundwater.

Alternative 2 would achieve comparable protections of human health and the environment by excavating the historic fill at the Site and by ensuring that remaining soil/fill on-Site meets Track 2 Restricted Residential SCOs, as well as by placement of Institutional and Engineering controls including a composite cover system. The composite cover system would prevent direct contact with any remaining on-Site soil/fill. A vapor barrier and SSDS would mitigate any vapor issues. Implementing Institutional Controls including a Site Management Plan and deed restriction would ensure that the composite cover system remains intact and protective. Establishment of Track 2 Restricted Residential SCOs would minimize the risk of contamination leaching into groundwater.

For both Alternatives, potential exposure to the contaminated soils or groundwater during construction would be minimized by implementing a Construction Health and Safety Plan (CHASP), an approved Soil/Materials Management Plan, and Community Air Monitoring Plan (CAMP). Since groundwater is at a minimum 60 feet below grade and not anticipated during

construction and remediation, dewatering activities will not be required during the Site development. As such, there is minimal risk of contact with groundwater. In future, potential contact with contaminated groundwater would be prevented as its use is prohibited by city laws and regulations. Potential future migration of off-Site soil vapors into the new building would be prevented by installing a passive SSDS and vapor barrier below the proposed new building slab.

3.2. BALANCING CRITERIA

Compliance with Standards, Criteria and Guidance (SCGs)

This evaluation criterion assesses the ability of the alternative to achieve applicable standards, criteria and guidance.

Alternative 1 would achieve compliance with the remedial goals, chemical specific SCGs, and RAOs for soil through removal to achieve Track 1 Unrestricted Use SCOs and Protection of Groundwater SCOs. Compliance with SCGs for soil vapor will also be achieved by installing a passive SSDS and vapor/moisture barrier below the new building's basement slab and continuing the vapor barrier around foundation walls, as part of development. As part of development, a 6-inch thick building concrete slab will prevent human exposure to residual soil/fill remaining under the Site.

Alternative 2 would achieve compliance with the remedial goals, chemical-specific SCGs and RAOs for soil through removal of soil to meet Track 2 Restricted Residential SCOs. Compliance with SCGs for soil vapor would also be achieved by installing a SSDS and a vapor barrier/waterproofing system below the new building's basement slab and continuing the vapor barrier around foundation walls. A Site Management Plan would ensure that these controls remained protective for the long term.

Health and safety measures contained in the CHASP and Community Air Monitoring Plan (CAMP) that comply with the applicable SCGs shall be implemented during Site redevelopment under this RAWP. Focused attention on means and methods employed during the remedial action would ensure that handling and management of contaminated material would be in compliance with applicable SCGs. These measures will protect on-site workers and the surrounding community from exposure to Site-related contaminants.

Short-term effectiveness and impacts

This evaluation criterion assesses the effects of the alternative during the construction and implementation phase until remedial action objectives are met. Under this criterion, alternatives are evaluated with respect to their effects on public health and the environment during implementation of the remedial action, including protection of the community, environmental impacts, time until remedial response objectives are achieved, and protection of workers during remedial actions.

Both Alternative 1 and Alternative 2 have similar short-term effectiveness during their implementations, as each requires excavation of historic fill material. Both alternatives would result in short term dust generation impacts associated with excavation, handling, load out of materials, and truck traffic. Short-term impacts could potentially be higher for Alternative 1 if excavation of greater amounts of historic fill material is encountered below the excavation depth of the proposed building. However, focused attention to means and methods during the remedial action during a Track 1 removal action, including community air monitoring and appropriate truck routing, would minimize or negate the overall impact of these activities.

Additional short-term adverse impact and risks to the community associated with both remedial alternatives is increased truck traffic. Truck traffic will be routed on the most direct course using major thoroughfares where possible and flaggers will be used to protect pedestrians at Site entrances and exits.

The effects of these potential adverse impacts to the community, workers, and the environment would be minimized through implementation of corresponding control plans including a Construction Health and Safety Plan, a Community Air Monitoring Plan (CAMP) and a Soil/Materials Management Plan (SMMP), during all on-Site soil disturbance activities and would minimize the release of contaminants into the environment. Both alternatives provide short-term effectiveness in protecting the surrounding community by decreasing the risk of contact with on-Site contaminants. Construction workers operating under appropriate management procedures and a Construction Health and Safety Plan (CHASP) would be protected from on-Site contaminants (personal protective equipment would be worn consistent with the documented risks within the respective work zones).

Long-term effectiveness and permanence

This evaluation criterion addresses the results of a remedial action in terms of its permanence and quantity/nature of waste or residual contamination remaining at the Site after response objectives have been met, such as permanence of the remedial alternative, magnitude of remaining contamination, adequacy of controls including the adequacy and suitability of Engineering Controls/Institutional Controls (ECs/ICs) that may be used to manage contaminant residuals that remain at the Site and assessment of containment systems and ICs that are designed to eliminate exposures to contaminants, and long-term reliability of Engineering Controls.

Alternative 1 would achieve long-term effectiveness and permanence related to on-Site contamination by permanently removing all impacted soil/fill above Track 1 Unrestricted Use SCOs. Removal of on-Site contaminant sources will prevent future groundwater contamination. Additionally, the proposed development plan includes the installation of a cover system as well as a SSDS and vapor barrier which would prevent potential future migration of soil vapors into the basement and building.

Alternative 2 would provide long-term effectiveness by removing most on-Site contamination and attaining Track 2 Restricted Residential SCOs; a composite cover system across the Site, maintaining use restrictions, establishing an SMP to ensure long-term management of ICs, ECs, and implementing deed restriction to memorialize these controls for the long term. The SMP would ensure long-term effectiveness of all ECs and ICs by requiring periodic inspection and certification that these controls and restrictions continue to be in place and are functioning as they were intended assuring that protections designed into the remedy will provide continued high level of protection in perpetuity.

Both alternatives would result in removal of soil contamination exceeding their respective SCOs, providing the highest level, most effective and permanent remedy over the long-term with respect to a remedy for contaminated soil, which will eliminate any migration to groundwater. Potential sources of soil vapor and groundwater contamination will also be eliminated as part of the remedy.

Reduction of toxicity, mobility, or volume of contaminated material

This evaluation criterion assesses the remedial alternative's use of remedial technologies that permanently and significantly reduce toxicity, mobility, or volume of contaminants as their principal element. The following is the hierarchy of source removal and control measures that are to be used to remediate a Site, ranked from most preferable to least preferable: removal and/or treatment, containment, elimination of exposure and treatment of source at the point of exposure. It is preferred to use treatment or removal to eliminate contaminants at a Site, reduce the total mass of toxic contaminants, cause irreversible reduction in contaminants mobility, or reduce of total volume of contaminated media.

Alternative 1 would permanently eliminate the toxicity, mobility, and volume of contaminants from on-Site soil by excavating and removing all soils that exceed Track 1 Unrestricted Use SCOs.

Alternative 2 would remove most of the historic fill at the Site thus would permanently eliminate the toxicity, mobility, and volume of contaminants, and any remaining on-Site soil beneath the new building would meet Track 2 Restricted Residential SCOs. The Site will be capped via the proposed construction of a six-story building which will cover the entire Site footprint with a concrete slab. Permanent institutional controls including a Site Management Plan and deed restriction will be established to protect future site workers and/or residents should the need to break the site cap be necessary.

Alternative 1 would eliminate a greater total mass of contaminants on Site. The removal of soil to 10 to 12 feet for the new development in both scenarios would probably result in relatively minor differences between these two alternatives.

Implementability

This evaluation criterion addresses the technical and administrative feasibility of implementing an alternative and the availability of various services and materials required during its implementation, including technical feasibility of construction and operation, reliability of the selected technology, ease of undertaking remedial action, monitoring considerations, administrative feasibility (e.g., obtaining permits for remedial activities), and availability of services and materials.

The techniques, materials and equipment to implement both remedial Alternatives 1 and 2 are readily available and have been proven effective in remediating the contaminants associated with the Site. They use standard materials and services that are well established technology. The reliability of each remedy is also high. There are no special difficulties associated with any of the activities proposed.

Cost effectiveness

This evaluation criterion addresses the cost of alternatives, including capital costs (such as construction costs, equipment costs, and disposal costs, engineering expenses) and site management costs (costs incurred after remedial construction is complete) necessary to ensure the continued effectiveness of a remedial action.

This evaluation criterion addresses the cost of alternatives, including capital costs (such as construction costs, equipment costs, and disposal costs, engineering expenses) and site management costs (costs incurred after remedial construction is complete) necessary to ensure the continued effectiveness of a remedial action.

Since historic fill at the Site was found during the RI to only extend to a depth of up to 6 feet below grade, and the new building requires excavation of the entire Site to a depth of 10 to 12 ft, the costs associated with both Alternative 1 and Alternative 2 will likely be the comparable. Costs associated with Alternative 1 could potentially be higher than Alternative 2 if soil with analytes above Track 1 Unrestricted Use SCOs is encountered below the excavation depth required for development. Additional costs would include installation of additional shoring/underpinning, disposal of additional soil, and import of clean soil for backfill. However, long-term costs for Alternative 2 are likely higher than Alternative 1 based on implementation of a Site Management Plan as part of Alternative 2.

The remedial plan creates an approach that combines the remedial action with the redevelopment of the Site, including the construction of the building foundation and subgrade structures. The remedial plan is also cost effective in that it will take into consideration the selection of the closest and most appropriate disposal facilities to reduce transportation and disposal costs during the excavation of historic fill and other soils during the redevelopment of the Site.

Community Acceptance

This evaluation criterion addresses community opinion and support for the remedial action. Observations here will be supplemented by public comment received on the RAWP.

Based on the overall goals of the remedial program and initial observations by the project team, both of the alternatives are expected to be acceptable to the community. This RAWP will be subject to and undergo public review under the NYC VCP and will provide the opportunity for detailed public input on the remedial alternatives and selected remedial action. This public comment will be considered by OER prior to approval of this plan. The Citizen Participation Plan for the project is provided in Appendix 1. Observations here will be supplemented by public comment received on the RAWP.

Land use

This evaluation criterion addresses the proposed use of the property. This evaluation has considered reasonably anticipated future uses of the Site and takes into account: current use and historical and/or recent development patterns; applicable zoning laws and maps; NYS Department of State's Brownfield Opportunity Areas (BOA) pursuant to section 970-r of the general municipal law; applicable land use plans; proximity to real property currently used for residential use, and to commercial, industrial, agricultural, and/or recreational areas; environmental justice impacts, Federal or State land use designations; population growth patterns and projections; accessibility to existing infrastructure; proximity of the site to important cultural resources and natural resources, potential vulnerability of groundwater to contamination that might emanate from the site, proximity to flood plains, geography and geology; and current Institutional Controls applicable to the Site.

Both Alternatives for remedial action at the site are comparable with respect to the proposed use and to land uses in the vicinity of the Site. The proposed use is consistent with the existing zoning designation for the property and is consistent with recent development patterns. The Site is surrounded by residential and commercial properties and the proposed alternative provides comprehensive protection of public health and the environment for these uses. Improvements in the current environmental condition of the property achieved by the alternatives are also consistent with the City's goals for cleanup of contaminated land and bringing such properties

into productive reuse. Both alternatives are equally protective of natural resources and cultural resources.

Additional land use factors such as accessibility to infrastructure, proximity to cultural resources, population growth patterns and projections, and proximity to natural resources have been taken into consideration as part of the development plans for the Site and are not considered to be inconsistent with the remedial alternatives and the planned future use of the Site.

Sustainability of the Remedial Action

This criterion evaluates the overall sustainability of the remedial action alternatives and the degree to which sustainable means are employed to implement the remedial action including those that take into consideration NYC's sustainability goals defined in *PlaNYC: A Greener, Greater New York*. Sustainability goals may include: maximizing the recycling and reuse of non-virgin materials; reducing the consumption of virgin and non-renewable resources; minimizing energy consumption and greenhouse gas emissions; improving energy efficiency; and promotion of the use of native vegetation and enhancing biodiversity during landscaping associated with Site development.

While Alternative 2 would potentially result in lower energy usage based on reducing the volume of material transported off-Site, both remedial alternatives are comparable with respect to the opportunity to achieve sustainable remedial action. The remedial plan would take into consideration the shortest trucking routes during off-Site disposal of historic fill and other soils, which would reduce greenhouse gas emissions and conserve energy used to fuel trucks. The New York City Clean Soil Bank program may be utilized for reuse of native soils. To the extent practicable, energy efficient building materials, appliances, and equipment will be utilized to complete the development. A complete list of green remedial activities considered as part of the NYC VCP is included in the Sustainability Statement, included as Appendix 2.

4.0 REMEDIAL ACTION

4.1 SUMMARY OF PREFERRED REMEDIAL ACTION

The preferred remedial action alternative is the Track 1, Alternative 1. The preferred remedial action alternative achieves protection of public health and the environment for the intended use of the property. The preferred remedial action alternative will achieve all of the remedial action objectives established for the project and addresses applicable SCGs. The preferred remedial action alternative is effective in both the short-term and long-term and reduces mobility, toxicity and volume of contaminants. The preferred remedial action alternative is cost effective and implementable and uses standard methods that are well established in the industry.

The proposed remedial action will consist of:

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. Selection of NYSDEC 6NYCRR Part 375 Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs);
4. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas;
5. Completion of additional Waste Characterization Study prior to excavation activities if needed. Waste characterization soil samples will be collected at a frequency specified by disposal facility;
6. Excavation and removal of soil/fill exceeding Unrestricted Use (Track 1) SCOs. For development purposes, the entire Site will be excavated to a depth of 12 feet below grade for construction of the new building's cellar level. Approximately 10,000 tons of soil 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. 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. 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;
10. 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;
11. Collection and analysis of 4 end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
12. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations;
13. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations;
14. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations; and
15. Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, lists any changes from this RAWP.

If Track 1 Unrestricted Use SCOs are not achieved, the following construction elements implemented as part of new development will constitute Engineering Controls:

16. As part of new development, installation of a vapor barrier beneath the building slab and behind the foundation walls.
17. As part of new development, installation of a passive sub-slab depressurization system (SSDS), with the ability to turn active if necessary, beneath the basement foundation to prevent any potential future exposures from off-Site soil vapor;
18. As part of new development, construction and maintenance of an engineered composite cover consisting of a 6” thick concrete building slab and concrete sidewalks to prevent human exposure to residual soil/fill remaining under the Site;
19. If Track 1 SCOs are not achieved, 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; and
20. If Track 1 SCOs are not achieved, the property will record a Declaration of Covenants and Restrictions that includes a listing of Engineering Controls and Institutional Controls 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.

4.2 SOIL CLEANUP OBJECTIVES AND SOIL/FILL MANAGEMENT

Track 1 Unrestricted Use SCOs are proposed for this project. The SCOs for this Site are listed in NYCRR Part 375, Table 6.8(a). If Track 1 Unrestricted Use SCOs are not achieved, the 6NYCRR Part 375, Table 6.8(b) Track 2 Restricted Residential SCOs will be used as amended by following Site Specific SCOs:

<u>Contaminant</u>	<u>Track 4 SCOs</u>
Total SVOCs	250 ppm

Barium	750 ppm
Lead	1000 ppm
Mercury	1.5 ppm

Soil and materials management on-Site and off-Site, including excavation, handling and disposal, will be conducted in accordance with the Soil/Materials Management Plan in Appendix 3.

Discrete contaminant sources (such as hotspots) identified during the remedial action will be identified by GPS or surveyed. This information will be provided in the Remedial Action Report.

Estimated Soil/Fill Removal Quantities

The total quantity of soil/fill expected to be excavated and disposed off-Site is 10,000 tons.

The proposed disposal locations for Site-derived impacted materials will be reported promptly to the OER Project Manager.

End-Point Sampling

Removal actions for development purposes under this plan will be performed in conjunction with confirmation soil sampling. Four (4) confirmation samples will be collected from the base of the excavation at locations shown in Figure 5. For comparison to Track 1 Unrestricted Use SCOs, samples will be analyzed for VOCs, SVOC, pesticides, PCBs and metals according to analytical methods described below.

Hot-spot removal actions, whether established under this RAWP or identified during the remedial program, will be performed in conjunction with post remedial end-point samples to ensure that hot-spots are fully removed. Analytes for end-point sampling will be those parameters that are driving the hot-spot removal action and will be approved by OER. Frequency for hot-spot end-point sample collection is as follows:

1. For excavations less than 20 feet in total perimeter, at least one bottom sample and one sidewall sample biased in the direction of surface runoff.
2. For excavations 20 to 300 feet in perimeter:
 - For surface removals, one sample from the top of each sidewall for every 30 linear feet of sidewall and one sample from the excavation bottom for every 900 square feet of bottom area.
 - For subsurface removals, one sample from each sidewall for every 30 linear feet of sidewall and one sample from the excavation bottom for every 900 square feet of bottom area.
3. For sampling of volatile organics, bottom samples should be taken within 24 hours of excavation, and should be taken from the zero to six-inch interval at the excavation floor. Samples taken after 24 hours should be taken at six to twelve inches.
4. For contaminated soil removal, post remediation soil samples for laboratory analysis should be taken immediately after contaminated soil removal. If the excavation is enlarged horizontally, additional soil samples will be taken pursuant to bullets 1-3 above.

Post-remediation end-point sample locations and depth will be biased towards the areas and depths of highest contamination identified during previous sampling episodes unless field indicators such as field instrument measurements or visual contamination identified during the remedial action indicate that other locations and depths may be more heavily contaminated. In all cases, post-remediation samples should be biased toward locations and depths of the highest expected contamination.

New York State ELAP certified labs will be used for all confirmation and end-point sample analyses. Labs performing confirmation and end-point sample analyses will be reported in the RAR. The RAR will provide a tabular and map summary of all confirmation and end-point sample results and will include all data including non-detects and applicable standards and/or guidance values. End-point samples will be analyzed for compounds and elements as described above utilizing the following methodology:

Soil analytical methods will include:

- Volatile organic compounds by EPA Method 8260;
- Semi-volatile organic compounds by EPA Method 8270;
- Target Analyte List metals; and
- Pesticides/PCBs by EPA Method 8081/8082.

If either LNAPL and/or DNAPL are detected, appropriate samples will be collected for characterization and “finger print analysis” and required regulatory reporting (i.e. spills hotline) will be performed.

Quality Assurance/Quality Control

The fundamental QA objective with respect to accuracy, precision, and sensitivity of analysis for laboratory analytical data is to achieve the QC acceptance of the analytical protocol. The accuracy, precision and completeness requirements will be addressed by the laboratory for all data generated.

One duplicate sample for every 20 samples collected will be submitted to the approved laboratory for analysis of the same parameters. One trip blank will be submitted to the laboratory with each shipment of soil samples.

Collected samples will be appropriately packaged, placed in coolers and shipped via overnight courier or delivered directly to the analytical laboratory by field personnel. Samples will be containerized in appropriate laboratory provided glassware and shipped in plastic coolers. Samples will be preserved through the use of ice or “cold-paks” to maintain a temperature of 4°C.

Dedicated disposable sampling materials will be used for the collection endpoint samples, eliminating the need to prepare field equipment (rinsate) blanks. However, if non-disposable equipment is used, (stainless steel scoop, etc.) field rinsate blanks will be prepared at the rate of 1 for every eight samples collected. Decontamination of non-dedicated sampling equipment will consist of the following:

- Gently tap or scrape to remove adhered soil

- Rinse with tap water
- Wash withalconox® detergent solution and scrub
- Rinse with tap water
- Rinse with distilled or deionized water

Prepare field blanks by pouring distilled or deionized water over decontaminated equipment and collecting the water in laboratory provided containers. Trip blanks will be used whenever samples are transported to the laboratory for analysis of VOCs. Trip blanks will not be used for samples to be analyzed for metals, SVOCs or pesticides. One blind duplicate sample will be prepared and submitted for analysis every 20 samples.

Import and Reuse of Soils

Import of soils onto the property and reuse of soils already onsite will be performed in conformance with the Soil/Materials Management Plan in Appendix 3. The estimated quantity of soil to be imported into the Site for backfill and cover soil is zero tons. The estimated quantity of onsite soil/fill expected to be reused/relocated on Site is zero tons.

4.3 ENGINEERING CONTROLS

The excavation required for the proposed Site development will achieve Track 1 Unrestricted Use SCOs. Track 1 remedial actions do not require Engineering Controls. However, the construction elements below will be incorporated into the foundation design as part of the new development. If Track 1 is not achieved, these elements will constitute Engineering Controls that will be employed in the remedial action to address residual contamination remaining at the Site.

- Composite cover system consisting the 6-inch thick concrete building slabs ;
- Vapor Barrier system;
- Passive Sub-Slab Depressurization System

Composite Cover System

Exposure to residual soil/fill will be prevented by an engineered, composite cover system to be built on the Site. This composite cover system is comprised of the 6-inch thick concrete building slab and sidewalls of the proposed building.

Appendix 5 includes the location of each cover type at the Site.

The composite cover system will be a permanent engineering control for the Site. The system will be inspected and reported at specified intervals as required by this RAWP and the SMP. A Soil Management Plan will be included in the Site Management Plan and will outline the procedures to be followed in the event that the composite cover system and underlying residual soil/fill is disturbed after the remedial action is complete. Maintenance of this composite cover system will be described in the Site Management Plan in the RAR.

Vapor Barrier

As part of development, migration of potential soil vapor from on-Site or off-Site sources in the future will be mitigated with a combination of the concrete building slab as well as a passive SSDS and vapor barrier. The vapor barrier will consist of Grace Preprufe 300R which is a 46 mil high density polyethylene (HDPE) installed beneath entire building basement concrete slab and Grace Preprufe 160R which is a 31-mil high density polyethylene (HDPE) installed along foundation sidewalls. The vapor barrier will be installed prior to pouring the building's concrete slab behind and alongside the existing foundation slab. The vapor barrier will up the foundation sidewalls in accordance with manufacturer specifications. The specifications for installation will be provided to the construction management company and the foundation contractor or installer of the liner. The specifications state that all vapor barrier seam, penetrations, and repairs will be sealed either by the tape method or weld method, according to the manufacturer's recommendations and instructions.

The project's Professional Engineer licensed by the State of New York will have primary direct responsibility for overseeing the implementation of the vapor barrier. The extent of the proposed vapor barrier membrane is provided in Figure 6. The manufacturer specification for the vapor barrier is included in Appendix 6.

The Remedial Action Report will include photographs (maximum of two photos per page) of the installation process, PE/RA certified letter (on company letterhead) from primary contractor responsible for installation oversight and field inspections, and a copy of the manufacturers certificate of warranty.

Sub-Slab Depressurization System

Migration of soil vapor will be mitigated with the construction of a passive sub-slab depressurization system (SSDS).

The passive SSDS will consist of a network of sub-slab 4" ID Schedule 40 PVC piping connected to a riser pipe (via a vertical suction point pipe penetrating the building slab) that leads to a discharge point located above the roof-line. The riser pipe will consist of a 4" ID cast iron pipe with fire stops and any other requirements. All sub-slab piping will be sealed with plumber's cement (or similar product) to be applied according to the manufacturer's specifications. The riser pipe joints will consist of cast iron, no-hub couplers in accordance with applicable building code. All piping joints will be inspected once the system is installed. Temporary monitoring points will be located throughout the building slab to confirm adequate vacuum and system connectivity. Detailed information regarding this SSDS system is contained in Appendix 8

4.4 INSTITUTIONAL CONTROLS

Track 1 remedial actions do not require Institutional Controls. If Track 1 Unrestricted Use SCOs are not achieved, Institutional Controls (IC) will be utilized in this remedial action to manage residual soil/fill and other media and render the Site protective of public health and the environment. Institutional Controls are listed below. Long-term employment of EC/ICs will be established and implemented under a site-specific Site Management Plan (SMP) that will be included in the RAR.

If Track 1 SCOs are not achieved, Institutional Controls for this remedial action are:

- Recording of an OER-approved Declaration of Covenant and Restrictions (DCR) with the City Register or county clerk, as appropriate. The DCR will include a description of all ECs and ICs, will summarize the requirements of the Site Management Plan, and will

note that the property owner and property owner's successors and assigns must comply with the DCR and the approved SMP. The recorded DCR will be submitted in the Remedial Action Report. The DCR will be recorded prior to OER issuance of the Notice of Completion;

- Submittal of a Site Management Plan in the RAR for approval by OER that provides procedures for appropriate operation, maintenance, monitoring, inspection, reporting and certification of ECs. SMP will require that the property owner and property owner's successors and assigns will submit to OER a periodic written statement that certifies that: (1) controls employed at the Site are unchanged from the previous certification or that any changes to the controls were approved by OER; and, (2) nothing has occurred that impairs the ability of the controls to protect public health and environment or that constitute a violation or failure to comply with the SMP. OER retains the right to enter the Site in order to evaluate the continued maintenance of any controls. This certification shall be submitted at a frequency to be determine by OER in the SMP and will comply with RCNY §43-1407(1)(3).
- Vegetable gardens and farming on the Site are prohibited in contact with residual soil materials;
- Use of groundwater underlying the Site is prohibited without treatment rendering it safe for its intended use;
- The Site will be used for residential and commercial uses and will not be used for a higher level of use without prior approval by OER.

4.5 SITE MANAGEMENT PLAN

Site Management is not required for Track 1 remedial actions. However, if Track 1 SCOs are not achieved, Site Management will be the last phase of remediation and begins with the approval of the Remedial Action Report and issuance of the Notice of Completion (NOC) for the Remedial Action. The Site Management Plan (SMP) describes appropriate methods and procedures to ensure implementation of all ECs and ICs that are required by this RAWP. The Site Management Plan is submitted as part of the RAR but will be written in a manner that

allows its use as an independent document. Site Management continues until terminated in writing by OER. The property owner is responsible to ensure that all Site Management responsibilities defined in the Site Management Plan are implemented.

The SMP will provide a detailed description of the procedures required to manage residual soil/fill left in place following completion of the remedial action in accordance with the Voluntary Cleanup Agreement with OER. This includes a plan for: (1) implementation of EC's and ICs; (2) implementation of monitoring programs; (3) operation and maintenance of EC's; (4) inspection and certification of EC's; and (5) reporting.

Site management activities, reporting, and EC/IC certification will be scheduled by OER on a periodic basis to be established in the SMP and will be subject to review and modification by OER. The Site Management Plan will be based on a calendar year and certification reports will be due for submission to OER by July 30 of the year following the reporting period.

4.6 QUALITATIVE HUMAN HEALTH EXPOSURE ASSESSMENT

The objective of the qualitative exposure assessment is to identify potential receptors and pathways for human exposure to the contaminants of concern (COC) that are present at, or migrating from, the Site. The identification of exposure pathways describes the route that the COC takes to travel from the source to the receptor. An identified pathway indicates that the potential for exposure exists; it does not imply that exposures actually occur.

Investigations reported in the Remedial Investigation Report (RIR) are sufficient to complete a Qualitative Human Health Exposure Assessment (QHHEA). As part of the VCP process, a QHHEA was performed to determine whether the Site poses an existing or future health hazard to the Site's exposed or potentially exposed population. The sampling data from the RI were evaluated to determine whether there is any health risk by characterizing the exposure setting, identifying exposure pathways, and evaluating contaminant fate and transport. This QHHEA was prepared in accordance with Appendix 3B and Section 3.3 (b) 8 of the NYSDEC Draft DER-10 Technical Guidance for Site Investigation and Remediation.

Known and Potential Sources

Historic fill is believed to be the predominant source of contaminants at the site. Historic fill is present throughout the site from grade to approximately 6 feet bgs. Based on results of the RIR, the contaminants of concern are:

Soil

- SVOCs including benz(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, chrysene, indeno(1,2,3-cd)pyrene, and dibenzo(a,h)anthracene were detected at concentrations exceeding Restricted Residential Use SCOs;
- Pesticides, including 4,4'-DDD, 4,4'-DDT, 4,4'-DDE, and dieldrin were identified but did not exceed Restricted Residential SCOs; and
- Metals, including barium exceeding Restricted Residential Use SCOs.
- Waste characterization sampling indicated lead hazardous waste.

Groundwater

17. Groundwater samples were not collected during the RI

Soil Vapor

- Chlorinated VOC trichloroethylene (TCE) detected above NYS DOH monitoring thresholds
- Petroleum-related hydrocarbons including BTEX were detected at elevated concentrations.

Nature, Extent, Fate and Transport of Contaminants

Metals and SVOCs were detected in the shallow soil and are associated with historic fill placed beneath the ground surface at this site. SVOCs and metals in the soil vary throughout the site and indicative of contamination which was present in the historic fill. Groundwater was not encountered in previous investigations and lies at a depth greater than 30 feet bgs. The chlorinated compound, trichloroethylene (TCE), was detected in one soil gas sample at elevated concentrations, but not detected in any of the soil samples collected at the Site.

Potential Routes of Exposure

The five elements of an exposure pathway are: (1) contaminant source, (2) contaminant release and transportation, (3) exposure points, (4) exposure routes, and (5) receptor population.. An exposure pathway is considered complete when all five elements of an exposure pathway are documented. A potential exposure path way exists when any one of the five elements comprising an exposure pathway cannot be documented. An exposure pathway may be eliminated from further evaluation when any one of the five elements comprising an exposure pathway has not existed in the past, does not exist in the present, and will never exist in the future. Three potential primary routes exist by which chemicals can enter the body:

- Ingestion of water, fill, or soil;
- Inhalation of vapors and particulates; and
- Dermal contact with water, fill, soil, or building materials.

Existence of Human Health Exposure

Current Conditions

The eastern portion of the site is currently undeveloped with soil exposed at the land surface. The areas where human exposure to contaminated soil is possible, potential migration pathway is likely complete for dermal absorption, ingestion, and inhalation. However, because the site is vacant and site access is secured, the potential exposed pathways are not complete except for site workers. The Site is served by public water supply and groundwater use for potable supply is prohibited, groundwater is not used at the Site and there is no potential for exposure. There is no building currently constructed on the Site, therefore there is no potential for soil vapor to intrude into an on-Site building.

Construction/Remediation Activities

During remedial action, construction workers will be exposed to site constituents including metals in soils as a result of on-Site construction and excavation activities. The proposed Site development includes the removal of existing soil to a depth of approximately 10-12 feet across the entire Site and construction of a new 6-story building with a full basement floor slab over the entire footprint of the Site. On-Site construction workers potentially could ingest, inhale or have

dermal contact with any exposed impacted soil, and fill. Similarly, off-Site receptors could be exposed to dust and vapors from on-Site activities. During construction, on-Site and off-Site exposures to contaminated dust from on-Site will be addressed through the implementation of the Soil/Materials Management Plan, storm-water pollution prevention, dust controls, and through the implementation of the Community Air-Monitoring Program and a Construction Health and Safety Plan.

Proposed Future Conditions

Under future remediated conditions, all soils in excess of Track 1 Unrestricted Use SCOs will be removed. The Site will be fully capped, limiting potential direct exposure to soil remaining in place, and a vapor barrier system as well as the SSDS will prevent any exposure to potential off-Site soil vapors in the future. The Site is served by a public water supply, and groundwater is not used at the Site for potable supply. There are no plausible off-Site pathways for ingestion, inhalation, or dermal exposure to contaminants derived from the Site under future conditions.

Receptor Populations

On-Site Receptors

The Site is currently a vacant lot under redevelopment with construction trailers and workers. A perimeter fence restricts access to the Site. Therefore, the only potential on-Site receptors are Site representatives, workers, visitors, and trespassers. Once the Site is redeveloped, the on-Site potential sensitive receptors will include workers, consumers, child and adult residents and visitors.

Off-Site Receptors

Potential off-site receptors within a 0.25 mile radius of the Site include adult and child residents, students, commercial and construction workers, pedestrians, trespassers, and cyclists based on the following:

1. Commercial Businesses (up to 0.25 mile) – existing and future
2. Residential Buildings (up to 0.25 mile) – existing and future.

3. Building Construction/Renovation (up to 0.25 mile) – existing and future.
4. Pedestrians, Trespassers, Cyclists (up to 0.25 mile) – existing and future.

Overall Human Health Exposure Assessment

Based upon this analysis, complete on-site exposure pathways appear to be present only during current conditions and the remedial action phase. Under current conditions, on-Site exposure pathways exist for site personnel but are minimized by preventing access to the Site. During the remedial action, on-Site and off-Site exposures to contaminated dust from historic fill material will be addressed through dust controls, and through the implementation of the Community Air Monitoring Program, the Soil/Materials Management Plan, and a Construction Health and Safety Plan. After the remedial action is complete, there will be no remaining exposure pathway to on-Site soil/fill, as all soil above Track 1 Unrestricted Use SCOs will have been removed and a vapor barrier will have been installed as part of development. The SSDS and vapor barrier system will prevent potential vapor intrusion. The composite cover system and use restrictions will prevent contact with residual soil or groundwater and continued protection after the remedial action will be achieved by the implementation of site management including periodic inspection and certification of the performance of remedial controls. Potential post-construction use of groundwater is not considered an option because groundwater in this area of New York City is not used as a potable water source. There are no surface waters in close proximity to the Site that could be impacted or threatened.

5.0 REMEDIAL ACTION MANAGEMENT

5.1 PROJECT ORGANIZATION AND OVERSIGHT

Principal personnel who will participate in the remedial action include TJ Motley of WCD who will serve as the on-site Environmental Engineer. The Professional Engineer (PE) and Qualified Environmental Professionals (QEP) for this project are Mr. Scott McDonald and Mr. Wes Lindemuth of WCD.

5.2 SITE SECURITY

Site access will be controlled by gated entrances to the fenced property.

5.3 WORK HOURS

The hours for operation of remedial construction will be from 7:00 am to 5:00 pm. These hours conform to the New York City Department of Buildings construction code requirements.

5.4 CONSTRUCTION HEALTH AND SAFETY PLAN

The Health and Safety Plan is included in Appendix 4. The Site Safety Coordinator will be Augustine Clery. Remedial work performed under this RAWP will be in full compliance with applicable health and safety laws and regulations, including Site and OSHA worker safety requirements and HAZWOPER requirements. Confined space entry, if any, will comply with OSHA requirements and industry standards and will address potential risks. The parties performing the remedial construction work will ensure that performance of work is in compliance with the HASP and applicable laws and regulations. The HASP pertains to remedial and invasive work performed at the Site until the issuance of the Notice of Completion.

All field personnel involved in remedial activities will participate in training required under 29 CFR 1910.120, including 40-hour hazardous waste operator training and annual 8-hour refresher training. Site Safety Officer will be responsible for maintaining workers training records.

Personnel entering any exclusion zone will be trained in the provisions of the HASP and be required to sign an HASP acknowledgment. Site-specific training will be provided to field personnel. Additional safety training may be added depending on the tasks performed. Emergency telephone numbers will be posted at the site location before any remedial work begins. A safety meeting will be conducted before each shift begins. Topics to be discussed include task hazards and protective measures (physical, chemical, environmental); emergency procedures; PPE levels and other relevant safety topics. Meetings will be documented in a log book or specific form.

An emergency contact sheet with names and phone numbers is included in the HASP. That document will define the specific project contacts for use in case of emergency.

5.5 COMMUNITY AIR MONITORING PLAN

Real-time air monitoring for volatile organic compounds (VOCs) and particulate levels at the perimeter of the exclusion zone or work area will be performed. Continuous monitoring will be performed for all ground intrusive activities and during the handling of contaminated or potentially contaminated media. Ground intrusive activities include, but are not limited to, soil/waste excavation and handling, test pit excavation or trenching, and the installation of soil borings or monitoring wells.

Periodic monitoring for VOCs will be performed during non-intrusive activities such as the collection of soil and sediment samples or the collection of groundwater samples from existing monitoring wells. Periodic monitoring during sample collection, for instance, will consist of taking a reading upon arrival at a sample location, monitoring while opening a well cap or overturning soil, monitoring during well baling/purging, and taking a reading prior to leaving a sample location. Depending upon the proximity of potentially exposed individuals, continuous monitoring may be performed during sampling activities. Examples of such situations include groundwater sampling at wells on the curb of a busy urban street, in the midst of a public park, or adjacent to a school or residence. Exceedances of action levels observed during performance of the Community Air Monitoring Plan (CAMP) will be reported to the OER Project Manager and included in the Daily Report.

VOC Monitoring, Response Levels, and Actions

Volatile organic compounds (VOCs) will be monitored at the downwind perimeter of the immediate work area (i.e., the exclusion zone) on a continuous basis during invasive work. Upwind concentrations will be measured at the start of each workday and periodically thereafter to establish background conditions. The monitoring work will be performed using equipment appropriate to measure the types of contaminants known or suspected to be present. The equipment will be calibrated at least daily for the contaminant(s) of concern or for an appropriate surrogate. The equipment will be capable of calculating 15-minute running average concentrations, which will be compared to the levels specified below.

- If the ambient air concentration of total organic vapors at the downwind perimeter of the work area or exclusion zone exceeds 5 parts per million (ppm) above background for the 15-minute average, work activities will be temporarily halted and monitoring continued. If the total organic vapor level readily decreases (per instantaneous readings) below 5 ppm over background, work activities will resume with continued monitoring.
- If total organic vapor levels at the downwind perimeter of the work area or exclusion zone persist at levels in excess of 5 ppm over background but less than 25 ppm, work activities will be halted, the source of vapors identified, corrective actions taken to abate emissions, and monitoring continued. After these steps, work activities will resume provided that the total organic vapor level 200 feet downwind of the exclusion zone or half the distance to the nearest potential receptor or residential/commercial structure, whichever is less - but in no case less than 20 feet, is below 5 ppm over background for the 15-minute average.
- If the organic vapor level is above 25 ppm at the perimeter of the work area, activities will be shutdown.

All 15-minute readings must be recorded and be available for OER personnel to review. Instantaneous readings, if any, used for decision purposes will also be recorded.

Particulate Monitoring, Response Levels, and Actions

Particulate concentrations will be monitored continuously at the upwind and downwind perimeters of the exclusion zone at temporary particulate monitoring stations. The particulate

monitoring will be performed using real-time monitoring equipment capable of measuring particulate matter less than 10 micrometers in size (PM-10) and capable of integrating over a period of 15 minutes (or less) for comparison to the airborne particulate action level. The equipment will be equipped with an audible alarm to indicate exceedance of the action level. In addition, fugitive dust migration should be visually assessed during all work activities.

- If the downwind PM-10 particulate level is 100 micrograms per cubic meter (mcg/m^3) greater than background (upwind perimeter) for the 15-minute period or if airborne dust is observed leaving the work area, then dust suppression techniques will be employed. Work will continue with dust suppression techniques provided that downwind PM-10 particulate levels do not exceed $150 \text{ mcg}/\text{m}^3$ above the upwind level and provided that no visible dust is migrating from the work area.
- If, after implementation of dust suppression techniques, downwind PM-10 particulate levels are greater than $150 \text{ mcg}/\text{m}^3$ above the upwind level, work will be stopped and a re-evaluation of activities initiated. Work will resume provided that dust suppression measures and other controls are successful in reducing the downwind PM-10 particulate concentration to within $150 \text{ mcg}/\text{m}^3$ of the upwind level and in preventing visible dust migration.

All readings will be recorded and be available for OER personnel to review.

5.6 AGENCY APPROVALS

All permits or government approvals required for remedial construction have been or will be obtained prior to the start of remedial construction. Approval of this RAWP by OER does not constitute satisfaction of these requirements and will not be a substitute for any required permit.

5.7 SITE PREPARATION

Pre-Construction Meeting

OER will be invited to attend the pre-construction meeting at the Site with all parties involved in the remedial process prior to the start of remedial construction activities.

Mobilization

Mobilization will be conducted as necessary for each phase of work at the Site. Mobilization includes field personnel orientation, equipment mobilization (including securing all sampling equipment needed for the field investigation), marking/staking sampling locations and utility mark-outs. Each field team member will attend an orientation meeting to become familiar with the general operation of the Site, health and safety requirements, and field procedures.

Utility Marker Layouts, Easement Layouts

The presence of utilities and easements on the Site will be fully investigated prior to the performance of invasive work such as excavation or drilling under this plan by using, at a minimum, the One-Call System (811). Underground utilities may pose an electrocution, explosion, or other hazard during excavation or drilling activities. All invasive activities will be performed in compliance with applicable laws and regulations to assure safety. Utility companies and other responsible authorities will be contacted to locate and mark the locations, and a copy of the Markout Ticket will be retained by the contractor prior to the start of drilling, excavation or other invasive subsurface operations. Overhead utilities may also be present within the anticipated work zones. Electrical hazards associated with drilling in the vicinity of overhead utilities will be prevented by maintaining a safe distance between overhead power lines and drill rig masts.

Proper safety and protective measures pertaining to utilities and easements, and compliance with all laws and regulations will be employed during invasive and other work contemplated under this RAWP. The integrity and safety of on-Site and off-Site structures will be maintained during all invasive, excavation or other remedial activity performed under the RAWP.

Equipment and Material Staging

Equipment and materials will be stored and staged in a manner that complies with applicable laws and regulations.

Stabilized Construction Entrance

Steps will be taken to ensure that trucks departing the site will not track soil, fill or debris off-Site. Such actions may include use of cleaned asphalt or concrete roads or use of stone or other aggregate-based egress paths between the truck inspection station and the property exit. Measures will be taken to ensure that adjacent roadways will be kept clean of project related soils, fill and debris.

Truck Inspection Station

An outbound-truck inspection station will be set up close to the Site exit. Before exiting the NYC VCP Site, trucks will be required to stop at the truck inspection station and will be examined for evidence of contaminated soil on the undercarriage, body, and wheels. Soil and debris will be removed. Brooms, shovels and potable water will be utilized for the removal of soil from vehicles and equipment, as necessary.

Extreme Storm Preparedness and Response Contingency Plan

Damage from flooding or storm surge can include dislocation of soil and stockpiled materials, dislocation of site structures and construction materials and equipment, and dislocation of support of excavation structures. Damage from wind during an extreme storm event can create unsafe or unstable structures, damage safety structures and cause downed power lines creating dangerous site conditions and loss of power. In the event of emergency conditions caused by an extreme storm event, the enrollee will undertake the following steps for site preparedness prior to the event and response after the event.

Storm Preparedness

Preparations in advance of an extreme storm event will include the following: containerized hazardous materials and fuels will be removed from the property; loose materials will be secured to prevent dislocation and blowing by wind or water; heavy equipment such as excavators and generators will be removed from holes, trenches and depressions on the property to high ground or removed from the property; an inventory of the property with photographs will be performed to establish conditions for the site and equipment prior to the event; stockpile covers for soil and fill will be secured by adding weights such as sandbags for added security and worn or ripped

stockpile covers will be replaced with competent covers; stockpiled hazardous wastes will be removed from the property; stormwater management systems will be inspected and fortified, including, as necessary: clean and reposition silt fences, haybales; clean storm sewer filters and traps; and secure and protect pumps and hosing.

Storm Response

At the conclusion of an extreme storm event, as soon as it is safe to access the property, a complete inspection of the property will be performed. A site inspection report will be submitted to OER at the completion of site inspection and after the site security is assessed. Site conditions will be compared to the inventory of site conditions and material performed prior to the storm event and significant differences will be noted. Damage from storm conditions that result in acute public safety threats, such as downed power lines or imminent collapse of buildings, structures or equipment will be reported to public safety authorities via appropriate means such as calling 911. Petroleum spills will be reported to NYS DEC within 2 hours of identification and consistent with State regulations. Emergency and spill conditions will also be reported to OER. Public safety structures, such as construction security fences will be repaired promptly to eliminate public safety threats. Debris will be collected and removed. Dewatering will be performed in compliance with existing laws and regulations and consistent with emergency notifications, if any, from proper authorities. Eroded areas of soil including unsafe slopes will be stabilized and fortified. Dislocated materials will be collected and appropriately managed. Support of excavation structure will be inspected and fortified as necessary. Impacted stockpiles will be contained and damaged stockpile covers will be replaced. Storm-water control systems and structures will be inspected and maintained as necessary. If soil or fill materials are discharged off site to adjacent properties, property owners and OER will be notified and corrective measure plan designed to remove and clean dislocated material will be submitted to OER and implemented following approval by OER and granting of site access by the property owner. Impacted offsite areas may require characterization based on site conditions, at the discretion of OER. If onsite petroleum spills are identified, a qualified environmental professional will determine the nature and extent of the spill and report to NYS DEC's spill hotline at DEC 800-457-7362. If the source of the spill is ongoing and can be identified, it should be stopped if this can be done safely. Potential hazards will be addressed immediately, consistent with guidance issued by NYS DEC.

Storm Response Reporting

A site inspection report will be submitted to OER at the completion of site inspection. An inspection report established by OER is available on OER's website (www.nyc.gov/oer) and will be used for this purpose. Site conditions will be compared to the inventory of site conditions and material performed prior to the storm event and significant differences will be noted. The site inspection report will be sent to the OER project manager and will include the site name, address, tax block and lot, site primary and alternate contact name and phone number. Damage and soil release assessment will include: whether the project had stockpiles; whether stockpiles were damaged; photographs of damage and notice of plan for repair; report of whether soil from the site was dislocated and whether any of the soil left the site; estimates of the volume of soil that left the site, nature of impact, and photographs; description of erosion damage; description of equipment damage; description of damage to the remedial program or the construction program, such as damage to the support of excavation; presence of onsite or offsite exposure pathways caused by the storm; presence of petroleum or other spills and status of spill reporting to NYS DEC; description of corrective actions; schedule for corrective actions. This report should be completed and submitted to OER project manager with photographs within 24 hours of the time of safe entry to the property after the storm event.

5.8 TRAFFIC CONTROL

Drivers of trucks leaving the NYC VCP Site with soil/fill will be instructed to proceed without stopping in the vicinity of the site to prevent neighborhood impacts. The planned route on local roads for trucks leaving the site is to pull out of the site and head south on 9th Avenue, and then proceed to the disposal facility.

5.9 DEMOBILIZATION

Demobilization will include:

- As necessary, restoration of temporary access areas and areas that may have been disturbed to accommodate support areas (e.g., staging areas, decontamination areas, storage areas, temporary water management areas, and access area);

- Removal of sediment from erosion control measures and truck wash and disposal of materials in accordance with applicable laws and regulations;
- Equipment decontamination, and;
- General refuse disposal.

Equipment will be decontaminated and demobilized at the completion of all field activities. Investigation equipment and large equipment (e.g., soil excavators) will be washed at the truck inspection station as necessary. In addition, all investigation and remediation derived waste will be appropriately disposed.

5.10 REPORTING AND RECORD KEEPING

Daily Reports

Daily reports providing a general summary of activities for each day of *active remedial work* will be emailed to the OER Project Manager by the end of the following day. Those reports will include:

- Project number and statement of the activities and an update of progress made and locations of work performed;
- Quantities of material imported and exported from the Site;
- Status of on-Site soil/fill stockpiles;
- A summary of all citizen complaints, with relevant details (basis of complaint; actions taken; etc.);
- A summary of CAMP excursions, if any;
- Photograph of notable Site conditions and activities.

The frequency of the reporting period may be revised in consultation with OER project manager based on planned project tasks. Daily email reports are not intended to be the primary mode of communication for notification to OER of emergencies (accidents, spills), requests for changes to the RAWP or other sensitive or time critical information. However, such information will be included in the daily reports. Emergency conditions and changes to the RAWP will be

communicated directly to the OER project manager by personal communication. Daily reports will be included as an Appendix in the Remedial Action Report.

Record Keeping and Photo-Documentation

Job-site record keeping for all remedial work will be performed. These records will be maintained on-Site during the project and will be available for inspection by OER staff. Representative photographs will be taken of the Site prior to any remedial activities and during major remedial activities to illustrate remedial program elements and contaminant source areas. Photographs will be submitted at the completion of the project in the RAR in digital format (i.e. jpeg files).

5.11 COMPLAINT MANAGEMENT

All complaints from citizens will be promptly reported to OER. Complaints will be addressed and outcomes will also be reported to OER in daily reports. Notices to OER will include the nature of the complaint, the party providing the complaint, and the actions taken to resolve any problems.

5.12 DEVIATIONS FROM THE REMEDIAL ACTION WORK PLAN

All changes to the RAWP will be reported to the OER Project Manager and will be documented in daily reports and reported in the Remedial Action Report. The process to be followed if there are any deviations from the RAWP will include a request for approval for the change from OER noting the following:

- Reasons for deviating from the approved RAWP;
- Effect of the deviations on overall remedy; and
- Determination that the remedial action with the deviation(s) is protective of public health and the environment.

6.0 REMEDIAL ACTION REPORT

A Remedial Action Report (RAR) will be submitted to OER following implementation of the remedial action defined in this RAWP. The RAR will document that the remedial work required under this RAWP has been completed and has been performed in compliance with this plan. The RAR will include:

- Information required by this RAWP;
- As-built drawings for all constructed remedial elements, required certifications, manifests and other written and photographic documentation of remedial work performed under this remedy;
- Site Management Plan (if Track 1 is not achieved);
- Description of any changes in the remedial action from the elements provided in this RAWP and associated design documents;
- Tabular summary of all end point sampling results and all material characterization results, QA/QC results for end-point sampling, and other sampling and chemical analysis performed as part of the remedial action and DUSR;
- Test results or other evidence demonstrating that remedial systems are functioning properly;
- Account of the source area locations and characteristics of all contaminated material removed from the Site including a map showing source areas;
- Account of the disposal destination of all contaminated material removed from the Site. Documentation associated with disposal of all material will include transportation and disposal records, and letters approving receipt of the material.
- Account of the origin and required chemical quality testing for material imported onto the Site.
- Recorded Declaration of Covenants and Restrictions.
- Reports and supporting material will be submitted in digital form.

Remedial Action Report Certification

The following certification will appear in front of the Executive Summary of the Remedial Action Report. The certification will include the following statements:

I, _____, am currently a professional engineer licensed by the State of New York. I had primary direct responsibility for implementation of the remedial program for the Site name Site number.

I, _____, am a qualified Environmental Professional. I had primary direct responsibility for implementation remedial program for the Site name Site number . (Optional)

I certify that the OER-approved Remedial Action Work Plan dated month day year and Stipulations in a letter dated month day, year; if any were implemented and that all requirements in those documents have been substantively complied with. I certify that contaminated soil, fill, liquids or other material from the property were taken to facilities licensed to accept this material in full compliance with applicable laws and regulations.

7.0 SCHEDULE

The table below presents a schedule for the proposed remedial action and reporting. If the schedule for remediation and development activities changes, it will be updated and submitted to OER. Currently, a three (3) month remediation period is anticipated.

Schedule Milestone	Weeks from Remedial Action Start	Duration (weeks)
OER Approval of RAWP	0	-
Fact Sheet 2 announcing start of remedy	0	-
Mobilization	0	-
Remedial Excavation	0	8
Demobilization	8	2
Submit Remedial Action Report	10	-

APPENDIX 1

CITIZEN PARTICIPATION PLAN

The NYC Office of Environmental Remediation and IEC Community Development have established this Citizen Participation Plan because the opportunity for citizen participation is an important component of the NYC Voluntary Cleanup Program. This Citizen Participation Plan describes how information about the project will be disseminated to the Community during the remedial process. As part of its obligations under the NYC VCP, IEC Community Development will maintain a repository for project documents and provide public notice at specified times throughout the remedial program. This Plan also takes into account potential environmental justice concerns in the community that surrounds the project Site. Under this Citizen Participation Plan, project documents and work plans are made available to the public in a timely manner. Public comment on work plans is strongly encouraged during public comment periods. Work plans are not approved by the NYC Office of Environmental Remediation (OER) until public comment periods have expired and all comments are formally reviewed. An explanation of cleanup plans in the form of a public meeting or informational session is available upon request to OER's project manager assigned to this Site, Sarah Pong, who may be contacted about these issues or any other questions, comments or concerns that arise during the remedial process at (212) 442-8342.

Project Contact List. OER has established a Site Contact List for this project to provide public notices in the form of fact sheets to interested members of the Community. Communications will include updates on important information relating to the progress of the cleanup program at the Site as well as to request public comments on the cleanup plan. The Project Contact List includes owners and occupants of adjacent buildings and homes, principal administrators of nearby schools, hospitals and day care centers, the public water supplier that serves the area, established document repositories, the representative Community Board, City Council members, other elected representatives and any local Brownfield Opportunity Area (BOA) grantee organizations. Any member of the public or organization will be added to the Site Contact List on request. A copy of the Site Contact List is maintained by OER's project

manager. If you would like to be added to the Project Contact List, contact NYC OER at (212) 788-8841 or by email at brownfields@cityhall.nyc.gov.

Repositories. A document repository is maintained in the nearest public library that maintains evening and weekend hours. This document repository is intended to house, for community review, all principal documents generated during the cleanup program including Remedial Investigation plans and reports, Remedial Action work plans and reports, and all public notices and fact sheets produced during the lifetime of the remedial project. Brookfield will inspect the repositories to ensure that they are fully populated with project information. The repository for this project is:

Brooklyn Public Library
Saratoga Branch
8 Thomas S. Boyland Street
718-573-5224

Digital Documentation. NYC OER strongly encourages the use of digital documents in repositories as a means of minimizing paper use while also increasing convenience in access and ease of use.

Identify Issues of Public Concern. No specific issues of concern to stakeholders proximate to the project site were identified during a review of this project.

Public Notice and Public Comment. Public notice to all members of the Project Contact List is required at three major steps during the performance of the cleanup program (listed below) and at other points that may be required by OER. Notices will include Fact Sheets with descriptive project summaries, updates on recent and upcoming project activities, repository information, and important phone and email contact information. All notices will be prepared by Brookfield, reviewed and approved by OER prior to distribution and mailed by Brookfield. Public comment is solicited in public notices for all work plans developed under the NYC Voluntary Cleanup Program. Final review of all work plans by OER will consider all public comments. Approval will not be granted until the public comment period has been completed.

Citizen Participation Milestones. Public notice and public comment activities occur at several steps during a typical NYC VCP project. See flow chart on the following page, which identifies when during the NYC VCP public notices are issued: These steps include:

- **Public Notice of the availability of the Remedial Investigation Report and Remedial Action Work Plan and a 30-day public comment period on the Remedial Action Work Plan.**

Public notice in the form of a Fact Sheet is sent to all parties listed on the Site Contact List announcing the availability of the Remedial Investigation Report and Remedial Action Work Plan and the initiation of a 30-day public comment period on the Remedial Action Work Plan. The Fact Sheet summarizes the findings of the RIR and provides details of the RAWP. The public comment period will be extended an additional 15 days upon public request. A public meeting or informational session will be conducted by OER upon request.

- **Public Notice announcing the approval of the RAWP and the start of remediation**

Public notice in the form of a Fact Sheet is sent to all parties listed on the Site Contact List announcing the approval of the RAWP and the start of remediation.

- **Public Notice announcing the completion of remediation, designation of Institutional and Engineering Controls and issuance of the Notice of Completion**

Public notice in the form of a Fact Sheet is sent to all parties listed on the Site Contact List announcing the completion of remediation, providing a list of all Institutional and Engineering Controls implemented for to the Site and announcing the issuance of the Notice of Completion.

APPENDIX 2

SUSTAINABILITY STATEMENT

This Sustainability Statement documents sustainable activities and green remediation efforts planned under this remedial action.

Recontamination Control. Recontamination after cleanup and redevelopment is completed undermines the value of work performed, may result in a property that is less protective of public health or the environment, and may necessitate additional cleanup work later or impede future redevelopment. Recontamination can arise from future releases that occur within the property or by influx of contamination from off-Site.

Installation of an SSDS system and vapor barrier will be incorporated into the building design and can eliminate the risk of future migration of soil vapor contamination from off-Site.

An estimate of the area of the Site that utilizes recontamination controls under this plan will be reported in the RAR in square feet.

Reuse of Clean, Recyclable Materials. Reuse of clean, locally-derived recyclable materials reduces consumption of non-renewable virgin resources and can provide energy savings and greenhouse gas reduction.

An estimate of the number of tons of clean, non-virgin materials that will be reused under this plan will be quantified and reported in the RAR.

Reduce Consumption of Virgin and Non-Renewable Resources. Reduced consumption of virgin and non-renewable resources lowers the overall environmental impact of the project on the region by conserving these resources.

An estimate of the quantity (in tons) of virgin and non-renewable resources, the use of which will be avoided under this plan, will be quantified and reported in the RAR.

Reduced Energy Consumption and Promotion of Greater Energy Efficiency. Reduced energy consumption lowers greenhouse gas emissions, improves local air quality, lessens in-city

power generation requirements, can lower traffic congestion, and provides substantial cost savings.

Best efforts will be made to quantify energy efficiencies achieved during the remediation and will be reported in the Remedial Action Report (RAR). Where energy savings cannot be easily quantified, a gross indicator of the amount of energy saved or the means by which energy savings was achieved will be reported.

Conversion to Clean Fuels. Use of clean fuel improves NYC's air quality by reducing harmful emissions.

An estimate of the volume of clean fuels used during remedial activities will be quantified and reported in the RAR.

Storm-water Retention. Storm-water retention improves water quality by lowering the rate of combined storm-water and sewer discharges to NYC's sewage treatment plants during periods of precipitation, and reduces the volume of untreated influent to local surface waters.

An estimate of the enhanced storm-water retention capability of the redevelopment project will be included in the RAR.

Linkage with Green Building. Green buildings provide a multitude of benefits to the city across a broad range of areas, such as reduction of energy consumption, conservation of resources, and reduction in toxic materials use.

The number of Green Buildings that are associated with this brownfield redevelopment property will be reported in the RAR. The total square footage of green building space created as a function of this brownfield redevelopment will be quantified for residential, commercial and industrial/manufacturing uses.

Paperless Brownfield Cleanup Program. Brookfield is participating in OER's Paperless Brownfield Cleanup Program. Under this program, submission of electronic documents will replace submission of hard copies for the review of project documents, communications and milestone reports.

Low-Energy Project Management Program. Brookfield is participating in OER's low-energy project management program. Under this program, whenever possible, meetings are held

using remote communication technologies, such as videoconferencing and teleconferencing to reduce energy consumption and traffic congestion associated with personal transportation.

Trees and Plantings. Trees and other plantings provide habitat and add to NYC's environmental quality in a wide variety of ways. Native plant species and native habitat provide optimal support to local fauna, promote local biodiversity, and require less maintenance.

An estimate of the land area that will be vegetated, including the number of trees planted or preserved, will be reported in square feet in the RAR.

APPENDIX 3

SOIL/MATERIALS MANAGEMENT PLAN

1.1 SOIL SCREENING METHODS

Visual, olfactory and PID soil screening and assessment will be performed under the supervision of a Qualified Environmental Professional and will be reported in the RAR. Soil screening will be performed during invasive work performed during the remedy and development phases prior to issuance of the Notice of Completion.

1.2 STOCKPILE METHODS

Excavated soil from suspected areas of contamination (e.g., hot spots, USTs, drains, etc.) will be stockpiled separately and will be segregated from clean soil and construction materials. Stockpiles will be used only when necessary and will be removed as soon as practicable. While stockpiles are in place, they will be inspected daily, and before and after every storm event. Results of inspections will be recorded in a logbook and maintained at the Site and available for inspection by OER. Excavated soils will be stockpiled on, at minimum, double layers of 8-mil minimum sheeting, will be kept covered at all times with appropriately anchored plastic tarps, and will be routinely inspected. Broken or ripped tarps will be promptly replaced.

All stockpile activities will be compliant with applicable laws and regulations. Soil stockpile areas will be appropriately graded to control run-off in accordance with applicable laws and regulations. Stockpiles of excavated soils and other materials shall be located at least of 50 feet from the property boundaries, where possible. Hay bales or equivalent will surround soil stockpiles except for areas where access by equipment is required. Silt fencing and hay bales will be used as needed near catch basins, surface waters and other discharge points.

1.3 CHARACTERIZATION OF EXCAVATED MATERIALS

Soil/fill or other excavated media that is transported off-Site for disposal will be sampled in a manner required by the receiving facility, and in compliance with applicable laws and regulations. Soils proposed for reuse on-Site will be managed as defined in this plan.

1.4 MATERIALS EXCAVATION, LOAD-OUT AND DEPARTURE

The PE/QEP overseeing the remedial action will:

- oversee remedial work and the excavation and load-out of excavated material;
- ensure that there is a party responsible for the safe execution of invasive and other work performed under this work plan;
- ensure that Site development activities and development-related grading cuts will not interfere with, or otherwise impair or compromise the remedial activities proposed in this RAWP;
- ensure that the presence of utilities and easements on the Site has been investigated and that any identified risks from work proposed under this plan are properly addressed by appropriate parties;
- ensure that all loaded outbound trucks are inspected and cleaned if necessary before leaving the Site;
- ensure that all egress points for truck and equipment transport from the Site will be kept clean of Site-derived materials during Site remediation.

Locations where vehicles exit the Site shall be inspected daily for evidence of soil tracking off premises. Cleaning of the adjacent streets will be performed as needed to maintain a clean condition with respect to Site-derived materials.

Open and uncontrolled mechanical processing of historical fill and contaminated soil on-Site will not be performed without prior OER approval.

1.5 OFF-SITE MATERIALS TRANSPORT

Loaded vehicles leaving the Site will comply with all applicable materials transportation requirements (including appropriate covering, manifests, and placards) in accordance with applicable laws and regulations, including use of licensed haulers in accordance with 6 NYCRR Part 364. If loads contain wet material capable of causing leakage from trucks, truck liners will be used. Queuing of trucks will be performed on-Site, when possible in order to minimize off Site disturbance. Off-Site queuing will be minimized.

Outbound truck transport route includes exiting the Site and traveling south on Ninth Avenue and then taking using the Lincoln Tunnel to leave Manhattan. This routing takes into account the following factors: (a) limiting transport through residential areas and past sensitive sites; (b) use of mapped truck routes; (c) minimizing off-Site queuing of trucks entering the facility; (d) limiting total distance to major highways; (e) promoting safety in access to highways; and (f) overall safety in transport. To the extent possible, all trucks loaded with Site materials will travel from the Site using these truck routes. Trucks will not stop or idle in the neighborhood after leaving the project Site.

1.6 MATERIALS DISPOSAL OFF-SITE

The following documentation will be established and reported by the PE/QEP for each disposal destination used in this project to document that the disposal of regulated material exported from the Site conforms with applicable laws and regulations: (1) a letter from the PE/QEP or Enrollee to each disposal facility describing the material to be disposed and requesting written acceptance of the material. This letter will state that material to be disposed is regulated material generated at an environmental remediation Site in Manhattan, New York under a governmental remediation program. The letter will provide the project identity and the name and phone number of the PE/QEP or Enrollee. The letter will include as an attachment a summary of all chemical data for the material being transported; and (2) a letter from each disposal facility stating it is in receipt of the correspondence (1, above) and is approved to accept the material. These documents will be included in the RAR.

The Remedial Action Report will include an itemized account of the destination of all material removed from the Site during this remedial action. Documentation associated with disposal of all material will include records and approvals for receipt of the material. This information will be presented in the RAR.

All impacted soil/fill or other waste excavated and removed from the Site will be managed as regulated material and will be disposed in accordance with applicable laws and regulations. Historic fill and contaminated soils taken off-Site will be handled as solid waste and will not be disposed at a Part 360-16 Registration Facility (also known as a Soil Recycling Facility).

Waste characterization will be performed for off-Site disposal in a manner required by the receiving facility and in conformance with its applicable permits. Waste characterization sampling and analytical methods, sampling frequency, analytical results and QA/QC will be reported in the RAR. A manifest system for off-Site transportation of exported materials will be employed. Manifest information will be reported in the RAR. Hazardous wastes derived from on-Site will be stored, transported, and disposed of in compliance with applicable laws and regulations.

1.7 MATERIALS REUSE ON-SITE

Soil and fill that is derived from the property that meets the soil cleanup objectives established in this plan may be reused on-Site. ‘Reuse on-Site’ means material that is excavated during the remedy or development, does not leave the property, and is relocated within the same property and on comparable soil/fill material, and addressed pursuant to the NYC VCP agreement subject to Engineering and Institutional Controls. The PE/QEP will ensure that reused materials are segregated from other materials to be exported from the Site and that procedures defined for material reuse in this RAWP are followed. No material reuse is anticipated at this Site.

Organic matter (wood, roots, stumps, etc.) or other waste derived from clearing and grubbing of the Site will not be buried on-Site. Soil or fill excavated from the site for grading or other purposes will not be reused within a cover soil layer or within landscaping berms.

1.8 DEMARCATION

After completion of hotspot removal and any other invasive remedial activities, and prior to backfilling, the top of the residual soil/fill will be defined by one of three methods: (1) placement of a demarcation layer. The demarcation layer will consist of geosynthetic fencing or equivalent material to be placed on the surface of residual soil/fill to provide an observable reference layer. A description or map of the approximate depth of the demarcation layer will be provided in the SMP; or (2) a land survey of the top elevation of residual soil/fill before the placement of cover soils, pavement and associated sub-soils, or other materials or structures or, (3) all materials beneath the approved cover will be considered impacted and subject to site management after the

remedy is complete. Demarcation may be established by one or any combination of these three methods. As appropriate, a map showing the method of demarcation for the Site and all associated documentation will be presented in the RAR.

This demarcation will constitute the top of the site management horizon. Materials within this horizon require adherence to special conditions during future invasive activities as defined in the Site Management Plan.

1.9 IMPORT OF BACKFILL SOIL FROM OFF-SITE SOURCES

This Section presents the requirements for imported fill materials to be used below the cover layer and within the clean soil cover layer. All imported soils will meet OER-approved backfill and cover soil quality objectives for this Site. The import of backfill soil from off-site sources is not anticipated at the Site.

A process will be established to evaluate sources of backfill and cover soil to be imported to the Site, and will include an examination of source location, current and historical use(s), and any applicable documentation. Material from industrial sites, spill sites, environmental remediation sites or other potentially contaminated sites will not be imported to the Site.

The following potential sources may be used pending attainment of backfill and cover soil quality objectives:

- Clean soil from construction projects at non-industrial sites in compliance with applicable laws and regulations;
- Clean soil from roadway or other transportation-related projects in compliance with applicable laws and regulations;
- Clean recycled concrete aggregate (RCA) from facilities permitted or registered by the regulations of NYS DEC.

All materials received for import to the Site will be approved by a PE/QEP and will be in compliance with provisions in this RAWP. The RAR will report the source of the fill, evidence that an inspection was performed on the source, chemical sampling results, frequency of testing, and a Site map indicating the locations where backfill or soil cover was placed.

Source Screening and Testing

Inspection of imported fill material will include visual, olfactory and PID screening for evidence of contamination. Materials imported to the Site will be subject to inspection, as follows:

- Trucks with imported fill material will be in compliance with applicable laws and regulations and will enter the Site at designated locations;
- The PE/QEP is responsible to ensure that every truck load of imported material is inspected for evidence of contamination; and
- Fill material will be free of solid waste including pavement materials, debris, stumps, roots, and other organic matter, as well as ashes, oil, perishables or foreign matter.

Composite samples of imported material will be taken at a minimum frequency of one sample for every 500 cubic yards of material. Once it is determined that the fill material meets imported backfill or cover soil chemical requirements and is non-hazardous, and lacks petroleum contamination, the material will be loaded onto trucks for delivery to the Site.

Recycled concrete aggregate (RCA) will be imported from facilities permitted or registered by NYSDEC. Facilities will be identified in the RAR. A PE/QEP is responsible to ensure that the facility is compliant with 6NYCRR Part 360 registration and permitting requirements for the period of acquisition of RCA. RCA imported from compliant facilities will not require additional testing, unless required by NYSDEC under its terms for operation of the facility. RCA imported to the Site must be derived from recognizable and uncontaminated concrete. RCA material is not acceptable for, and will not be used as cover material.

1.10 FLUIDS MANAGEMENT

All liquids to be removed from the Site, including dewatering fluids, will be handled, transported and disposed in accordance with applicable laws and regulations. Liquids discharged into the New York City sewer system will receive prior approval by New York City Department of Environmental Protection (NYC DEP). The NYC DEP regulates discharges to the New York City sewers under Title 15, Rules of the City of New York Chapter 19. Discharge to the New York City sewer system will require an authorization and sampling data demonstrating that the

groundwater meets the City's discharge criteria. The dewatering fluid will be pretreated as necessary to meet the NYC DEP discharge criteria. If discharge to the City sewer system is not appropriate, the dewatering fluids will be managed by transportation and disposal at an off-Site treatment facility.

Discharge of water generated during remedial construction to surface waters (i.e. a stream or river) is prohibited without a SPDES permit issued by New York State Department of Environmental Conservation.

1.11 STORM-WATER POLLUTION PREVENTION

Applicable laws and regulations pertaining to storm-water pollution prevention will be addressed during the remedial program. Erosion and sediment control measures identified in this RAWP (silt fences and barriers, and hay bale checks) will be installed around the entire perimeter of the remedial construction area and inspected once a week and after every storm event to ensure that they are operating appropriately. Discharge locations will be inspected to determine whether erosion control measures are effective in preventing significant impacts to receptors. Results of inspections will be recorded in a logbook and maintained at the Site and available for inspection by OER. All necessary repairs shall be made immediately. Accumulated sediments will be removed as required to keep the barrier and hay bale check functional. Undercutting or erosion of the silt fence toe anchor will be repaired immediately with appropriate backfill materials. Manufacturer's recommendations will be followed for replacing silt fencing damaged due to weathering.

1.12 CONTINGENCY PLAN

This contingency plan is developed for the remedial construction to address the discovery of unknown structures or contaminated media during excavation. Identification of unknown contamination source areas during invasive Site work will be promptly communicated to OER's Project Manager. Petroleum spills will be reported to the NYS DEC Spill Hotline. These findings will be included in the daily report. If previously unidentified contaminant sources are found during on-Site remedial excavation or development-related excavation, sampling will be performed on contaminated source material and surrounding soils and reported to OER.

Chemical analytical testing will be performed for TAL metals, TCL volatiles and semi-volatiles, TCL pesticides and PCBs, as appropriate.

1.13 ODOR, DUST AND NUISANCE CONTROL

Odor Control

All necessary means will be employed to prevent on- and off-Site odor nuisances. At a minimum, procedures will include: (a) limiting the area of open excavations; (b) shrouding open excavations with tarps and other covers; and (c) use of foams to cover exposed odorous soils. If odors develop and cannot otherwise be controlled, additional means to eliminate odor nuisances will include: (d) direct load-out of soils to trucks for off-Site disposal; and (e) use of chemical odorants in spray or misting systems.

This odor control plan is capable of controlling emissions of nuisance odors. If nuisance odors are identified, work will be halted and the source of odors will be identified and corrected. Work will not resume until all nuisance odors have been abated. OER will be notified of all odor complaint events. Implementation of all odor controls, including halt of work, will be the responsibility of the PE/QEP's certifying the Remedial Action Report.

Dust Control

Dust management during invasive on-Site work will include, at a minimum:

- Use of a dedicated water spray methodology for roads, excavation areas and stockpiles.
- Use of properly anchored tarps to cover stockpiles.
- Exercise extra care during dry and high-wind periods.
- Use of gravel or recycled concrete aggregate on egress and other roadways to provide a clean and dust-free road surface.

This dust control plan is capable of controlling emissions of dust. If nuisance dust emissions are identified, work will be halted and the source of dusts will be identified and

corrected. Work will not resume until all nuisance dust emissions have been abated. OER will be notified of all dust complaint events. Implementation of all dust controls, including halt of work, will be the responsibility of the PE/QEP's responsible for certifying the Remedial Action Report.

Other Nuisances

Noise control will be exercised during the remedial program. All remedial work will conform, at a minimum, to NYC noise control standards.

Rodent control will be provided, during Site clearing and grubbing, and during the remedial program, as necessary, to prevent nuisances.

APPENDIX 4

HEALTH AND SAFETY PLAN