



OFFICE OF ENVIRONMENTAL REMEDIATION

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December 3, 2012

Mr. Dan Olesner
IGI-GGP Renwick, LLC
2 Rector Steret, Suite 1002
New York, NY 10006

Mr. Paul Matli
Hydro Tech Environmental, Corp.
15 Ocean Avenue
Brooklyn, NY 11225

Re: **Decision Document**
NYC VCP Remedial Action Work Plan Approval
15 Renwick Street
Block 594, Lots 44 and 47
VCP Project #13CVCP081K

Dear Mr. Olesner:

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated August 2012 and Stipulation List dated September 6, 2012 for 15 Renwick Street, VCP Project #13CVCP080M. The Plan was submitted to OER under the NYC Voluntary Cleanup Program (VCP). The RAWP was released for public comment for 30 days as required by program rule. That comment period ended on September 23, 2012. There were no public comments.

The following remedial action elements will be implemented at the project site:

Statement of Purpose and Basis

This document presents the remedy for a Voluntary Cleanup Program site known as “15 Renwick Street” site. This document is a summary of the information that can be found in the site-related reports and documents in the document repository at OER’s website www.nyc.gov/oer.

The New York City Office of Environmental Remediation (the Office or OER) has established a remedy for the above referenced site. The disposal or release of contaminants at this site, as more fully described in this document, has contaminated various environmental media. Contaminants include hazardous substances.

The decision is based on the Administrative Record of the New York City Office of Environmental Remediation (the Office or OER) for the “15 Renwick Street” site and the public's input to the proposed remedy presented by OER.

Description of Selected Remedy

The remedy selected for this “15 Renwick Street” site includes soil excavation, an engineered composite cover system, a vapor barrier, institutional controls, and site management plan.

The elements of the selected remedy are as follows:

1. Preparation of a Community Protection Statement and performance of all required NYC VCP citizen participation activities according to an approved Citizen Participation Plan (CPP);
2. Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
3. Establishment of Track 1 Soil Cleanup Objectives (SCOs);
4. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas;
5. Excavation and removal of soil/fill exceeding SCOs. Appropriate segregation of excavated media on-site;
6. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID.
7. Removal of USTs and closure of petroleum spills (if encountered) in compliance with applicable local, State, and Federal laws and regulations;
8. 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;
9. Collection and analysis of end-point samples to determine the performance of the remedy with respect to the attainment of SCOs;
10. Demarcation of residual soil/fill;
11. Installation of a waterproofing/vapor barrier system beneath the building sub-grade foundations;
12. Construction and maintenance of an engineered composite cover consisting of a two foot thick layer of clean cover across the entire Site, an asphalt covered parking lot and a concrete building slab, to prevent human exposure to residual soil/fill remaining under the Site;
13. Importation of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations;
14. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations;
15. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations;

16. Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, and describes all Engineering and Institutional Controls to be implemented at the Site, and lists any changes from this RAWP;
17. Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for operation, maintenance, monitoring, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency; and
18. Recording of a Declaration of Covenants and Restrictions that includes a listing of Engineering Controls and a requirement that management of these controls must be in compliance with an approved SMP; and Institutional Controls including 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.

Remedial activities will be performed at the Site in accordance with this OER-approved RAWP. All deviations from the RAWP will be promptly reported to OER. Changes will be documented in the RAR.

This remedy conforms to the promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration OER guidance, as appropriate. The remedy is protective of public health and the environment.

10/19/2012

Date



Shaminder Chawla
Assistant Director

SITE BACKGROUND

Location:

The 15 Renwick Street Site (hereafter referred to as the “Site”) is located at 15 Renwick Street in the SoHo section of New York, New York and is identified as Block 594, Lots 44 and 47 on the New York City Tax Map. Figure 1 shows the Site location.

Site Features:

The Site is approximately 9,000 square feet and is bounded by a 4 story residential building to the north, a 6-story commercial/office building to the south, Renwick Street to the east, and two multi-story residential and commercial buildings to the west. Currently, the Site is vacant with no building improvements and is secured with a plywood fence.

Current Zoning/Uses:

The current zoning designation is C6-2A, high-bulk commercial uses with mixed-use buildings. The proposed use is consistent with the existing zoning for the site.

Summary of Environmental Findings:

1. Elevation of the property is approximately 12 feet.
2. Depth to groundwater ranges from 7.5 to 8.5 feet at the Site.
3. Groundwater flow is generally from northeast to southwest beneath the Site.
4. Depth to bedrock is approximately 83 feet at the Site.
5. The stratigraphy of the site, from the surface down, consists of historic fill ranging in thickness from zero to 15 feet (medium to fine grained sand with varying amounts of silt, gravel and brick and traces of ash, asphalt and glass). The fill layer is underlain by organic material layer and peat in some borings to variable depths ranging from 19 to 23 feet bgs (grey clayey silt with varying amounts of sand and root fibers and brown peat). The organic material layer is also underlain by a layer of silt to variable depths ranging from 35 to 40 feet bgs (grey to brown silt with varying amount of sand and clay). The silt layer is underlain by a layer of sand and gravel to approximate depth of 86 feet throughout the Site except. In one location, bedrock (mica schist bedrock) was encountered beneath the at sand and gravel layer at 83 feet bgs.
6. Soil/fill samples collected during the RI showed no PCBs contamination in both shallow and deep soil samples. VOC's were not detected in any of shallow soils. Deeper soils indicated low levels petroleum related VOCs (total of 0.116 mg/kg) in one of 16 soil borings at concentration below the Unrestricted Use (Track 1) Soil Cleanup Objectives (SCO's). SVOC's including benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, chrysene, indeno(1,2,3-cd)pyrene were detected in three of ten shallow soil samples at concentrations which slightly exceed the Restricted Use (Track 2) Residential SCOs. Total SVOCs in shallow soils ranged from ND to 17 ppm. In the deeper soil samples, SVOC's were mostly not detected, except for a few detections which were all below Unrestricted Use SCOs. The SVOC's are PAH compounds and are attributed to the presence of historic fill material at the property. Pesticides including DDE (maximum of 0.077 mg/kg) and DDT (0.36 maximum of mg/kg) were detected in two shallow and one deep soil samples at concentrations above the Track 1 SCOs but below the Track 2 Residential SCOs. Metals were detected in both shallow and deep soils. Metals including barium (maximum of 1,100 ppm), cadmium (maximum of 2.61 ppm), copper (maximum of 52 ppm), lead (maximum of 2,100 ppm), mercury (maximum of 4.55 ppm) and zinc (maximum of 1720 ppm) were detected at concentrations above Track 1 SCOs, and of these, barium, cadmium, lead

and mercury also exceeded the Track 2 Residential SCOs. In deeper soils, cadmium exceeded Track 2 Residential SCO.

7. Groundwater samples collected during the RI indicated that VOCs were detected in one groundwater sample collected during a groundwater investigation for a NYSDEC Spill which had concentrations of several gasoline-related VOCs well below the NYSDEC Part 703.5 Groundwater Quality Standards (GQS). SVOC's were mostly not detected in the groundwater, except for two SVOC's (fluoranthene at 1.8 ug/L and naphthalene at 8 ug/L) which were below the GQS. Pesticides and PCB's were not detected in groundwater. Dissolved antimony, iron, lead, magnesium, manganese, and sodium were detected above their respective GQS. Lead was detected in one well at 31 ppb (GQS is 25 ppb). Gross contamination was not encountered during the field investigation at the site.
8. Soil vapor samples collected during the RI showed a variety of VOCs detected throughout the Site at moderate levels. Numerous gasoline-related compounds were detected through all of the samples, including 2-butanone (800-1,200 ug/m³), 2-hexanone (200-290 ug/m³), acetone (1,000-3,700 ug/m³), isopropanol (48-180 ug/m³), and toluene (26-80 ug/m³). The petroleum-related compounds in soil vapor are most likely residuals left over from the two UST's removed from the site. Chlorinated VOCs including PCE (46 ug/m³) and TCE (95 ug/m³) were detected in one of the five soil vapor samples.

A site location map is attached as Figure 1.

PROPOSED DEVELOPMENT PLAN

Detailed construction plans for the Site have been finalized. The proposed future use of the Site will consist of an 11-story residential building with a full cellar, an open terrace in the rear of the building above the basement area, and grade level parking on the southern portion of the building. The building will contain thirty one (31) residential homes. The building will be serviced with a passenger elevator. The depth of cellar excavation will be approximately 15 feet 8 inches. The depth of the excavation to the underside of the elevator pit will be 19 feet 1 inch. The cellar excavation will extend approximately 8 feet within an interim unsaturated zone facilitated by dewatering activities. The cellar foundation will consist of a 2 foot thick mat slab poured on top of a 2 inch mud slab at the bottom of the excavation and a secondary 6 inch slab set 1 foot 6 inches above the mat slab foundation. The space between the mat slab foundation and the secondary top slab will be filled with gravel. Five accessory parking spaces will be available on the first floor in the southern portion of the building.

The approximate soil volume that will be excavated during development of the Site is 4,992 tons.

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

Figure 2

Proposed Remedy (Excavation of Areas of Concern)

