

**29-12 LIC LLC
29-12 40TH AVENUE
LONG ISLAND CITY,
QUEENS, NEW YORK, 11101**

Remedial Action Work Plan

OER Site #: 12CVCP052Q

Prepared for:

**29-12 LIC LLC
37-09 Main Street
FLUSHING, N.Y.11354**

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REMEDIAL ACTION WORK PLAN

TABLE OF CONTENTS

LIST OF ACRONYMS

CERTIFICATION

EXECUTIVE SUMMARY

1.0	SITE BACKGROUND	1
1.1	Site Location and Current Usage.....	1
1.2	Proposed Redevelopment Plan.....	2
1.3	Description of Surrounding Property	2
1.4	Remedial Investigation.....	2
2.0	REMEDIAL ACTION OBJECTIVES	5
3.0	REMEDIAL ALTERNATIVES ANALYSIS	6
3.1	Threshold Criteria.....	7
3.2	Balancing Criteria.....	9
4.0	REMEDIAL ACTION	15
4.1	Summary of Preferred Remedial Action	15
4.2	Soil Cleanup Objectives and Soil/Fill Management	17
4.3	Engineering Controls.....	20
4.4	Institutional Controls.....	21
4.5	Site Management Plan.....	22
4.5	Qualitative Human Health Exposure Assessment.....	22
5.0	REMEDIAL ACTION MANAGEMENT	25
5.1	Project Organization and Oversight	25
5.2	Site Security	25
5.3	Work Hours	25
5.4	Construction Health and Safety Plan.....	25
5.5	Community Air Monitoring Plan	26
5.6	Agency Approvals.....	28
5.7	Site Preparation	30
5.8	Traffic Control.....	30
5.9	Demobilization	31
5.10	Reporting and Record Keeping	31
5.11	Complaint Management	32
5.12	Deviations from the Remedial Action Work Plan.....	32
5.13	DUSR	32
6.0	REMEDIAL ACTION REPORT	33
7.0	SCHEDULE	35

REMEDIAL ACTION PLAN

TABLE OF CONTENTS

TABLES

Table 1 Imported Backfill and Clean Soil Limits

FIGURES

Figure 1 Site Location Map

Figure 2 Site Map

Figure 3 Layout of Proposed Site Development

Figure 4 Surrounding Land Usage

ATTACHMENTS

Appendix 1 Proposed Development Plans

Appendix 2 Citizen Participation Plan

Appendix 3 Sustainability Statement

Appendix 4 Soil Materials Management Plan

Appendix 5 Community Air Monitoring Plan

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
BCA	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, _____, am a Professional Engineer licensed in the State of New York. I have primary direct responsibility for implementation of the remedial action for the 29-12 LIC LLC1 Site, Site number _____

I, _____ am a Qualified Environmental Professional as defined in §43-140. I have primary direct responsibility for implementation of the remedial action for the 29-12 LIC LLC Site, Site number _____.

I certify that this Remedial Action Work Plan (RAWP) has 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.

Name

NYS PE License Number

Signature

Date



QEP Name

QEP Signature

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. This cleanup plan 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.

Health and Safety Plan. This cleanup plan includes a Health and Safety Plan 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. 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 William Seevers who can be reached at 631-232-1987.

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 or CAMP. Results will be regularly reported to the NYC Office of Environmental Remediation. 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 William Seevers at 631-232-1987 or NYC Office of Environmental Remediation Project Manager Shaminder Chawla (212) 442-3007.

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 Office of Environmental Remediation 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 7:00AM to 6:00PM Monday through Friday.

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 ETG Project Manager William Seevers at 631-232-1987, the NYC Office of Environmental Remediation Project Manager Shaminder Chawla at (212-442-3007), or call 311 and mention that 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. If necessary, stockpiles will be protected with silt fences, and hay bales will be used, 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 the Queens Library (37-44 21st Street, Long Island City, NY 11101; call 718-752-3700 for hours of operation).

Long-Term Site Management. To provide long-term protection 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. 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 remediation is still effective.

EXECUTIVE SUMMARY

29-12 LIC LLC has enrolled in the New York City Voluntary Cleanup Program (NYC VCP) to remediate a 5,000-square foot site located at 29-12 40th Avenue, Long Island City, Queens, 11101. A remedial investigation (RI) 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 Site, which is presently a vacant lot, is located at 29-12 40th Avenue, Long Island City, Queens, NY 11101, and is identified as Block 402, Lot 28 on the New York City Tax Map. **Figure 1** shows the Site location. The Site is 5,000-square feet and is bounded by 40th Avenue on the north, the 6-story Hotel Verve to the west, a two-story masonry building to the east, and a Dental Laboratory to the south. A map of the Site boundary is shown in **Figure 2**.

Summary of Proposed Redevelopment Plan

It is proposed to construct a 6 story hotel on the site, which would cover most of the area with little open space. The building would include a full basement parking garage, which would be about 2 feet below the existing ground surface of the property and 12 feet below street grade. Layout of the proposed site development is presented in **Figure 3**. The proposed use is consistent with existing zoning for the property.

Excavation for the basement will extend to a depth of approximately 2 feet below the existing ground surface of the site, or about 12 feet below the street level surface grade. The total volume of soil to be excavated for the construction and installation of the foundation and basement for the new building is approximately 400 cubic yards. Since groundwater is present at the Site at a depth of approximately 18 feet below street grade, groundwater will not be encountered during site excavation.

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 main components of proposed remedial action will consist of:

1. Preparation of a Community Protection Statement and implementation of a Citizen Participation Plan.
2. Implementation of a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
3. Establishment of Track 4 Soil Cleanup Objectives (SCOs).
4. Excavation and removal of urban fill/soil exceeding SCOs. Approximately 2 feet of soil/ fill will be excavated across the site (12 feet below street grade) for development purposes.
5. Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of Track 4 SCOs. Results will also be compared against Track 1 SCOs to determine if Track 1 is achieved.
6. Construction and maintenance of an engineered composite cover consisting of a building slab to prevent human exposure to residual soil/fill remaining under the Site;
7. As part of construction of the building, installation of a vapor barrier system beneath the building slab.
8. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas.
9. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.

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10. Removal of underground storage tanks and closure of petroleum spills (if encountered) in compliance with applicable local, State and Federal laws and regulations.
 11. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID.
 12. Demarcation of residual soil/ fill.
 13. Transportation and off-Site disposal of all soil/fill material at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal, and this plan. Sampling and analysis of excavated media as required by disposal facilities. Appropriate segregation of excavated media onsite.
 14. Import of materials to be used for backfill and cover in compliance with this plan and in accordance 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 RAR that describes the remedial activities, certifies that the remedial requirements have been achieved and describes all Engineering and Institutional Controls (ECs/ICs) to be implemented at the Site, and lists any changes from this RAWP.
 17. If Track 1 is 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 ECs/ICs and reporting at a specified frequency.
 18. Declaration of Covenants and Restrictions that includes a listing of ECs/ICs and a requirement that management of these controls must be in compliance with an approved SMP.

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, and changes will also be documented in the RAR.

REMEDIAL ACTION WORK PLAN

1.0 SITE BACKGROUND

29-12 LIC LLC has enrolled in the New York City Voluntary Cleanup Program (NYC VCP) to investigate and remediate a property located at 29-12 40th Avenue, Long Island City, Queens, NY 11101 (the Site). A Remedial Investigation (RI) 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 Site, which is presently a vacant lot, is located at 29-12 40th Avenue, Long Island City, Queens, NY 11101, and is identified as Block 402, Lot 28 on the New York City Tax Map. Figure 1 shows the Site location. The Site is 5,000-square feet and is bounded by 40th Avenue on the north, the 6-story Hotel Verve to the west, a two-story masonry building to the east, and a Dental Laboratory to the south. A map of the Site boundary is shown in Figure 2.

1.2 PROPOSED REDEVELOPMENT PLAN

It is proposed to construct a 6 story hotel on the site, which would cover most of the area with little open space. The building would include a full basement parking garage, which would be about 2 feet below the existing ground surface of the property and 12 feet below street grade. Layout of the proposed site development is presented in Figure 3. The footprint of the new building will cover the entire lot, as there are no proposed landscaped or open space areas. The proposed use is consistent with existing zoning for the property.

Excavation for the basement will extend to a depth of approximately 2 feet below the existing ground surface of the site, or about 12 feet below the street level surface grade. The total volume of soil to be excavated for the construction and installation of the foundation and basement for the new building is approximately 400 cubic yards. Since groundwater is present at the Site at a depth of approximately 8 feet below the existing ground surface of the site, groundwater will not be encountered during site excavation.

The remedial action contemplated under this RAWP would be carried out as part of the excavation of the basement, as well as by its ventilation system.

1.3 DESCRIPTION OF SURROUNDING PROPERTY

The surrounding area is primarily commercial and industrial. There is a 6 story hotel on the west of the site and a 2-story masonry building on the east. There is a Dental Laboratory building to the south of the property. On the opposite corner of 29th Street and 40th Avenue is St. Patricks church. There is a Holiday Inn about 2 blocks from the site on 29th Street, and an indoor parking garage further down the street on 29th Avenue. About 1 block east of the site there is a taxi dispatching center.

1.4 REMEDIAL INVESTIGATION

A remedial investigation was performed and the results are documented in a companion document called “*Remedial Investigation Report, 29-12 LIC LLC*, dated March 2012 (RIR).

Environmental Data Resources (EDR) of Milford, Connecticut, provided the following: a computerized database search of environmental compliance records of sites within a one mile radius of the property. The EDR report contains EDR Radius Maps with GeoCheck, EDR historical research reports, a scanned digital USGS 7.5 minute topographic map, and an aerial photograph search (see Appendix A).

ETG reviewed the environmental database report compiled by EDR as a part of the assessment. The purpose of the review was to identify reported listings for the subject property or other properties in the site vicinity. Databases reviewed included federal and state lists of known or suspected contaminated sites, lists of known handlers or generators of hazardous waste, lists of known waste disposal facilities, and lists of aboveground and underground storage tanks (ASTs

and USTs). The EDR report showed a number of spills to the SSE of the property that were closed out. Based on this information, one of the Areas of Concern was the possibility of petroleum contamination in groundwater on the site. The OER Areas of Concern were contamination of soil and groundwater, as well as the presence of soil vapor.

Summary of the Work Performed under the Remedial Investigation

1. Conducted a Site inspection to identify AOCs and physical obstructions (i.e. structures, buildings, etc.);
2. Installed 5 soil borings across the entire project Site, and collected 8 soil samples for chemical analysis from the soil borings to evaluate soil quality;
3. Installed 3 groundwater monitoring wells throughout the Site to establish groundwater flow and collected 3 groundwater samples for chemical analysis to evaluate groundwater quality;
4. Installed 5 soil vapor probes around Site perimeter and collected 5 samples for chemical analysis.

Summary of Environmental Findings

1. Elevation of the property is about 27 feet (?).
2. Depth to groundwater from the existing surface of the site ranges from 18.0 to 18.5 feet.
3. Groundwater flow is generally from southeast to northwest beneath the Site.
4. Bedrock, approximately 67 feet below existing ground surface at the Site, is overlain by upper glacial aquifer deposits.
5. The stratigraphy of the site, from the surface down, consists of approximately 2 feet of dark brown sandy soil with leaf and root debris. The next 2 to 5 feet of soil consists of fine yellow brown sand, which is dry and compact.

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6. Soil/ fill samples collected during the RI detected no VOCs or PCBs in any sample. The pesticides Chlordane and 4,4-DDT were identified in shallow soil above Unrestricted Use SCOs (UUSCOs), but well below Restricted Commercial SCOs (RCSCOs). Five SVOCs, all polycyclic aromatic hydrocarbons (PAHs), were identified in shallow soil above Track 1 UUSCOs with benzo(a)pyrene also exceeding its Track 2 RCSCO with a maximum concentration of 1.7 ppm in three of eight shallow soil samples. Several metals including arsenic, barium, chromium, mercury, nickel, lead and zinc were identified above Track 1 Unrestricted Use SCOs in shallow soil samples, and of these metals, barium and lead also exceeded their Track 2 Restricted Commercial SCOs in one shallow sample. Overall, soil testing results were consistent with observations of historical fill. The RI did not reveal any contaminant source areas on this property.

 7. Groundwater samples collected during the RI showed no detectable VOCs, pesticides or PCBs. Six SVOCs were detected at concentrations above New York State 6NYCRR Part 703.5 Class GA groundwater quality standards (GQS). These SVOCs were PAH compounds. Dissolved concentrations of manganese and sodium were detected above their corresponding GQS. These findings indicate regional impacts of road salting or intrusion of brackish surface water and not impacts from site conditions. The RI indicates that groundwater is not impacted by site conditions and did not reveal any sources of contaminants onsite.

 8. Soil vapor samples collected during the RI showed a range of petroleum and chlorinated volatile organic compounds at generally low to moderate concentrations. In particular, PCE ranged from 201 to 253 $\mu\text{g}/\text{m}^3$, and TCE ranged from 1.3 to 5.5 $\mu\text{g}/\text{m}^3$. These results are within potential monitoring or mitigation ranges for PCE and TCE in the State DOH soil vapor guidance matrix. Neither PCE nor TCE were detected within any of the soil or groundwater samples collected at the Site, and these low levels suggest an offsite origin.

For more detailed results, consult the RIR. Based on an evaluation of the data and information from the RIR and this RAWP, disposal of significant amounts of hazardous waste is not suspected at the 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.

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 exceedence of applicable standards, criteria and guidance values (SCGs). A remedy is then developed based on the following nine 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; and
- Land use.

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 scenario) are evaluated, as follows:

Two remedial action alternatives are considered in this alternatives analysis. Alternative 1 is a Track 1 alternative that involves removal of all soil impacted above Unrestricted Use Track 1 SCOs. Alternative 2 is Track 4 alternative that involves establishment of Track 4 SCOs and removal of the soil and fill material that exceed the Track 4 SCOs.

- Alternative 1 involves removal of all soils exceeding Track 1 Unrestricted Use SCOs throughout the site and confirmation that Track 1 has been achieved with post-excavation endpoint sampling. In addition, a vapor barrier would be installed as part of construction to prevent the potential for vapor intrusion from offsite sources.
- Alternative 2 involves

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- Removal of all soils exceeding Track 4 SCO's and confirmation that Track 4 has been achieved with post-excavation endpoint sampling. Based on the results of the remedial investigation, it is expected that Track 4 SCO's would be effectively achieved across the Site with removal of 2 feet of soil below existing ground surface (12 feet deep from street grade) that will take place for development purposes.
 - Placement of a final cover over the entire site to eliminate exposure to remaining soil/fill;
 - Placement of a soil vapor barrier beneath the building slab and along foundation side walls due to the presence of off-site impacts to soil vapor and operation of the ventilated parking garage;
 - 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 eliminate future exposure pathways;
 - Establishment of an approved Site Management Plan (SMP) to ensure long-term management of these engineering and institutional control; and
 - Placement of a deed notice to memorialize the remedial action and the Engineering and Institutional Controls to ensure that future owners of the site continue to maintain these controls as required.

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 result in removal of all soil/fill with contaminant concentrations above Track 1 SCOs. As such, this alternative would be consistent with the RAOs and would provide overall protection of public health and the environment in consideration of current and potential future land use by

- Eliminating the potential for direct contact with contaminated on-site soils;
- Minimizing potential exposure to contaminated soils/ vapors during construction by implementing an approved soil and materials management plan and community air monitoring plan (CAMP); and
- Preventing potential migration of soil vapor into occupied structures and associated inhalation exposures by installing a vapor barrier as part of construction consistent with remedial action objectives.

Alternative 2 would achieve comparable protections of human health and the environment by removing soil/fill with contaminant concentrations above Track 4 SCOs as well as placement of institutional and engineering controls, including a composite cover system, a vapor barrier. As such, this alternative would be consistent with the RAOs and would provide overall protection of public health and the environment in consideration of current and potential future land use by

- Minimizing the potential for direct contact with contaminated on-site soils by implementing an approved soil and materials management plan and CAMP during remediation and by establishing a composite cover system over the entire site once construction is complete.
- Eliminating the potential for migration of soil vapor into occupied structures and associated inhalation exposures by installing a vapor barrier, in conjunction with the composite cover system, and operation of the ventilated parking garage.

3.2. BALANCING CRITERIA

Compliance with Standards, Criteria and Guidance (SCGs)

Alternative 1 will achieve compliance with the SCGs, as all soil/ fill in excess of Track 1 SCOs would be removed. All soil/ fill excavated from the Site would be managed and disposed of in accordance with all applicable regulations.

Alternative 2 would address the chemical-specific SCGs for soil, groundwater, and soil vapor by establishment of Track 4 SCOs and attainment of these standards for onsite soil. Similar to the Track 1 alternative, 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.

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 2 would result in short-term impacts associated with excavation, handling, load out of materials, and truck traffic. However, focused attention to means and methods during the remedial action during the removal action, including community air monitoring and appropriate truck routing, would minimize or negate the overall impact of these activities.

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 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.

Both Alternative 1 and Alternative 2 would achieve long-term effectiveness and permanence by permanently removing all or most of impact soil/fill, respectively.

Alternative 1 would be a permanent remedy by removing all soil/ fill in excess of Track 1 Unrestricted Use SCOs.

Alternative 2 would provide long-term effectiveness by attaining Track 4 SCOs, placing a concrete slab under the building, establishing use restrictions, establishing a Site Management Plan to ensure long-term management of Institutional and Engineering Controls, and placing a deed restriction to memorialize these controls for the long term. Groundwater use restrictions will eliminate potential exposure to groundwater and establishment of an SMP and a deed restriction will ensure that this protection remains effective for the long-term (in perpetuity). The SMP will ensure long-term effectiveness of all Engineering and Institutional Controls by requiring periodic inspection and certification that these controls and use restrictions continue to be in place and functioning as they were intended assuring that protections designed into the remedy will provide continued high level of protection in perpetuity.

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 removing all soil/ fill in excess of Track 1 Unrestricted Use SCOs.

Alternative 2 would remove most of the impacted soil/fill present on the Site, permanently eliminating the toxicity, mobility, and volume of contaminants for all soils above site specific SCOs.

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.

Both Alternatives are both feasible and implementable. They use standard materials, services, and well-established technology. The reliability of these remedies is also high. There are no specific difficulties associated with any of the activities proposed, which utilize standard industry methods.

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.

The capital costs associated with the Track 1 alternative are higher than the Track 4 alternative in that a higher volume of soil/fill will be excavated for off-site disposal to achieve Track 1 SCOs over the entire site. In both cases, appropriate public health and environmental protections are achieved. Both alternatives satisfy the threshold balancing criterion and other criterion listed here, and each is fully protective of public health and the environment, will control migration of contaminants, will comply with SCGs, are effective for the short-term and long-term, are implementable, and reduces both mobility and toxicity.

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. This RAWP will be subject to a 30-day public comment period to determine if the community has any comments on the presented remedial alternatives and selected remedy.

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.

The proposed redevelopment of the Site is compatible with its current zoning. Both alternatives provide comprehensive protection of public health and the environment for reasonably foreseeable uses 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.

Alternatives 1 and 2 would also seek to utilize recycled materials such as recycled concrete aggregate (RCA) for backfilling where feasible. See sustainability statement in Attachment 3.

While Alternative 2 would result in lower energy use 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.

4.0 REMEDIAL ACTION

4.1 SUMMARY OF PREFERRED REMEDIAL ACTION

The preferred remedial action alternative is the Track 4 Alternative. Residual fill material in excess of Track 1 SCOs will be addressed by the use of institutional controls, including a deed restriction, use restrictions, and a site management plan. The building will be equipped with a vapor barrier to address soil vapors from surrounding properties. The proposed remedial action achieves protection of public health and the environment for the intended use of the property, achieves all of the remedial action objectives established for the project and addresses applicable SCGs, is effective in both the short-term and long-term and reduces mobility, toxicity and volume of contaminants, and is cost effective, implementable, and uses standards methods that are well established in the industry.

The main components of proposed remedial action will consist of:

1. Preparation of a Community Protection Statement and implementation of a Citizen Participation Plan.
2. Implementation of a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
3. Establishment of Track 4 site specific Soil Cleanup Objectives (SCOs).
4. Excavation and removal of urban fill/soil exceeding SCOs. In addition, approximately 2 feet of soil/ fill will be excavated across the site (12 feet below street grade) for development purposes.
5. Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of Track 1 and Track 4 SCOs.
6. Construction and maintenance of an engineered composite cover consisting of a building slab to prevent human exposure to residual soil/fill remaining under the Site;
7. As part of construction of the building, installation of a vapor barrier system beneath the building slab.

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8. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas.
 9. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
 10. Removal of underground storage tanks and closure of petroleum spills (if encountered) in compliance with applicable local, State and Federal laws and regulations.
 11. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID.
 12. Demarcation of residual soil/ fill.
 13. Transportation and off-Site disposal of all soil/fill material at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal, and this plan. Sampling and analysis of excavated media as required by disposal facilities. Appropriate segregation of excavated media onsite.
 14. Import of materials to be used for backfill and cover in compliance with this plan and in accordance 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 RAR that describes the remedial activities, certifies that the remedial requirements have been achieved and describes all Engineering and Institutional Controls (ECs/ICs) to be implemented at the Site, and lists any changes from this RAWP.
 17. If Track 1 is 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 ECs/ICs and reporting at a specified frequency.

18. Declaration of Covenants and Restrictions that includes a listing of ECs/ICs and a requirement that management of these controls must be in compliance with an approved SMP.

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, and changes will also be documented in the RAR.

4.2 SOIL CLEANUP OBJECTIVES AND SOIL/FILL MANAGEMENT

Track 4 Site-Specific SCOs are proposed for the Site. The Track 4 Site-Specific Soil Cleanup Objectives are:

<u>Contaminant</u>	<u>Track 4 Site-Specific SCO</u>
Total SVOCs	250 ppm
Lead	1200 ppm
Barium	750 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 C. As part of the proposed remediation effort, entire site footprint will be excavated additional two feet for cellar level which will be a total depth of 12 feet below street grade. Discrete contaminant sources (such as hotspots) identified during the remedial action will be identified. 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 500 tons. The Site-derived contaminated materials will be disposed of at permitted locations. Historic fill will be delineated and disposed of as regulated material. Disposal facilities will be reported to OER when they are identified and prior to the start of remedial action.

End-Point Sampling

Remedial actions under this plan will be performed in conjunction with remedial performance end-point sampling. Sampling and testing will be performed promptly following materials removal and completed prior to Site development activities. To evaluate attainment of Track 4 Site-Specific SCOs, samples will be collected and analyzed for SVOCs (PAH only) and TAL Metals (Lead and Barium only).

For areas where Track 1 SCOs are pursued, endpoint samples will be analyzed for the full list of VOCs, SVOCs, PCBs, Pesticides, and Metals.

If hotspots are identified during the remedial action or construction, hotspot removal actions under this plan will be performed in conjunction with remedial end-point sampling. The end-point sampling protocol is discussed below:

1. End-point sampling frequency for hotspots will consist of the following:
 - a. 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.
 - b. For excavations 20 to 300 feet in perimeter:
 - i. 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.
 - ii. 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.
2. For any hotspots encountered during the remedial action, endpoint samples will be analyzed for applicable constituents of concern using the following analyses, as determined in consultation with OER:
 - VOCs by EPA Method 8260;
 - SVOCs by EPA Method 8270;
 - TAL metals, and
 - Pesticides/PCBs by Method 8081/8082.

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3. For sampling of volatile organics, bottom samples should be taken within 24 hours of excavation, and will be taken from the zero to six-inch interval at the excavation floor. Samples taken after 24 hours will be taken at six to twelve inches.
 4. For contaminated soil removal, post remediation soil samples for laboratory analysis will be taken immediately after contaminated soil removal. If the excavation is enlarged horizontally, additional soil samples will be taken pursuant to bullets 2 and 3 above.
 5. 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 end-point sample analyses. Labs for end-point sample analyses will be reported in the RAR. The RAR will provide a tabular and map summary of all 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 trigger analytes (those for which SCO exceedence is identified) utilizing the following methodology:

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.

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 4. The estimated quantity of soil to be imported into the Site for backfill and cover soil is 75 yd³. The estimated quantity of onsite soil/fill expected to be reused/relocated on Site is 0 tons.

4.3 ENGINEERING CONTROLS

Engineering Controls are employed in the remedial action to address residual materials remaining after the remedial action. These Engineering Controls include a composite cover system and vapor barrier.

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 a 6-inch Slab as the building foundation. Figure 2 shows the typical design for each remedial cover type used on this Site.

The composite cover system is a permanent engineering control for the Site. If Track 1 SCOs are not achieved, 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 construction and in order to prevent migration of organic vapors through the building slab into the interior spaces of the building, a vapor barrier will be installed beneath the building foundation and on the outside of the foundation walls. The vapor barrier system is a permanent engineering control for the Site. In addition, a ventilation system will be operated in the sub grade parking garage and will address any fugitive soil vapor migration.

4.4 INSTITUTIONAL CONTROLS

Institutional Controls (IC) have been incorporated in this remedial action to render the Site protective of public health and the environment by managing residual soil/fill where Track 1 SCOs are not achieved and managing potential soil vapor intrusion from off-Site sources. Institutional Controls are listed below. Long-term employment of EC/ICs will be established in a Declaration of Covenant and Restrictions (DCR) assigned to the property by the title holder and will be implemented under a site-specific Site Management Plan (SMP) that will be included in the RAR.

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 annually and will comply with RCNY §43-1407(1)(3).
- Vegetable gardens and farming on the Site are prohibited;
- Use of groundwater underlying the Site is prohibited without treatment rendering it safe for its intended use;
- All future activities on the Site that will disturb residual material must be conducted pursuant to the soil management provisions in an approved SMP;
- The Site will be used for residential use and will not be used for a higher level of use without prior approval by OER.

If Track 1 SCOs are achieved across the entire site, no institutional controls will be required.

4.5 SITE MANAGEMENT PLAN

A Site Management Plan (SMP) is proposed under this Remedial Action. Site Management is 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 the DCR and 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 DCR and 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 on a periodic basis to be established in the SMP and will be subject to review and modification by OER.

If Track 1 SCOs are achieved across the entire site, no Site Management Plan will be required.

4.6 QUALITATIVE HUMAN HEALTH EXPOSURE ASSESSMENT

The objective of the qualitative exposure assessment is to identify potential receptors 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.

Known and Potential Sources

Historic fill is present in at least the top 2 feet of soil at the site. Based on the results of the RIR, the contaminants of concern are:

Soil:

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- Metals, including arsenic, barium, chromium, mercury, nickel, lead and zinc were identified above Track 1 SCOs. Ony lead and barium exceeded Track 2 Restricted Commercial SCOs;
 - PAHs exceeding Restricted Commercial SCOs including benzo(a)pyrene; and
 - Pesticides including Chlordane and 4,4-DDT.

Soil Vapor:

- VOCs detected at low to moderate concentrations petroleum related and chlorinated compounds including TCE and PCE.

The contaminants found in on-site groundwater (manganese and sodium) are linked with regional impacts, rather than any onsite source.

Nature, Extent, Fate and Transport of Contaminants

Soil: Metals and SVOCs are present throughout the site in shallow soils. Metals of concern were not found in dissolved groundwater samples above GQS, indicating that the property is not contributing to groundwater standard violation.

Soil Vapor: TCE and PCE were found in all soil vapor sampling locations, but neither TCE or PCE were found in soil above UUSCOs or in groundwater above GQSs.

Receptor Populations

On-Site Receptors - The Site is currently vacant, and access to the structure is limited by construction fencing. Therefore the only potential human receptors are site representatives, workers, and potential trespassers. During construction, onsite receptors will include site representatives, construction workers and visitors. After construction, onsite receptors will include workers, as well as child and adult hotel guests and visitors.

Off-Site Receptors - Potential off-site receptors within a 0.25-mile radius of the Site include: adult and child residents, 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

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3. Building Construction/Renovation (up to 0.25 mile) – existing and future
 4. Pedestrians, Trespassers, Cyclists (up to .25 mile) – existing and future
 5. Schools (up to .25 mile) – existing and future

Potential Points of Exposure

Current conditions: On-Site soil/fill is uncapped and is a potential point of contact with soil/fill. Groundwater is not exposed at the Site, and because the Site is served by the public water supply, groundwater is not used at the Site. There are no structures onsite for soil vapors to accumulate.

Construction/ Remediation Activities: Once redevelopment activities begin, on-Site workers will come into direct contact with surface and subsurface soils. Groundwater is not expected to be encountered during construction/ remediation. After demolition, there will be no structures/ enclosures on Site where vapor could accumulate.

Proposed Future Conditions: Once the remedial actions and redevelopment of the Site have been completed, the Site will be fully capped with a concrete slab, limiting potential direct exposure to soil remaining in place. Engineering controls will prevent potential for inhalation via soil vapor intrusion. Groundwater will not be exposed at the Site, and because the Site is served by the public water supply, groundwater will not be used at the Site.

Potential Routes of Exposure

Three potential primary routes exist by which chemicals can enter the body: ingestion, inhalation, and dermal absorption. Exposure can occur based on the following potential media:

- Ingestion of groundwater or fill/soil;
- Inhalation of vapors or particulates; and
- Dermal absorption of groundwater or fill/soil.

Overall Human Health Exposure Assessment

Based upon this analysis, complete on-Site exposure pathways appear to be present only during the current unremediated phase and the remedial action phase. Under current conditions, on-Site exposure pathways are minimized by preventing access to the Site. During the remedial action,

on-Site exposure pathways will be eliminated by preventing access to the Site, through implementation of soil/materials management, stormwater pollution prevention, dust controls, employment of a Community Air Monitoring Plan, and implementation of a Construction Health and Safety Plan. After the remedial action is complete, there will be no remaining exposure pathways. The composite cover system with vapor barrier and long-term site management will interrupt any remaining exposure pathways. 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.

5.0 REMEDIAL ACTION MANAGEMENT

5.1 PROJECT ORGANIZATION AND OVERSIGHT

Principal personnel who will participate in the remedial action include William Seevers, Project Manager, and Albert Machlin, P.E. The Professional Engineer (PE) and Qualified Environmental Professionals (QEP) for this project are Albert Machlin, P.E. and William Seevers, PIH.

5.2 SITE SECURITY

Site access will be controlled by a chain link or wooden construction fence, which fronts the property.

5.3 WORK HOURS

The hours for operation of remedial construction will be from 7:00AM to 6:00PM. These hours conform to the New York City Department of Buildings construction code requirements.

5.4 CONSTRUCTION HEALTH AND SAFETY PLAN

The Site Safety Coordinator will be William Seevers. 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. Exceedences 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.(see Appendix 5).

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.

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 proceed east on 40th Avenue and travel to Northern Boulevard.

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.

5.13 DATA USABILITY SUMMARY REPORT

The primary objective of a Data Usability Summary Report (DUSR) is to determine whether or not data meets the site specific criteria for data quality and data use. The DUSR provides an evaluation of analytical data without third party data validation. The DUSR for post-remedial samples collected during implementation of this RAWP will be included in the Remedial Action Report (RAR).

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;
- 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 Site number.

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

This will be determined based on actual field conditions.

**APPENDIX 1
REDEVELOPMENT PLANS**

IT IS PROPOSED TO BUILD A 6 STORY HOTEL ON THE SITE.

APPENDIX 2 CITIZEN PARTICIPATION PLAN

The NYC Office of Environmental Remediation and ETG 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, ETG 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, Shaminder Chawla, who can be contacted about these issues or any others questions, comments or concerns that arise during the remedial process at (212) 442-3007.

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, 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.

Repository. 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. ETG will inspect the repository to ensure that it is fully populated with project information. The repository for this project is:

REPOSITORY NAME:

Queens Library

37-44 21st Street, Long Island City, NY 11101

TELEPHONE NUMBER: 718-752-3700

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.

The major issues of concern to the public will be potential impacts of nuisance odors and dust during the disturbance of historic fill soils at the Site. This work will be performed in accordance with procedures which will be specified under a detailed Remedial Program which considers and takes preventive measures for exposures to future residents of the property and those on adjacent properties during construction. Detailed plans to monitor the potential for exposure including a Construction Health and Safety Plan and a Community Air Monitoring Plan are required components of the remedial program. Implementation of these plans will be under the direct oversight of the New York City Department of Environmental Remediation (NYCOER).

These plans will specify the following worker and community health and safety activities during remedial activity at the Site:

- On-site air monitoring for worker protection,

-
- Perimeter air monitoring for community protection.

The Health and Safety Plan and the Community Air Monitoring Plan prepared as part of the Remedial Action Work Plan will be available for public review at the document repository..

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 the Environmental Technology, Inc. (ETG), reviewed and approved by OER prior to distribution and mailed by ETG. 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.

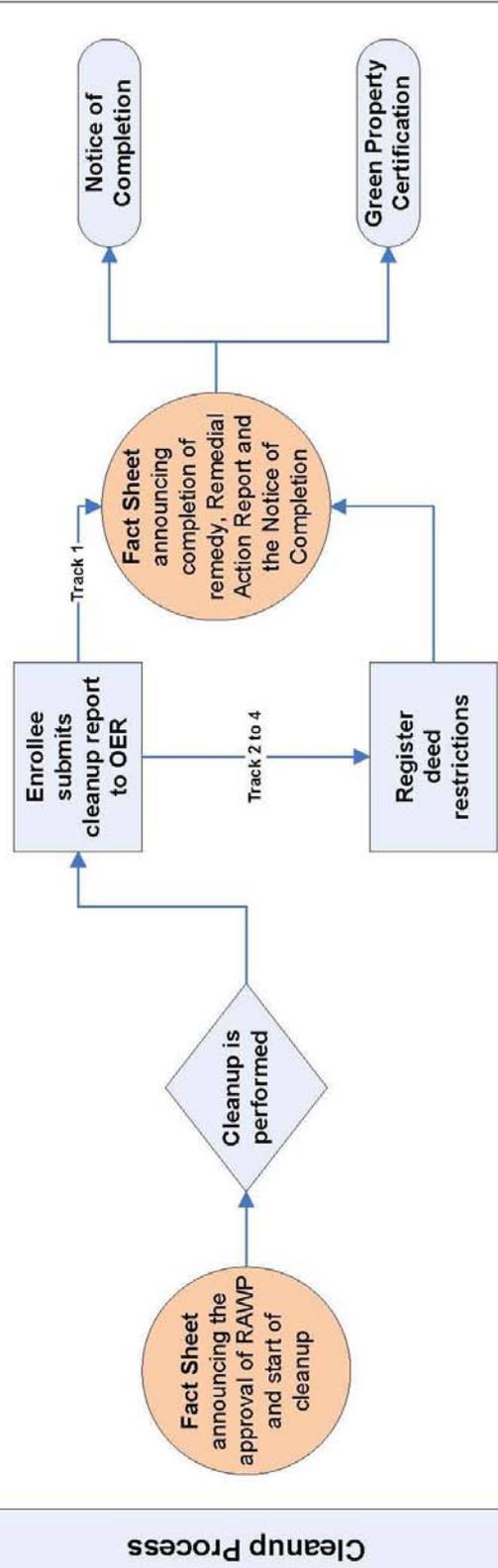
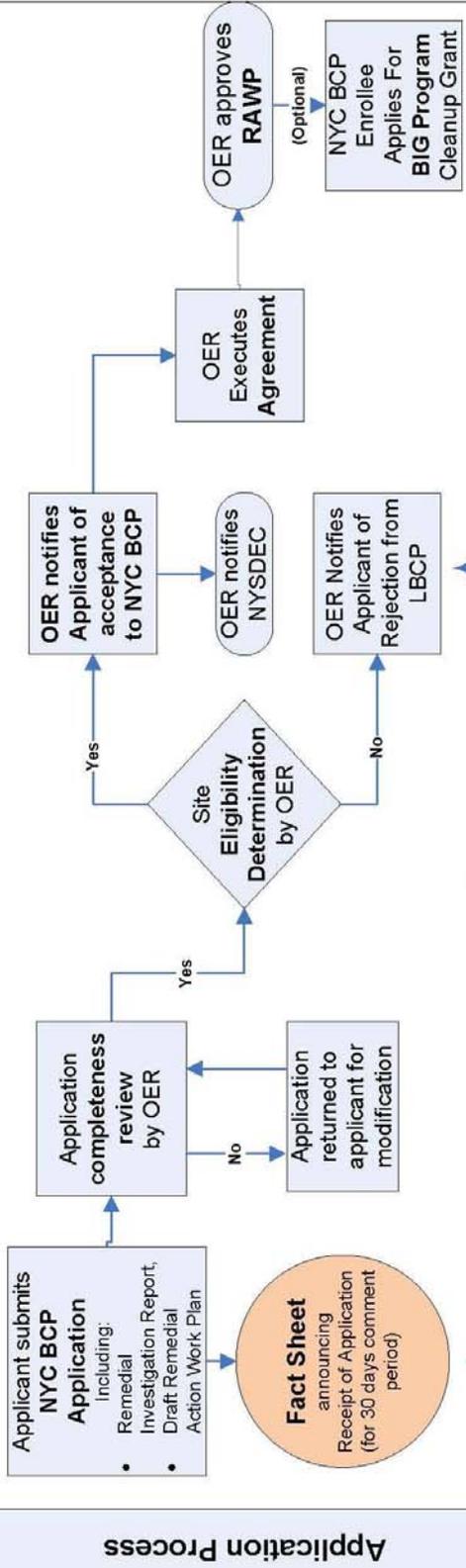
- Public Notice announcing the approval of the RAWP and the start of remediation

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.

Flow Chart For NYC Brownfield Cleanup Program (NYC BCP)



APPENDIX 3 SUSTAINABILITY STATEMENT

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

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.

This project intends to use recycled concrete aggregate wherever possible in grading and backfilling the site.

An estimate of the quantity (in tons) of clean, non-virgin materials (reported by type of material) 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.

The project will reduce the consumption of virgin materials by substituting recycled concrete aggregate for mined gravel and/or sand backfill whenever possible.

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.

Recycled concrete materials and other backfill materials will be locally sourced reducing the energy consumption associated with transporting these materials to the Site.

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.

APPENDIX 4

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.

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.

If necessary, outbound truck transport routes are to proceed west on 40th Avenue towards Northern Boulevard. 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. 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 Brooklyn, 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.

If disposal of soil/fill from this Site is proposed for unregulated disposal (i.e., clean soil removed for development purposes), including transport to a Part 360-16 Registration Facility, a formal request will be made for approval by OER with an associated plan compliant with 6NYCRR Part 360-16. This request and plan will include the location, volume and a description of the material to be recycled, including verification that the material is not impacted by site uses and that the material complies with receipt requirements for recycling under 6NYCRR Part 360. This material will be appropriately handled on-Site to prevent mixing with impacted material.

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. The soil cleanup objectives for on-Site reuse are listed in **Table 1**. ‘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.

It is common to reuse clean soil at the site for use as backfill around footings and other foundation structures. If on-Site material is to be reused for these purposes at the Site, soil piles no greater than 500 cubic yards are to be staged on and under 5-mil polyethylene sheeting while awaiting sampling. Each soil pile will undergo a testing program to confirm the soil meets Track 1 Unrestricted Use Soil Cleanup Objectives prior to reuse on-site. Confirmation testing of clean soils will be as follows:

Analysis	Frequency	Sample Type
SVOCs (PAHs)	1 per 500 yd ³	Composite of 5-point grab
Metals (Cu, Cr, Pb, Zn)	1 per 500 yd ³	Composite of 5-point grab

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 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 backfill and cover soil quality objectives are listed in **Table 1**.

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.

1.9 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.

1.10 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.

1.11 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.

1.12 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.

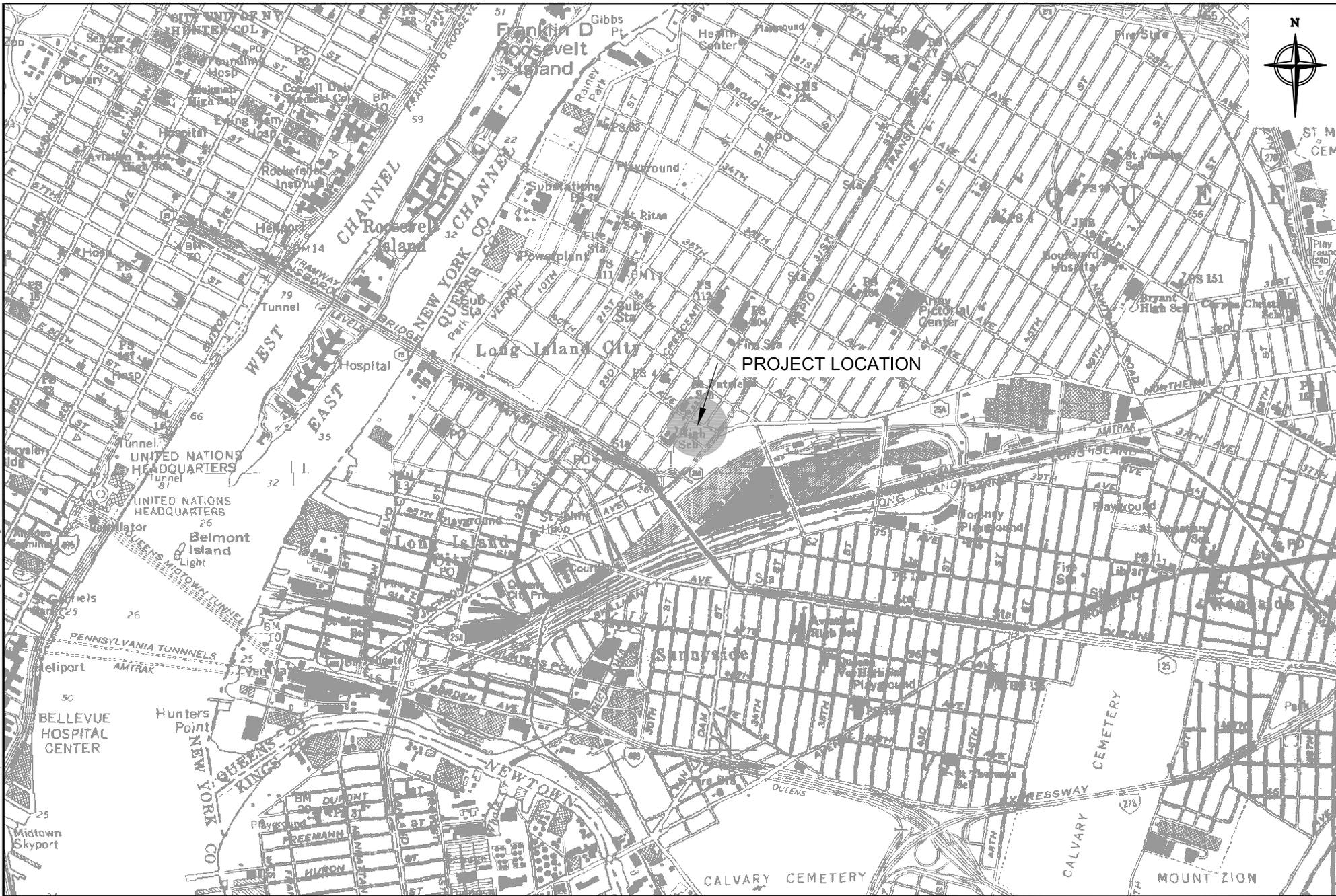
APPENDIX 5

CONSTRUCTION HEALTH AND SAFETY PLAN

APPENDIX 5

COMMUNITY AIR MONITORING PLAN

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PREPARED BY:



**Enviromental
Technology
Group Inc.**

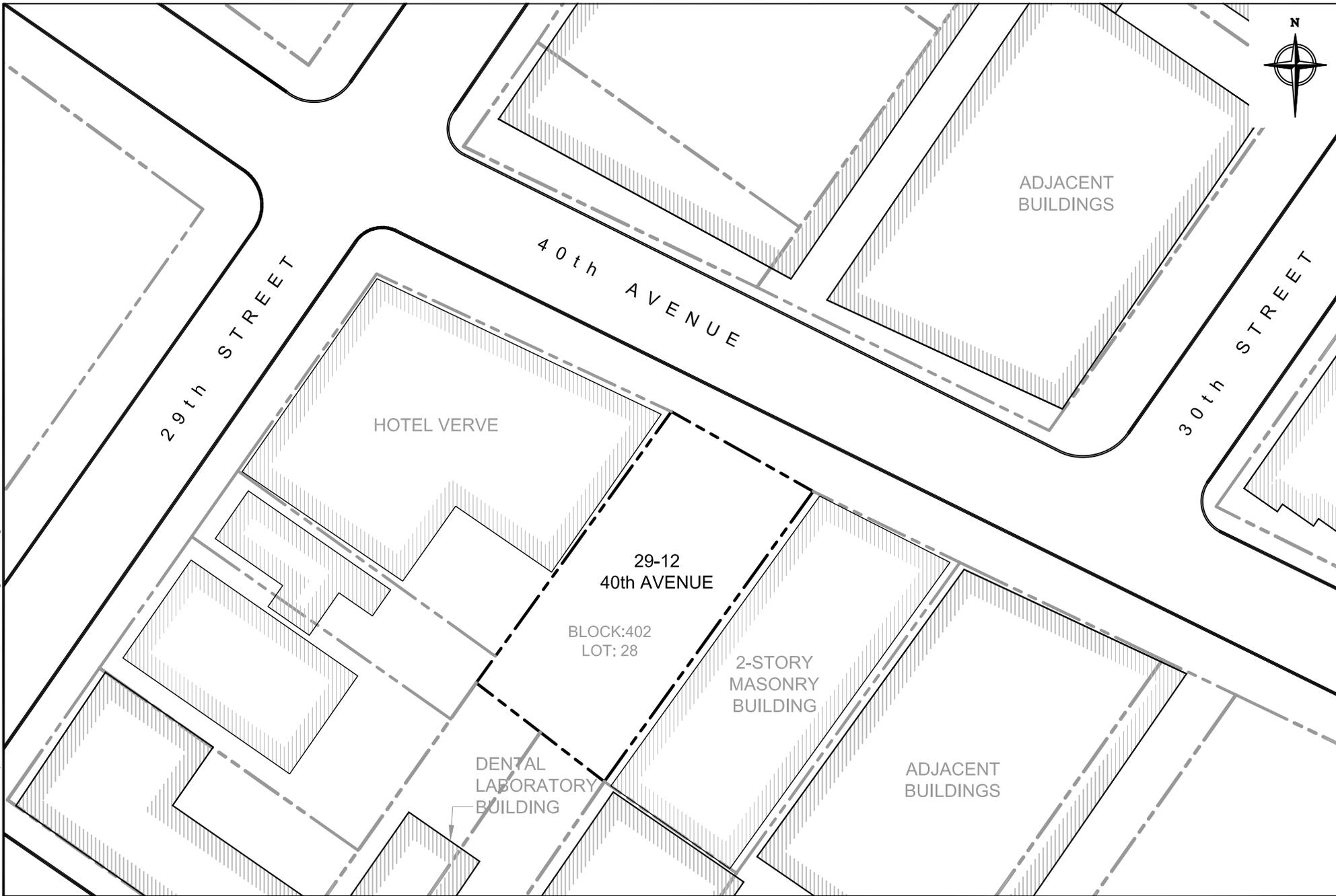
300 WHEELER RD SUITE 307 HAUPPAUGE, NY 11786
TEL: 631-232-1987

TITLE:

SITE LOCATION MAP
29-12 40th AVENUE
LONG ISLAND CITY, QUEENS NY11101

DWN:	SCALE:	DATE:	PROJECT NO.:
DGH	1" = 2000'	3/21/2012	ETG 12-06
CHKD:	APPD:	REV.:	NOTES:
AJZ	AJZ	-	-
FIGURE NO.:			
1			

drawing location on the server P:\2012\ETG\12-06 29-12 LIC.LIC\CADD\Figs 1-3.dwg



PREPARED BY:



Enviromental
Technology
Group Inc.

300 WHEELER RD SUITE 307 HAUPPAUGE, NY 11788
TEL: 631-232-1987

TITLE:

SITE MAP
29-12 40th AVENUE
LONG ISLAND CITY, QUEENS NY11101

DWN: DGH	SCALE: 1" = 40'	DATE: 3/21/2012	PROJECT NO.: ETG 12-06
CHKD: AJZ	APPD: AJZ	REV.: -	NOTES: -
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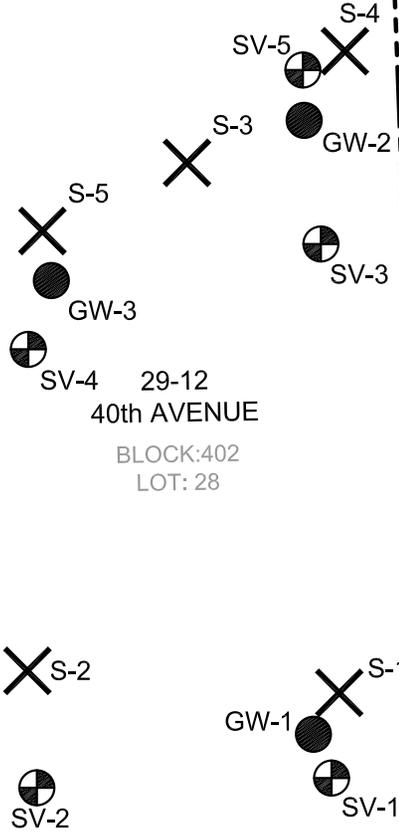
40th AVENUE



HOTEL
VERVE

29-12
40th AVENUE
BLOCK:402
LOT: 28

2-STORY MASONRY
BUILDING



LEGEND

-  GROUNDWATER SAMPLING POINT
-  SOIL SAMPLING POINT
-  SOIL VAPOR SAMPLING POINT

PREPARED BY:



300 WHEELER RD SUITE 307 HAUPPAUGE, NY 11788
TEL: 631-232-1987

TITLE:

**LOCATION OF SOIL BORINGS,
WELLS, AND SOIL VAPOR SAMPLES**

29-12 40th AVENUE
LONG ISLAND CITY, QUEENS NY11101

DWN: DGH	SCALE: 1" = 20'	DATE: 3/21/2012	PROJECT NO.: ETG 12-06
CHKD: AJZ	APPD: AJZ	REV.: -	NOTES: -

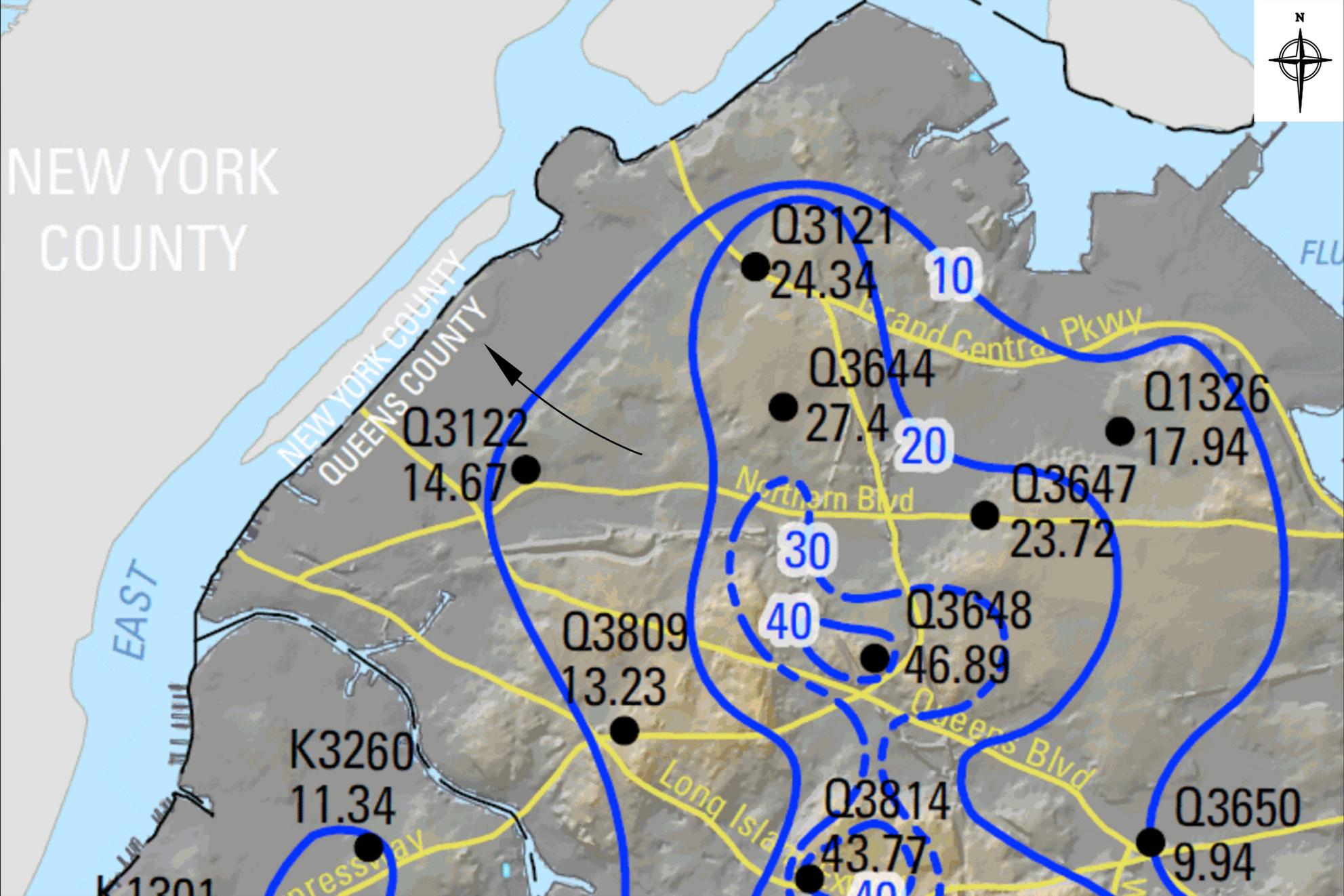
FIGURE NO.: 3

drawing location on the server P:\2012\ETGp\12-06 29-12 LIC.LLC\CADD\Figs 1-3.dwg



NEW YORK
COUNTY

NEW YORK COUNTY
QUEENS COUNTY



drawing location on the server P:\2012\ETG\12-06 29-12 LIC.LLC\ADD\Fig 4.dwg

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TITLE:

GROUNDWATER FLOW MAP
29-12 40th AVENUE
LONG ISLAND CITY, QUEENS NY11101

DWN: DGH	SCALE: NO SCALE	DATE: 3/21/2012	PROJECT NO.: ETG 12-06
CHKD: AJZ	APPD: AJZ	REV.: -	NOTES: -
FIGURE NO.:		4	