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DECISION DOCUMENT

January 19, 2016

Mr. Robert Frenkel
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Ms. Sasha Rothenberg
Hydro Tech Environmental Corp
15 Ocean Avenue, 2nd Floor
Brooklyn, NY 11225

Re: **NYC VCP Remedial Action Work Plan Approval**
28-46 Roebling Street
Block 2306, Lot 18 and (Tentative lot 22)
VCP Project #14CVCP214K

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated February 04, 2014 and Stipulation List dated April 01, 2014 for 28-46 Roebling Street, VCP Project #14CVCP214K. The Plan was submitted to OER under the NYC Voluntary Cleanup Program (VCP). The RAWP was released for public comment for 30 days as required by program rule. That comment period ended on March 4, 2014. There were no public comments.

Statement of Purpose and Basis

This document presents the remedy for a Voluntary Cleanup Program site known as “28-46 Roebling Street” site. This document is a summary of the information that can be found in the site-related reports and documents in the document repository at OER’s website www.nyc.gov/oer.

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

The decision is based on the Administrative Record of the New York City Office of Environmental Remediation (the Office or OER) for the “28-46 Roebling Street” site and the public's input to the proposed remedy presented by OER.

Description of Selected Remedy

The remedy selected for this “28-46 Roebling Street” site includes Establish Track 4 Soil Cleanup Objectives (SCOs), Excavation and removal of soil/fill exceeding SCOs, construction and maintenance of an engineered composite cover consisting of a 4-inch concrete slab to prevent human exposure to residual soil/fill remaining under the Site, installation of a vapor barrier/waterproofing system below the concrete slab underneath the building, as well as behind foundation walls of the proposed building, and installation and operation of an active sub-slab depressurization system.

The elements of the selected remedy are as follows:

1. Preparation of a Community Protection Statement and performance of all required NYC VCP Citizen Participation activities according to an approved Citizen Participation Plan.
2. Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
3. Establishment of Site Specific (Track 4) Soil Cleanup Objectives (SCOs).
4. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas.
5. Excavation and removal of soil/fill exceeding Track 4 Site Specific SCOs. Entire property will be excavated to a depth of approximately 2 feet below cellar grade for development purposes. Hotspots will be excavated to a depth of approximately 3 to 5 feet below cellar grade, but above groundwater table. Approximately 1200 tons of soils will be removed from this Site.
6. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID. Appropriate segregation of excavated media on-Site.
7. Removal of underground storage tanks (if encountered) and closure of petroleum spills (if evidence of a spill/leak is encountered during Site excavation) in compliance with applicable local, State and Federal laws and regulations.
8. Transportation and off-Site disposal of all soil/fill material at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal, and this plan. Sampling and analysis of excavated media as required by disposal facilities. Appropriate segregation of excavated media on-Site.
9. Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs.
10. Import of materials to be used for backfill in compliance with this plan and in accordance with applicable laws and regulations.
11. A 60-millimeter vapor barrier will be installed beneath the structure’s slab and along foundation sidewalls to sidewalk. The barrier chosen for this project is will either be Geo-Seal® manufactured by Land Science Technologies or Liquid Boot® manufactured by CETCO®.
12. Construction and maintenance of an engineered composite cover consisting of a 4-inch concrete slab to prevent human exposure to residual soil/fill remaining under the Site.
13. Installation and operation of an active sub-slab depressurization system.
14. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.

15. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations.
16. Submission of a Remedial action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, lists any changes from this RAWP, and describes all Engineering and Institutional Controls to be implemented at the Site.
17. Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for operation, maintenance, monitoring, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency.
18. The property will continue to be registered with an E-Designation at the NYC Buildings Department. Establishment of Engineering Controls and Institutional Controls in this RAWP and a requirement that management of these controls must be in compliance with an approved SMP. Institutional Controls will include prohibition of the following: (1) vegetable gardening and farming; (2) use of groundwater without treatment rendering it safe for the intended use; (3) disturbance of residual contaminated material unless it is conducted in accordance with the SMP; and (4) higher level of land usage without OER-approval.

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

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

January 19, 2016



Date

Shaminder Chawla
Deputy Director

Site Location and Current Usage

The Site is located at 28-46 Roebling Street in the Williamsburg section in Brooklyn, New York and is identified as Block 2306 and Lot 18 (Tentative Lots 18 and 22) on the New York City Tax Map. Figure 1 shows the Site location.

The Site is 10,950-square feet and is bounded by North 10th Street to the north, North 9th Street to the south, Roebling Street to the east and 7-story residential buildings to the west. Currently, a 4-story warehouse utilized for feather storage by Atlas Feather occupies the Site. The building contains a partially below grade basement. Both the basement and the building take up the footprint of the lot.

The current zoning designation is M1-2/R6A. The proposed use is consistent with existing zoning for the property.

Past Uses and Areas of Concern

Historical records indicate that the Site was used as a paint manufacturing facility from 1887 through 1965. According to the current owner the Site was purchased during 1980 and has been used for feather storage and distribution by Atlas Feather since this purchase. The AOCs identified for this site include: the historical use of the Site for paint manufacturing; the presence of soil impacted with petroleum related volatile organic compounds and metals; the presence of an inactive partially sub-grade aboveground storage tank.

Summary of Environmental Findings

1. Elevation of the property ranges from 13.99 to 14.52 feet.
2. Depth to groundwater ranges from 2.98 to 3.15 feet at the Site.
3. Groundwater flow is generally from northwest to southeast beneath the Site.
4. Depth to bedrock is greater than 6 feet.
5. The stratigraphy of the Site, from the surface down, consists of two to four feet of urban fill material (sand mixed with brick) underlain by moist to saturated brown sand and silty sand with pebbles.

Proposed Development Plan

The proposed future use of the Site will consist of a 5-story mixed use residential and commercial building. The current building will be renovated for this future use. The renovations will include removing the current freight elevator located in the central-eastern portion of the Site, replacing the cellar slab and installing a new elevator in the central-western portion of the Site. Renovation will also include adding an additional fifth floor to the building. Since the current building, which takes up the footprint of the lot, will remain in place, no grade level setbacks are planned. The partially below-grade cellar will contain commercial space and the remaining floors will contain 60 residential rental units.

Summary of Remedial Investigation

The Remedial Investigation was conducted in August 2013 and November 2013. A full Remedial Investigation Report is available online in the document repository and the results are summarized below.

Soil:

The soil samples collected during the RI showed no detectable concentrations of pesticides or PCBs in any of the soil samples collected. The VOCs including 1,2,4-Timethylbenzene (at 48 milligrams per kilogram (or ppm)), 1,3,5-Trimethylbenzene (maximum of 32 ppm), 2-Butanone (maximum of 1.1 ppm), Acetone (maximum of 0.97 ppm), Methylene Chloride (maximum of 0.35 ppm), Naphthalene (maximum of 33 ppm), sec-Butylbenzene (maximum of 19 ppm), Toluene (maximum of 0.74 ppm) and Total Xylenes (4.7 ppm) exceeded Unrestricted Use SCOs in five of fourteen soil samples. Of these VOCs, 1,2,4-Timethylbenzene also exceeded Restricted residential SCOs in one shallow soil sample. Several SVOCs including Benzo(a)Anthracene (maximum of 1.22 ppm), Benzo(a)Pyrene (maximum of 1.07 ppm), Benzo(k)Fluoranthene (maximum of 1.29 ppm), Chrysene (maximum of 1.14 ppm) and Indeno (1,2,3-cd)Pyrene (maximum of 0.622 ppm) exceeded Restricted Residential SCOs in one of seven deeper soil samples. Several metals were identified in the shallow, middle and deep soil samples throughout the Site at concentrations exceeding the Unrestricted Use and Restricted Residential Use SCOs. Highest metal concentrations were detected in shallow soils. These metals included arsenic (maximum of 68.3 ppm), barium (maximum of 10,300 ppm), copper (maximum of 8,170 ppm), cadmium (maximum of 5.04 ppm), lead (maximum of 20,700 ppm), mercury (maximum of 14.9 ppm), zinc (maximum of 26,100 ppm) and chromium trivalent (maximum of 118 ppm). The results of the additional metals investigation indicates hazardous lead concentrations (TCLP failures) in three sampling grids (I3, H1 and G2). Overall, the findings indicate the elevated levels of VOCs, SVOCs and metals (particularly lead and mercury) throughout the Site.

Groundwater:

Groundwater samples collected during the RI showed no SVOCs, Pesticides or PCBs were detected in any of the groundwater samples at concentrations exceeding the 6NYCRR Part 703.5 Groundwater quality Standards (GQS). Five VOCs were detected in one of the three groundwater samples at concentrations exceeding their respective GQS and included acetone (maximum of 57 ppb), isopropylbenzene (maximum of 7.8 ppb), n-butylbenzene (5.3 ppb), p-isopropylbenzene (maximum of 12 ppb) and sec-butylbenzene (maximum of 17 ppb). Several metals were detected in groundwater but only magnesium, manganese, mercury, selenium and sodium exceeded their GQS.

Soil vapor:

Soil vapor samples collected during the RI showed the presence of petroleum related and chlorinated VOCs at low levels in all soil three vapor samples. The concentrations of the detected VOCs are generally below 50 ug/m³, with the exception of acetone (maximum of 170 ug/m³). Chlorinated VOCs- 1,1,1-trichloroethane (TCA) was detected at a maximum concentration of 190 ug/m³. Tetrachloroethylene (PCE) was detected in two of the four soil vapor samples (maximum of 17 ug/m³) and was also detected in both ambient air samples (maximum of 1.9 ug/m³). TCE was detected in all of the soil vapor samples at a maximum concentration of 30 ug/m³ and in the indoor air sample (0.87 ug/m³). Concentrations of TCA and TCE are above the monitoring ranges established by NYSDOH guidance matrix.

Figure 1 – Site Map



Figure 2 – Site Location Map

