



OFFICE OF ENVIRONMENTAL REMEDIATION

100 Gold Street – 2nd Floor
New York, New York 10038

Daniel Walsh, Ph.D.

Director

Tel: (212) 788-8841

Fax: (212) 788-2941

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

May 7, 2015

Re: “45 Walton Street” – 47 Walton Street
Brooklyn Block 2245, Lot 60 (previously p/o Lot 62)
Hazardous Materials, Air Quality, Noise “E” Designation
E-282: 9/12/2012 59 Walton Street Rezoning - CEQR # 10 DCP 001K
OER Project Number 15EHAN480K / VCP Number 15CVCP129K

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated August 2014 with Stipulation Letter dated May 7, 2015 and the Remedial Action Plan for Air Quality and Noise dated April 2015 for the above-referenced project. These Plans were submitted to OER under the NYC Voluntary Cleanup Program and E-Designation Program.

The RAWP was released for public comment for 30 days as required by program rule. That comment period ended on September 8, 2014. There were no public comments.

Project Description

The proposed future use of the Site will consist of dividing Lot 62 into two new lots to construct two new buildings with the street addresses 43 Walton Street and 45 Walton Street. The two new lots will consist of a 4,940 ft² L-shaped lot (43 Walton Street), and a smaller 2,560 ft² lot (45 Walton Street with official address 47 Walton Street).

Lot 60 (45 Walton Street) consists of 36 feet of street frontage on Walton Street and a depth of 100 feet. A 26 ft by 40 ft area in the rear of Lot 60 will be a part of the adjacent property, Lot 62. Therefore, Lot 60 will be 2,560 ft². The first 46 ft 4 inches of Lot 60 will be redeveloped with a new 3-story, one-family building. The first floor of the building will consist of parking for two cars, mechanical rooms, and a home office and a study. The second floor will consist of the living room, dining room, kitchen, and foyer, and the third floor will consist of four bedrooms, a laundry room, and two bathrooms. Excavation for the new building will be minimal, but the perimeter and portions of the center of the building footprint will require excavation to a depth of approximately 4 to 5 feet for installation of the building's foundation and footings. An estimated 200 cubic yards of soil will require excavation for construction of the buildings foundation.

Statement of Purpose and Basis

This document presents the remedial action for the NYC Voluntary Cleanup Program and E-Designation Program project known as “45 Walton Street” pursuant to Title 43 of the Rules of the City of New York Chapter 14, Subchapter 1 and the Zoning Resolution and §24-07 of the Rules of the City of New York.

Description of Selected Remedy for Hazmat

The remedial action selected for the 45 Walton Street site is protective of public health and the environment. 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. For development purposes, portions of 45 Walton Street will be excavated to depths as great as 4 feet below grade to construct the building's foundation. Additional excavation in the rear yard of 45 Walton Street will be performed for the SVOCs/metals hotspot area identified during the RI (RI boring B5). Approximately, 700 cubic yards of soil will be excavated and 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 and cover in compliance with this plan and in accordance with applicable laws and regulations;
11. Installation and operation of an active Sub-Slab Depressurization System (SSDS) below the concrete slab;
12. Installation of a vapor barrier below the concrete slab of the building, as well as behind foundation walls of the proposed building. The vapor barrier will consist of Raven Industries VaporBlock 20 Plus, which is a seven layer co-extruded barrier made from polyethylene and EVOH resins;
13. Construction and maintenance of an engineered composite cover consisting of the building's 6 inch thick concrete slab and cellar slab to prevent human exposure to residual soil/fill remaining under the Site;
14. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations;
15. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
16. Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, describes all Engineering and Institutional Controls to be implemented at the Site, and lists any changes from this RAWP.
17. Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for operation, maintenance, monitoring, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency.
18. The property will continue to be registered with an E-Designation at the NYC Buildings Department. Establishment of Engineering Controls and Institutional Controls in this RAWP and a requirement that management of these controls must be in compliance with an approved SMP. Institutional Controls will include prohibition of the following: (1) vegetable gardening and farming; (2) use of groundwater without treatment rendering it safe for the intended use; (3) disturbance of residual contaminated material unless it is conducted in accordance with the SMP; and (4) higher level of land usage without OER-approval.

Description of Selected Remedy for Air Quality

The elements of the remedial action selected for Air Quality for the 45 Walton Street site are as follows:

In order to satisfy the requirements of the E-designation, electric equipment will be utilized at the site for space heating, hot water, and HVAC systems. Natural gas will be utilized for the gas stove in the house.

Electric equipment will be used for hot water and HVAC systems; therefore no stack will be installed.

Description of Selected Remedy for Noise

The elements of the remedial action selected for Noise for the 45 Walton Street site are as follows:

In order to meet the requirements of the E-Designation, the following window/wall attenuation will be achieved at the locations described below:

1. 28 dBA for all facades

The following windows and doors will be installed:

Façade Floor Range	OITC Rating	OITC Certification	Manufacturer and Model	Glazing
DOORS Front Façade 2nd Floor	28	ASTM E-90 Lab Test Reports (30160-05-66263- 10) in Appendix F.	Ultimate Inswing French Doors by Marvin Windows and Doors	3/4" IG (1/4" laminated exterior, 7/16" air space, 1/8" tempered interior)
WINDOWS Front Façade 1 st and 3 rd Floor Rear Façade All Floors	29	ASTM E-90 Lab Test Reports (ESP-015798P-5) in Appendix F.	Wood Ultimate Double Hung Magnum, Double Hung Window by Marvin Windows and Doors	7/8" IG (1/4" laminated exterior, 5/16" air space, 5/16" laminated interior)

The acoustical reports described above are representative of the acoustical performance of all proposed windows and doors. Color coded elevations and the labeled window schedule attached in Appendix A shows the locations of the window/ door types.

In order to satisfy the requirements of the E-Designation, Alternate Means of Ventilation (AMV) will be installed in order to maintain a closed window condition. AMV for this project will be achieved by:

1. **Trickle Vents:** Installing Airlet™ 200 fresh air inlets manufactured by Aldes through exterior walls. Fresh air will be provided to all bedrooms and living rooms by the fresh air inlets. Floor plans showing the installation location of each of the Airlet™ 200 fresh air inlets are included in Appendix A. Manufacturer specifications for the trickle vents are included as Appendix G.

The remedies for Hazardous Materials, Air Quality, and Noise described above conform to the promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration OER guidance, as appropriate.

May 7, 2015

Date



Sarah Pong
Project Manager

May 7, 2015

Date



Shaminder Chawla
Deputy Director – VCP

May 7, 2015

Date



Maurizio Bertini, Ph.D.
Assistant Director – Air Quality/Noise E

cc: Simon Dushinsky, Walton Partners LLC – ch@rabskygroup.com
Kevin Brussee, Environmental Business Consultants – kbrussee@ebcincny.com
Panagiotis Vikatos, R.A. – panosvikatos@gmail.com
Daniel Walsh, Shaminder Chawla, Zach Schreiber, Maurizio Bertini, Hannah Moore
Sarah Pong, PMA-OER