OFFICE OF ENVIRONMENTAL REMEDIATION
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DECISION DOCUMENT
NYC VCP Remedial Action Work Plan Approval

July 31, 2019

Re: 113 Hamilton Avenue
Brooklyn Block 362, Lot 1
OER Project Number 19CVCP079K

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated June 2019 with Stipulation Letter dated July 2, 2019 for the above-referenced project.

The Plan was submitted to OER under the NYC Voluntary Cleanup Program.

The RAWP was released for public comment for 30 days as required by program rule. That comment period ended on July 28, 2019. There was one public comment which OER is addressing. NYSDEC was briefed on the Site in June 2018.

Project Description
The triangular shaped Site is 5,119-square feet and is bounded by Woodhull Street to the north, the intersection of Columbia Street and Hamilton Street to the south, Columbia Street to the east, and Hamilton Avenue to the west. Most recently, the Site was used for an automobile repair facility and contained a 1,477-square foot single-story slab-on-grade concrete building with three (3) service bays located on the northeast portion of the property which underwent demolition. An above-ground storage tank (AST) containing used oil is located on the east side of the building on-site. The remainder of the property was used as an asphalt-paved parking lot.

The proposed future use of the Site will consist of a one-story restaurant and bar with a small mezzanine above the kitchen and bathroom area. The building will be approximately 30 feet in height and will contain no basement or landscaped areas. The proposed development will cover the entire footprint of the site which is approximately 5,119 square feet. The ground floor is approximately 4,209 square feet and the mezzanine is approximately 1,310 square feet in size. The remainder of the property will be used for outdoor seating.

The development will require limited excavation to 6 feet below grade to support footings/grade beams. An existing pile cap in the northwest corner of the property will not be disturbed due to concerns of structural integrity. Approximately 90 square foot portion of the site along Hamilton Avenue will be excavated at a slope to 15 feet below grade to accommodate deeper bulk excavation beneath the sidewalk. Approximately 1,666 cubic yards/2,500 tons of soil/fill will be excavated and disposed of during foundation construction. Groundwater is approximately 8.5 feet below grade and excavation will require dewatering

Statement of Purpose and Basis
This document presents the remedial action for the NYC Voluntary Cleanup Program project known as "113 Hamilton Avenue" pursuant to Title 43 of the Rules of the City of New York Chapter 14, Subchapter 1.

Description of Selected Remedy
The remedial action selected for the 113 Hamilton Avenue 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 during ground intrusive work;
3. Selection of NYSDEC 6 NYCRR Part 375-6 Restricted Commercial Soil Cleanup Objectives (RCSCOs);
4. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking, staking excavation areas & off-site permits;
5. Completion of a Waste Characterization Study prior to excavation activities will aid the management of excavated materials. Waste characterization soil samples will be collected at a frequency dictated by disposal facility(s);
6. Construction of a retaining wall, sheet piles or shoring, along Hamilton Street, with reduced permeability by grouting or with the use of plastic sheeting;
7. Excavation and removal of soil/fill exceeding Restricted Commercial SCOs. The soils on-site shall initially be excavated to a depth of six (6) feet bgs across the entire Site subject to any observance of safety consideration of utility lines, with a goal of removing a substantial amount of source materials. Then, a trapezoidal area approximate 90 feet long and 16 feet wide will be subsequently excavated to a maximum depth of 15 feet below surface grade (bsg) which is approximately three (3) feet into groundwater. This deep excavation will be sloped northward rising from 15 feet to six (6) feet bsg where it will intersect with a shallow excavation to expand the area on the interior of the Site that had been previously spot excavated, and to meet the excavation requirements for foundations and other aspects of the proposed redevelopment. During the excavation activity it is estimated that approximately 2,500 tons of soil will be removed;
8. Management of excavated materials including temporarily stockpiling and segregating in accordance with defined material types and to prevent co-mingling of non-contaminated material and non-contaminated materials;
9. Transportation and off-Site disposal of all soil/fill material at licensed or 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;
10. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID;
11. Collection and analysis of five (5) post-excavation confirmation samples to evaluate the performance of the remedy with respect to attainment of commercial SCOs.
12. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations;
13. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations;
14. As the excavation will extend three (3) feet into groundwater along Hamilton Avenue, dewatering is required. Dewatering will be performed in compliance with city, state, and federal laws and regulations. Effluent from the dewatering will either be containerized for off-site disposal at a licensed facility or will be treated under a permit from New York City Department of Environmental Protection (NYCDEP) to meet pretreatment requirements prior to discharge to the sewer system;
15. Performance of all activities required for the remedial action, including acquisition of required permits and attainment of pretreatment requirements, will be in compliance with applicable laws and regulations;
16. Spill closure and any associated groundwater remediation will be managed under NYSDEC authority for Spill 8904339. Spill remediation requirements include:
    a. Removal of one (1) known AST. Removal of all other UST's that are encountered during soil/fill removal actions. Registration of tank(s) and reporting of any petroleum spills associated with UST's, as warranted;
    b. Over excavation of petroleum contaminated soil/fill to remove grossly contaminated soils to the extent feasible;
    c. Collection of post excavation end-point and side-wall soil samples as per NYSDEC DER-10 Guidance which requires one bottom sample/900 sf and one sidewall sample each 30 linear feet. As the excavation will extend three (3) feet into groundwater, only side wall samples are proposed; and
    d. Groundwater Treatment and Monitoring including following components:

i. Pumping and treatment of groundwater in conjunction with the Hamilton Avenue sidewalk excavation;
ii. Application of compounds designed to enhance the biodegradation of residual contaminants in the groundwater in conjunction with the Hamilton Avenue sidewalk excavation;
iii. Decommission all existing onsite monitoring wells in addition to wells located in or near the Hamilton Avenue sidewalk excavation followed by installation of replacement monitoring wells;
iv. Groundwater monitoring in accordance with the SMP. A new monitoring well network will be comprised of two (2) existing wells, one (1) upgradient and the other side-gradient; three (3) newly installed downgradient wells; and one (1) existing downgradient well.

17. The RAWP does not alter or interfere with the remedial action for the petroleum spill. A separate Spill closure report may be prepared and submitted to NYSDEC, if warranted based on the results of the investigation;
18. Placement of clean fill in all excavated areas (to the extent needed for the development backfill) and a composite cover system over the entire Site to prevent exposure to remaining soil/fill. The engineered composite cover would consist of an eight (8) inch thick concrete building slab, directly underlain by a 12-inch clean granular sub-base beneath all building areas and four (4) inches of poured concrete on a six (6) inch sub-base comprising the sidewalk along Hamilton Avenue;
19. Installation of a vapor barrier system beneath the building slab and along foundation side walls to prevent potential exposures from soil vapor. The Vapor Barrier will consist of a "2-product system" comprised of 4EVERCRETE and IMPENECRETE, a spray on product, both manufactured by ECI Environmental Coatings, Inc.
20. Installation and operation of an active Sub Slab Depressurization System (SSDS). The SSDS will consist of a network of horizontal pipe set in the middle of a gas permeable layer immediately beneath the building slab and vapor barrier system. The gas permeable layer will consistent of a 12-inch thick layer of 6-inch crushed stone and 6-inch pea gravel. The perforated pipes will consist of schedule 40 4-inch PVC pipe connected through a solid header and 4-inch steel riser pipe to a hardwired RadonAway XP201 blower on the roof of the building. A pressure gauge and alarm will be located in an accessible area in the first floor. The active SSDS is an Engineering Control for the remedial action. The remedial engineer will certify in the RAR that the active SSDS was designed and properly installed to establish a vacuum in the gas permeable layer and a negative (decreasing outward) pressure gradient across the building slab to prevent vapor migration into the building. The testing and monitoring of the SSDS will be done by ExxonMobil consultants and will report the findings to the NYSDEC and NYSDOH as part of their remediation program;
21. Submission of an approved Site Management Plan (SMP) in the Remedial Action Report (RAR) for long-term management of residual contamination, including plans for operation, maintenance, monitoring, inspection and certification of Engineering and Institutional Controls including the performance of periodic inspections and certification that the controls are performing as they were intended. ;
22. Submission of a 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; and
23. Recording of a Declaration of Covenants and Restrictions that includes a listing of Engineering Controls and Institutional Controls and a requirement that management of these controls must be in compliance with an approved SMP. Institutional Controls will include prohibition of the following: (1) vegetable gardening and farming; (2) use of groundwater without treatment rendering it safe for the intended use; (3) disturbance of residual contaminated material unless it is conducted in accordance with the SMP; and (4) higher level of land usage without OER, NYSDEC and NYSDOH-approval. The deed restriction will also document the installation, and continued operation, of the active SSDS. The deed restriction for the active SSDS can be removed if OER, NYSDEC and NYSDOH determines that the active SSDS has achieved its goals and is no longer warranted.

The remedy described above 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.

July 31, 2019
Date

Sarah Pong
Assistant Director

July 31, 2019
Date

Shaminder Chawla
Deputy Director

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