

New York State Department of Environmental Conservation

Division of Environmental Remediation

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Joe Martens
Commissioner

MEMORANDUM

TO: Robert Cozzy, Director, Remedial Bureau B

FROM: Brian Davidson, Project Manager *BAD*

THRU: James Moras, Section Chief/ Bureau B, Section C *James G. Moras*

SUBJECT: Huxley Envelope Industrial Site (C224147)
Minor Change to the Decision Document

DATE: March 16, 2015

Approved

Digitally signed by James Moras
Date: 2015.03.16 15:14:09
+04'00'

The original March 2014 Decision Document calls for Track 1 cleanup, with a Track 2 contingency, for the entire site.

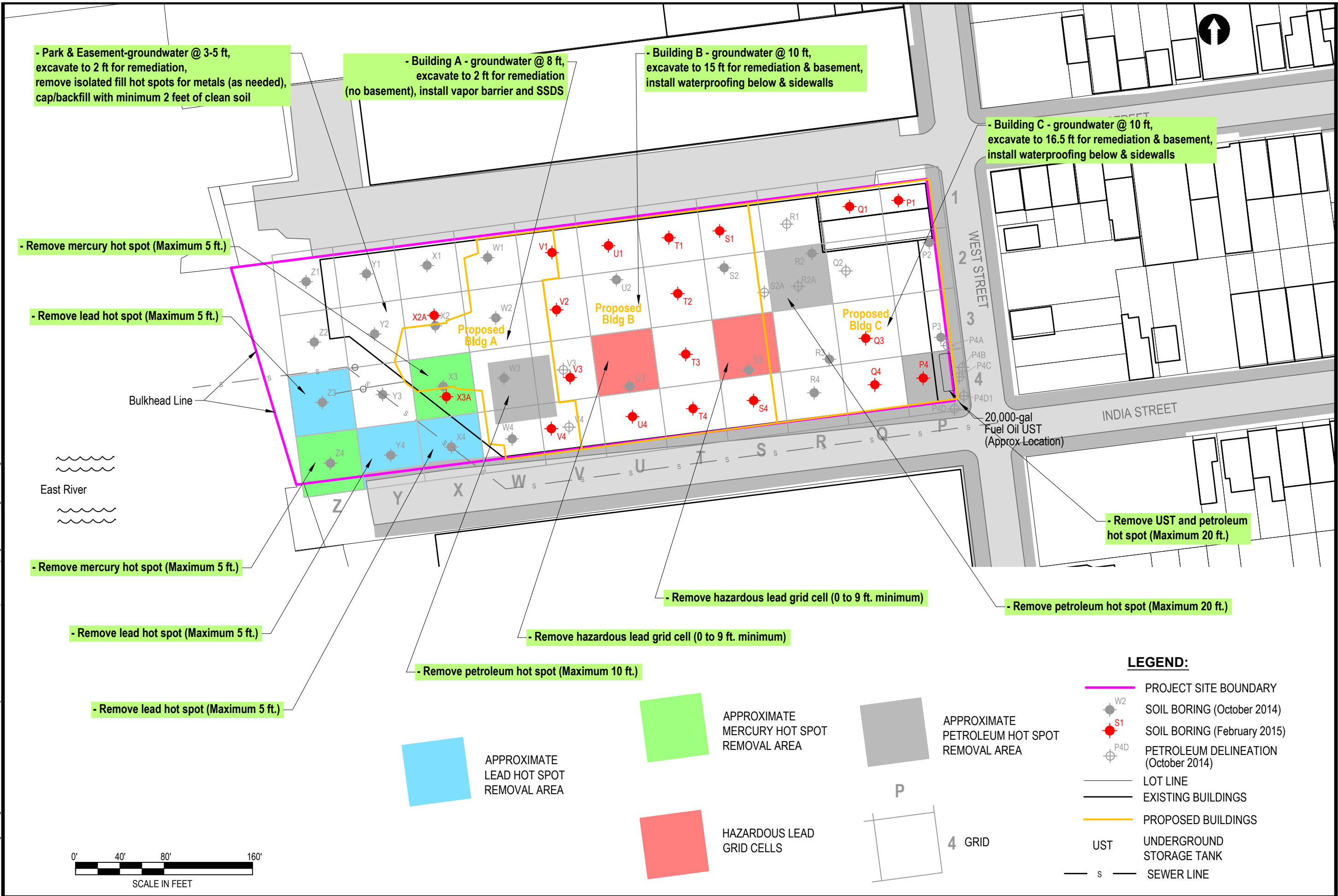
The redevelopment plan for this site has three areas associated with three proposed buildings (Buildings A, B and C, see attached figure). The site in the areas of proposed Buildings B and C would achieve at least a Track 2 cleanup (the area of Building C may achieve Track 1) as these areas would be excavated to approximately 15 feet (with the excavation extending to greater depths for any hot spots/source material). As a result, for the areas of Buildings B and C there would be no change to the March 2014 Decision Document since at least a Track 2 remedy will be achieved.

For the area of proposed Building A and the Park/Esplanade/ Easement area the Decision Document will be changed to allow for the following modification to the remedy. The area of Building A is located closest to the East River; the remedy has been modified to avoid deep excavations in this area which would result in the need for extensive dewatering due to the proximity of this area of the site to the East River. The excavation in this area and in the Park/Esplanade/Easement area would be to a depth of two feet, with the excavation extending deeper to address any hot spots/source material. Therefore remediation in the area of Building A and the Park/Esplanade/ Easement area would achieve a Track 4 restricted residential soil cleanup which would include a cover system of two feet of soil meeting restricted residential soil cleanup objectives anywhere that wasn't covered by components of the development (building, pavement, etc.). In these areas the contingent environmental easement and Site Management Plan will be required.

The modified remedy is shown on the attached figure.

Since the remedy will allow for the same future use of the site, this modification to the remedy is a minor change in scope, performance and cost to the project.

M:\AKRF Project Files\11884 - 145 West St (Urban-MREG)\Figures\11884-Fig A_B_C.dwg © 2014 AKRF Engineering, P.C.



AKRF Engineering, P.C.
440 Park Avenue South, New York, NY 10016

145 West Street
Brooklyn, New York

SITE PLAN WITH ALPHANUMERIC GRID
AND SOIL SAMPLING SUMMARY

DATE
3.6.2015

PROJECT NO.
11884

SCALE
as shown

FIGURE
1



AKRF Engineering, P.C.

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Memorandum

To:	Brian Davidson	From:	Marc Godick
Company:	NYSDEC – Division of Environmental Remediation	Date:	3/3/15
Address:	625 Broadway	Phone No.:	914-922-2356
	Albany, NY 12233	Total Pages (incl. cover):	3
Phone No.:	518-402-9790	Job Number:	11884
Subject:	Proposed Modification to Decision Document (BCP Site No C224147)		
	145/155 West Street, Greenpoint, Brooklyn, Kings County, New York		

The following memorandum has been prepared to summarize the proposed changes to the Decision Document dated March 2014 for the Huxley Envelope Industrial Site located at 145/155 West Street in the Greenpoint section of Brooklyn, Kings County, New York. The site is identified as Brownfield Cleanup Program (“BCP”) Site No. C224147.

The Building C parcel as depicted on the attached schematic Figure A will be excavated to a depth of approximately 16.5 feet below grade with the remedial goal of achieving a Track 1 Cleanup. In addition, two petroleum hot spots will be excavated to a maximum anticipated depth of 20 feet below grade. Groundwater is present at a depth of approximately 10 feet below grade. In the event that end-point samples do not meet the Track 1 cleanup standards, a Track 2 Cleanup will be achieved since excavation will be completed beyond 15 feet below grade and hot spots will be removed.

The Building B parcel will be excavated to a depth of approximately 15 feet below grade with the remedial goal of achieving a Track 2 Cleanup. Groundwater is present at a depth of approximately 10 feet below grade.

Due to the shallow water table (depth of approximately 5 feet below grade) and proximity to the East River, the Building A Parcel will be excavated to a depth of 2 feet and the grade will then be raised greater than 2 feet with suitable backfill material pursuant to the Part 375 regulations for a pile-supported foundation. In addition, one petroleum hot spot will be excavated to a maximum depth of 10 feet below grade, which excavation depth is anticipated to achieve hot spot removal. A remedial goal of a Track 4 Cleanup will be achieved for Building A.

As anticipated in the current Decision Document, the Park/Easement Area (between Building A and the bulkhead) will be excavated to a depth of 2 feet below grade and capped with a minimum of 2 feet of clean soil, for the purpose of achieving a remedial goal of a Track 4 Cleanup. In addition, additional hot spots would be excavated to address elevated metals in fill to maximum depths of 4 to 5 feet below grade, but no excavation below the water table.

While there are no known sources for vapor intrusion or volatile organic compound (VOC) contamination in groundwater, to conservatively address potential vapor intrusion, a vapor mitigation system consisting of a vapor barrier and subslab depressurization system (SSDS) for the shallow

foundation at Building A will be designed and installed. The foundations for Buildings B and C would extend into the water table and the waterproofing for the bottom and sidewalls would also serve as a vapor barrier. A Site Management Plan and associated Environmental Easement will be developed to implement and enforce the institutional and engineering controls (IC/ECs) for portions of the site where a Track 1 Cleanup is not achieved.

A schematic (Figure A) depicting the buildings/areas, proposed excavation depths, depth to water, and hot spots is attached.

