

## **ATTACHMENT B**

### **SECTION II: PROJECT DESCRIPTION**

#### *Item 1 – Project Stage*

The scope of a site investigation will be detailed in a Remedial Investigation Work Plan (RIWP), which will be implemented to determine the nature and extent of soil, groundwater and soil vapor impacts from historical site use. Future remediation to address impacts identified by the Remedial Investigation Report (RIR) will be detailed in a Remedial Action Work Plan (RAWP), which will be implemented concurrently with the contemplated development. The RIWP, RIR, and RAWP will be prepared and submitted in accordance with New York State Department of Environmental Conservation (NYSDEC) guidelines.

A limited area in the western part of Lot 17 was historically part of the Fulton Works Manufactured Gas Plant (MGP) site. Prior to implementing the RIWP, an interim remedial action will be performed that includes installation of a support of excavation (SOE) system and excavation of contaminated materials required to access and remove former Fulton Works MGP gas holder 4 and its contents that is located in this area of Lot 17. The proposed actions will be detailed in a forthcoming Interim Remedial Measures (IRM) work plan.

#### *Item 4 - Redevelopment Project Description*

The purpose of the project is to develop an underutilized, contaminated parcel of land into a viable residential space with commercial features, while implementing remedial measures that are protective of human health and the environment. The proposed re-development project is still in early planning stages and is subject to change. The contemplated project includes mixed commercial and residential development with on-site parking.

According to the New York City Planning Commission (NYCPC) Zoning Map 16c, dated November 23, 2021, Lot 17 is located in a M1-4/R7X district and Lot 49 is located in a M1-4/R6A district. M1 districts typically include light industrial uses, such as woodworking shops, repair shops, and wholesale service and storage facilities. Offices, hotels and most retail uses are also permitted. R7 districts are medium-density apartment house districts; and R6 districts are typically seen in built-up, medium density areas and can range from a diverse mix of building types to a “tower in the park” development.

### Estimated Project Schedule

The IRM is anticipated to start in the third quarter of 2022. Following the IRM, remedial action would start near the end of September 2023, and a Certificate of Completion is anticipated in July 2024. Remediation will be completed in accordance with an approved Remedial Investigation Work Plan (RIWP) to address known contamination conditions existing in soil, groundwater, and soil vapor. The estimated project schedule is included with this attachment.

Estimated Project Schedule			2022												2023												2024						
Item	Action	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL
2	BCP Amendment and IRM Work Plan - Preparation and Submittal																																
3	BCP Amendment and IRM Work Plan - NYSDEC Review/Completeness Determination																																
4	BCP Amendment and IRM Work Plan - Public Comment Period (30 days)																																
5	Execute BCP Amendment																																
6	IRM Work Plan Approval and Implementation																																
7	RIWP and CPP - Preparation and Submittal																																
8	RIWP - NYSDEC Review/Completeness Determination																																
9	RIWP - Public Comment Period (30 days)																																
10	RI Implementation																																
11	RIR and RAWP - Preparation and Submittal																																
12	RIR and RAWP - NYSDEC Review																																
13	RIR and RAWP - Public Comment Period (45 days)																																
14	RAWP Approval and Issuance of Decision Document																																
15	RAWP Implementation/Foundation Construction																																
16	FER and SMP																																
17	BCP Certificate of Completion																																

#### Notes:

NYSDEC: New York State Department of Environmental Conservation  
BCP: Brownfield Cleanup Program  
CPP: Citizen Participation Plan  
FER: Final Engineering Report  
IRM: Interim Remedial Measure  
RAWP: Remedial Action Work Plan  
RI : Remedial Investigation  
RIWP: Remedial Investigation Work Plan  
SMP: Site Management Plan