

January 11, 2024



New York City Office of Environmental Remediation
E-Designation Program
c/o Shaminder Chawla
100 Gold Street, 2nd Floor
New York, NY 10038

Consulting
Engineers and
Scientists

Re: E-Designation Project # 18EH-A334Q
Astoria Cove – Buildings 3A & 3B
8-11 26th Avenue and 25-02 9th Street
Remedial Action Plan (RAP) Stipulation List

Dear Mr. Chawla:

GEI Consultants, Inc., P.C. (GEI) hereby submits a Remedial Action Plan (RAP) Stipulation List for the Site to the New York City Office of Environmental Remediation (OER) on behalf of Cape Astoria Cove JV, LLC. This letter serves as an addendum to the RAP to stipulate additional content, requirements, and procedures that will be followed during the site remediation. The contents of this list are added to the RAP and will supersede the content in the RAP where there is a conflict in purpose or intent. The additional requirements/procedures include the following Stipulation List below:

1. The criterion attached in **Appendix 1** will be utilized if additional petroleum containing tank or vessel is identified during the remedial action or subsequent redevelopment excavation activities. All petroleum spills will be reported to the NYSDEC hotline as required by applicable laws and regulations. This contingency plan is designed for heating oil tanks and other small or moderately sized storage vessels. If larger tanks, such as gasoline storage tanks are identified, OER will be notified before this criterion is utilized.
2. A pre-construction meeting is required prior to start of remedial excavation work at the site. A pre-construction meeting will be held at the site and will be attended by OER, the developer or developer representative, the consultant, excavation/general contractor, and if applicable, the soil broker.
3. A Historic Fill Transfer and Disposal Notification Form to each disposal facility and a pre-approval letter from all disposal facilities will be provided to OER prior to any soil/fill material removal from the site. The Historic Fill Transfer and Disposal Notification Form template is attached in **Appendix 2**. Documentation specified in the RAP - Appendix 3 - Section 1.6 "Materials Disposal Off-Site" will be provided to OER. If a different disposal facility for the soil/fill material is selected, OER will be notified immediately.
4. Collection and analysis of 12 post-excavation confirmation soil samples from the bottom of the excavation to evaluate the performance of the remedy with respect to

attainment of Site-Specific Soil Cleanup Objectives (SCOs). A map indicating confirmation sampling locations is attached in **Appendix 3**. Samples will be analyzed for contaminants of concern SVOCs, lead, mercury, PCE, and PCBs.

5. A cross-section figure showing the location of the final cover system to be installed at the Site is included as **Appendix 4**.
6. Daily reports will be provided during soil disturbance and installation of engineering controls. Raw Community Air Monitoring data (upwind and downwind for both PID and particulates) shall be provided for the first week of daily reporting. Additionally, trucking manifests shall be provided for the first week of daily reporting. If no work is performed for extended time period, daily report frequency may be reduced to weekly basis upon OER determination. The daily report template is attached in **Appendix 5**.
7. Monthly reports are required on the project's status and schedule to the OER project manager after the RAP is approved and/or NTP issued and until the Remedial Closure Report is received. This will be GEI's responsibility. If GEI is no longer retained for continuation of the project, GEI is required to notify OER regarding this. After excavation work is complete, monthly reports are still required to be provided by the consultant or owner/developer for the duration of the construction period. The monthly report template is attached in **Appendix 6**.
8. Trucking log sheets will be utilized as trucks are transported from sites and completed logs should be attached to the Remedial Closure Report (RCR) as an appendix. The goal of this log is to clearly document the destination of material leaving the site, the parties responsible for its transfer, and other pertinent details. The trucking log template is provided in **Appendix 7**.
9. Truck routing to the project site shall only occur according with the approved RAP. The applicant, applicant's consultant and contractors are responsible for maintaining proper traffic in the vicinity of the site during all field operations, truck loading/unloading, etc.
10. If necessary, dewatering will be performed in full compliance with applicable laws, rules and regulations. A dewatering permit will be obtained from NYCDEP/NYSDEC prior to construction activities.
11. Stabilized construction entrance and decontamination area will be constructed. All vehicle will be cleaned on-site to avoid any tracked materials (e.g., soils) spilling on roadways. Also, erosion controls must be installed, if necessary.

12. The developer/owner and the developer/owner's consultant and contractors are responsible for obtaining all permits necessary for the performance of the work, as well as, paying all associated fees (e.g., demolition, temporary water connection, dewatering, temporary electric connection, etc.).
13. The developer/owner and the developer/owner's consultant shall be solely responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the work. Copy of the Health and Safety Plan (HASP) must be provided to the subcontractor (s). Copy of the HASP should be available at the site at all times.

Sincerely,

GEI CONSULTANTS, INC., P. C.



Christopher Morris, P.G.

Project Manager



Gary Rozmus, PE
Senior Practice Leader

Cc: Samantha Catalanotto, NYCOER

Appendix 1

Generic Procedures for Management of Underground Storage Tanks Identified during Remedial Action

Prior to Tank removal, the following procedures should be followed:

- Remove all fluid to its lowest draw-off point.
- Drain and flush piping into the tank.
- Vacuum out the “tank bottom” consisting of water product and sludge.
- Dig down to the top of the tank and expose the upper half.
- Remove the fill tube and disconnect the fill, gauge, product, vent lines and pumps. Cap and plug open ends of lines.
- Temporarily plug all tank openings, complete the excavation, remove the tank and place it in a secure location.
- Render the tank safe and check the tank atmosphere to ensure that petroleum vapors have been satisfactorily purged from the tank.
- Clean tank or remove to storage yard for cleaning.
- If the tank is to be moved, it must be transported by licensed waste transporter. Plug and cap all holes prior to transport leaving a 1/8 inch vent hole located at the top of the tank during transport.
- After cleaning, the tank must be made acceptable for disposal at a scrap yard, cleaning the tanks interior with a high pressure rinse and cutting the tank in several pieces.

During the tank and pipe line removal, the following field observations should be made and recorded:

- A description and photographic documentation of the tank and pipe line condition (pitting, holes, staining, leak points, evidence of repairs, etc.).
- Examination of the excavation floor and sidewalls for physical evidence of contamination (odor, staining, sheen, etc.).
- Periodic field screening (through bucket return) of the floor and sidewalls of the excavation, with a calibrated photoionization detector (PID).

Impacted Soil Excavation Methods

The excavation of the impacted soil will be performed following the removal of the existing tanks. Soil excavation will be performed in accordance with the procedures described under Section 5.5 of Draft DER-10 as follows:

- A description and photographic documentation of the excavation.
- Examination of the excavation floor and sidewalls for physical evidence of contamination (odor, staining, sheen, etc.).
- Periodic field screening (through bucket return) of the floor and sidewalls of the excavation, with calibrated photoionization detector (PID).

Final excavation depth, length, and width will be determined in the field, and will depend on the horizontal and vertical extent of contaminated soils as identified through physical examination (PID response, odor, staining, etc.). Collection of verification samples will be performed to evaluate the success of the removal action as specified in this document.

The following procedure will be used for the excavation of impacted soil (as necessary and appropriate):

- Wear appropriate health and safety equipment as outlined in the Health and Safety Plan.

- Prior to excavation, ensure that the area is clear of utility lines or other obstructions. Lay plastic sheeting on the ground next to the area to be excavated.
- Using a rubber-tired backhoe or track mounted excavator, remove overburden soils and stockpile, or dispose of, separate from the impacted soil.
- If additional UST's are discovered, the NYSDEC will be notified and the best course of action to remove the structure should be determined in the field. This may involve the continued trenching around the perimeter to minimize its disturbance.
- If physically contaminated soil is present (e.g., staining, odors, sheen, PID response, etc.) an attempt will be made to remove it, to the extent not limited by the site boundaries or the bedrock surface. If possible, physically impacted soil will be removed using the backhoe or excavator, segregated from clean soils and overburden, and staged on separated dedicated plastic sheeting or live loaded into trucks from the disposal facility. Removal of the impacted soils will continue until visibly clean material is encountered and monitoring instruments indicate that no contaminants are present.
- Excavated soils which are temporarily stockpiled on-site will be covered with tarp material while disposal options are determined. Tarp will be checked on a daily basis and replaced, repaired or adjusted as needed to provide full coverage. The sheeting will be shaped and secured in such a manner as to drain runoff and direct it toward the interior of the property.

Once the site representative and regulatory personnel are satisfied with the removal effort, verification of confirmatory samples will be collected from the excavation in accordance with DER-10.

Appendix 2
Historic Fill Transfer and Disposal Notification Form

Historic Fill & Soil Disposal Notification Form
New York City Office of Environmental Remediation

Date:

To operators and representatives of disposal facilities and government regulators:

The New York City Office of Environmental Remediation (OER) operates several environmental remediation regulatory programs in New York City that manage light to moderately contaminated properties that are planned for redevelopment. These projects commonly involve the removal of historical fill and soil from properties for development and other purposes. As with any environmental regulatory program, lawful transport and disposal of historic fill and soil is mandatory. It is also our highest priority.

Disposal facilities, recycling facilities and clean fill facilities (collectively, “receiving facilities”) for historic fill and soil may be located in New York or neighboring states. Our research has indicated that a wide range of facility types and a complex set of regulatory requirements and obligations for a receiving facility operation exist within each jurisdiction. Receiving facilities are required to comply with applicable laws and regulations and may operate under state and local authority via permits, licenses, registrations, agreements and other legal instruments that dictate requirements for the material they can receive. Operating requirements may include adherence to applicable chemical standards, guidance levels, criteria, policy or other bases to determine the suitability for receipt of historical fill or soil at a receiving facility. Such requirements may also specify sample frequency, location, sampling method, chemical analytes, or analytical methods. Receiving facility soil/fill sampling requirements often differ from standard remedial investigation protocol performed in the original environmental study of the property.

Given the variability of data requirements for receiving facilities, the wide range of receiving facility types, and the complexity of regulatory requirements and obligations, OER is seeking to assist government regulators and facility operators and their technical representatives to achieve compliance with regulatory requirements for disposal of historic fill and soil at receiving facilities for projects we administer. Further, we seek to ensure that all of the data and information that is developed in OER’s regulatory programs (for instance, site environmental history and soil chemistry) is available to government regulators and to facility managers when making decisions on suitability for disposal to a receiving facility.

This document provides formal notification from OER of the availability of environmental information regarding the physical and chemical content of historical fill and soil that is proposed for transfer to a disposal, recycling or clean fill facility from a property located at:

Astoria Cove – Buildings 3A & 3B; 8-11 26th Avenue and 25-02 9th Street, Queens, New York
18TMP0938Q, 18EH-A334Q

The above referenced property has undergone regulated environmental investigation and is the subject of remedial action work plan under the authority of OER. All environmental data and information generated during this regulatory process is available online in OER’s Document Repository listed below. Be advised that many properties are also regulated under state environmental law, and additional data may be available from state agencies. OER reserves the right to share this information with applicable state regulators.

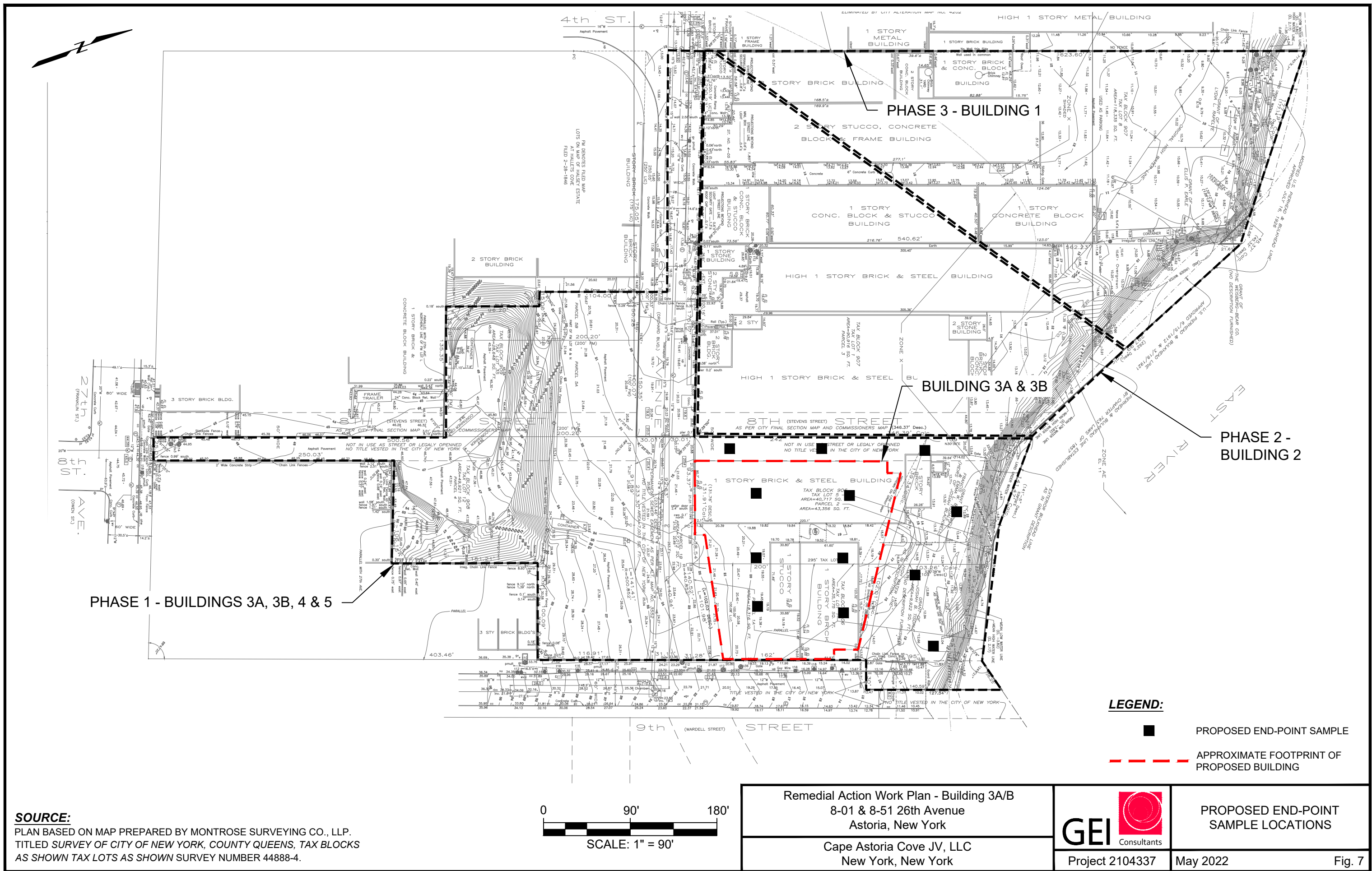
<https://a002-epic.nyc.gov/app/workspace/5516/docrepository>

According to New York State DER-10 Technical Guidance for Site Investigation and Remediation, historical fill is non-indigenous fill material deposited on a property to raise its topographic elevation. The origin of historical fill is unknown but it is commonly known to contain ash from wood and coal combustion, slag, clinker, construction debris, dredge spoils, incinerator residue, and demolition debris. Historic fill is a regulated solid waste in the State of New York. Prior to making a determination regarding the suitability of historic fill and/or soil from this property for disposal at this receiving facility, **we strongly recommend that you review all of the data and information available for this property in our Document Repository** listed above. The repository includes:

- A Phase 1 history of use of the property;
- A Remedial Investigation Report for the property which includes:
 - Boring logs that describe physical observations of the historical fill material made by a trained environmental professional;
 - Chemical data for grab samples of historical fill collected during the remedial investigation;
- A Remedial Action Plan for the property.

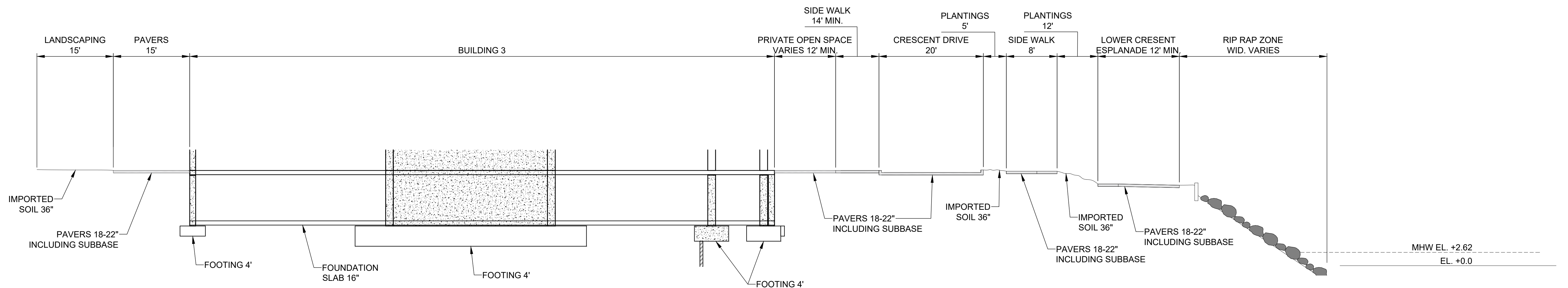
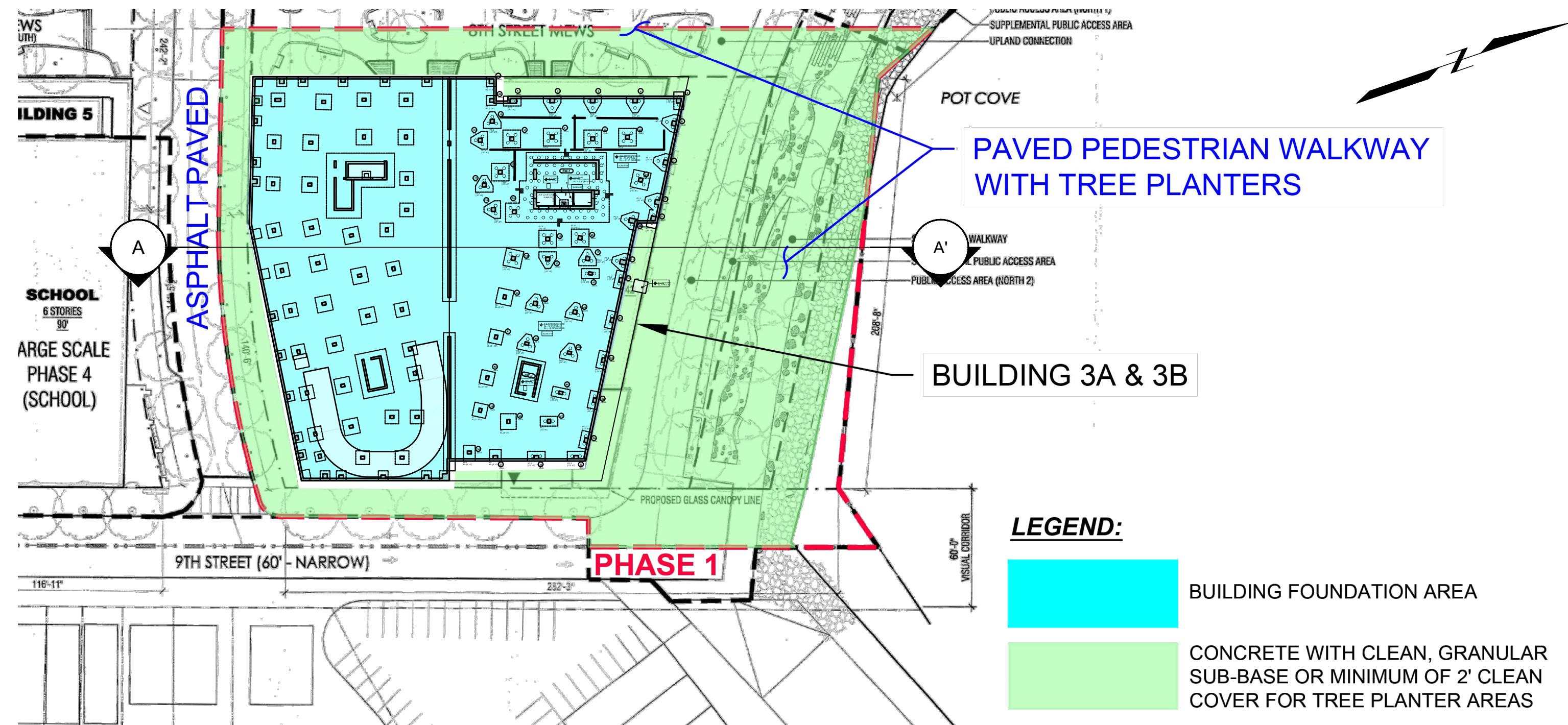
If you have any questions, please contact Kestana Anokye at (212) 788-8319 or JAnokye@dep.nyc.gov for more information.

Appendix 3
Post-Excavation Confirmation Sampling Map



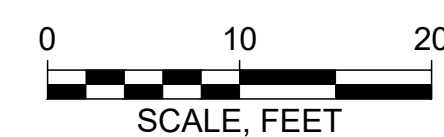
Appendix 4


Cover System Cross-Section Figure



SECTION - A
SCALE: 1"=10'-0"

SOURCE:
1. PLAN BASED ON MAP PREPARED BY



REMEDIAL ACTION WORK PLAN - BUILDING 3A/B 8-01 & 8-51 26th Avenue Astoria, New York		COVER SYSTEM CROSS SECTION
Cape Astoria Cove JV, LLC New York, New York	Project 2104337	December 2023 Fig. 10

Appendix 5

Daily Report Template



Generic Template for Daily Status Report

Instructions

The Daily Status Report submitted to OER should adhere to the following conventions:

- Remove this cover sheet prior to editing.
- Remove all the **red text** and replace with site-specific information.
- Submit the final version as a Word or PDF file.

Daily Status Reports

Daily status reports providing a general summary of activities for each day of *active remedial work* will be emailed to the OER Project Manager by the end of the following day. Those reports will include:

- Project number and statement of the activities and an update of progress made and locations of work performed;
- Quantities of material imported and exported from the Site;
- Status of on-Site soil/fill stockpiles;
- A summary of all citizen complaints, with relevant details (basis of complaint; actions taken; etc.);
- A summary of CAMP excursions, if any;
- Photograph of notable Site conditions and activities.

The frequency of the reporting period may be revised in consultation with OER project manager based on planned project tasks. Daily email reports are not intended to be the primary mode of communication for notification to OER of emergencies (accidents, spills), requests for changes to the RAP or other sensitive or time critical information. However, such information will be included in the daily reports. Emergency conditions and changes to the RAP will be communicated directly to the OER project manager by personal communication. Daily reports will be included as an Appendix in the Remedial Action Report.

DAILY STATUS REPORT

Prepared By: Enter Your Name Here

WEATHER	Snow		Rain		Overcast		Partly Cloudy	X	Bright Sun	
TEMP.	< 32		32-50		50-70	X	70-85		>85	

VCP Project No.:	16CVCP000M	E-Number Project No.:	16EHAN000M	Date:	01/01/2016
Project Name:	Name or Address				

Consultant: Person(s) Name and Company Name	Safety Officer: Person(s) Name and Company Name
General Contractor: Person(s) Name and Company Name	Site Manager/ Supervisor: Person(s) Name and Company Name
Work Activities Performed (Since Last Report): Provide details about the work activities performed.	
Working In Grid #: A1, B1, C1	
Samples Collected (Since Last Report): No samples collected or provide details	
Air Monitoring (Since Last Report): No air monitoring performed or provide details Prestart Conditions – PID = 0.0 ppm, Dust = 0.000 High Conditions – PID = 0.0 ppm, Dust = 0.000	
Problems Encountered: No problems encountered or provide details	
Planned Activities for the Next Day/ Week: Provide details about the work activities planned for the next day/ week.	

Example:

Facility # Name/ Location Type of Waste Solid <u>Or</u> Liquid	Facility # Name Location Type of Waste Solid <u>Or</u> Liquid	Facility # Name Location Type of Waste Solid <u>Or</u> Liquid	Facility # Name Location Type of Waste Solid <u>Or</u> Liquid	Facility # Name Location Type of Waste Solid <u>Or</u> Liquid	##### ABC Facility New York, NY petroleum soils Solid
(Trucks, Cu.Yds. <u>Or</u> Gallons)	Trucks Cu. Yds. <u>Or</u> Gallons	Trucks Cu. Yds. <u>Or</u> Gallons	Trucks Cu. Yds. <u>Or</u> Gallons	Trucks Cu. Yds. <u>Or</u> Gallons	Trucks Cu. Yds.
Today					5 120
Total					25 600

NYC Clean Soil Bank		Receiving Facility: Name/ Address (Approved by OER)	
Tracking No.:	16CCSB000		
Today	Trucks 5	Cu. Yds. 25	Total Trucks 120 Cu. Yds. 600

Site Grid Map

Insert the site grid map here. Indicate area of work and locations of CAMP stations

Photo Log

Photo 1 – provide a caption	Insert Photo Here – Photo of the entire site
Photo 2 – provide a caption	Insert Photo Here – Photo of the work activities performed
Photo 3 – provide a caption	Insert Photo Here – Photo of the work activities performed

Appendix 6
Weekly / Monthly Report Template

WEEKLY / MONTHLY STATUS REPORT

Prepared By: Enter Your Name Here

VCP Project No.:	16CVCP000M	E-Number Project No.:	16EHAN000M	Date:	01/01/2016
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Project Name:	Name or Address
<p>Project Updates (Since Last Report): Provide details about the work activities performed.</p>	
<p>Problems Encountered: No problems encountered or provide details</p>	
<p>Planned Activities for the Next three months: Provide details about the future work activities.</p>	

Photo Log

Photo 1 – provide a caption	Insert Photo Here – Photo of the entire site
Photo 2 – provide a caption	Insert Photo Here – Photo of the work activities performed
Photo 3 – provide a caption	Insert Photo Here – Photo of the work activities performed

Appendix 7
Soil Disposal and Trucking Log Sheet

Soil Disposal and Trucking Log Sheet

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