



OFFICE OF ENVIRONMENTAL REMEDIATION

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

Mark P. McIntyre, Esq.
Director
Tel: (212) 788-8841

NOTICE TO PROCEED
DOB Job Number B00667885-11

March 28, 2022

Re: 524 Baltic Street; 524-532 Baltic Street
Brooklyn Block 406, Lot 18
Hazardous Materials “E” Designation
E-601: Gowanus Neighborhood Plan - CEQR 19DCP157K - 11/23/2021
OER Project Number 22EHAZ218K

Dear Brooklyn Borough Commissioner:

The New York City Office of Environmental Remediation (OER) hereby issues a Notice to Proceed for the above-referenced Department of Buildings Job Numbers. This correspondence is provided pursuant to OER’s responsibilities as established in Chapter 24 of Title 15 of the Rules of the City of New York and Section 11-15 of the Zoning Resolution of the City of New York. The Applicant has filed a Hazardous Materials Remedial Action Plan that is acceptable to this Office and has prepared a Construction Health and Safety Plan for implementation on this project. OER’s Decision Document that defines the remedial actions required for this project has been prepared and filed and is available on request.

At the conclusion of remedial activities required under this action, the Zoning Resolution and §24-07 of the Rules of the City of New York requires that OER issue a Notice of Satisfaction signifying that all remedial action requirements established for this project have been satisfied prior to issuance of the Certificate of Occupancy or Temporary Certificate of Occupancy by Department of Buildings.

If you have any questions or comments, please feel free to contact Adrian Singleton at 212-341-2082.

Sincerely,

Sarah Pong
Assistant Director

cc: Scott Pedowitz - josh@pedowitz.com
Jacob Katz, Developing NY State, LLC - jacob@developingnys.com
Naresh Mahangu, P.E., NY Building Associates Inc - info@nybuildingassociates.com
Kevin Brussee, Brussee Environmental Corp. - kevinbrussee@hotmail.com
Mark McIntyre, Shaminder Chawla, Zach Schreiber, Maurizio Bertini
Adrian Singleton, PMA-OER



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DECISION DOCUMENT
E-Designation Remedial Action Plan Approval

March 28, 2022

Re: 524 Baltic Street; 524-532 Baltic Street
Brooklyn Block 406, Lot 18
Hazardous Materials E Designation
E-601: Gowanus Neighborhood Plan - CEQR 19DCP157K - 11/23/2021
OER Project Number 22EHAZ218K

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Plan (RAP) dated March 2022 with Stipulation Letter dated March 26, 2022, for the above-referenced project.

The Plan was submitted to OER under the E-Designation Program.

Project Description

The redevelopment project consists of adding 10 floors to the existing single-story building. Overall, the building constructed at the Site will be an 11-story mixed-use (commercial and residential) building with no cellar level. The first floor would still occupy the entire footprint of the lot, and would consist of a commercial/retail space and the residential lobby. The 2nd through 11th floors will consist of residential apartments. To support the additional floors, new foundation structures (steel pile with concrete pile cap) will be installed. Excavation to a depth of approximately 5 to 6 ft below grade would be required in for the pile caps and elevator pit.

Statement of Purpose and Basis

This document presents the remedial action for the E-Designation Program project known as “524 Baltic Street” pursuant to the Zoning Resolution and §24 - 07 of the Rules of the City of New York.

Description of Selected Remedy

The remedial action selected for the 524 Baltic Street site is protective of public health and the environment. The elements of the selected remedy are as follows:

1. Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
2. Establishment of Site-Specific Soil Cleanup Objectives (SCOs);
3. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas;
4. Completion of a Waste Characterization Study prior to excavation activities. Waste characterization soil samples will be collected at a frequency dictated by disposal facility. A Waste Characterization Report documenting sample procedures, location, analytical results shall be submitted to NYCOER prior to start of remedial action;
5. Excavation and removal of soil/fill for development purposes. For development purposes, the last 70 ft of the existing building slab will be removed and excavation of the 8,750 SF area will be performed to at least 1 ft to install a new 10 inch concrete slab, with additional deeper excavation to approximately 5 ft below grade for the pile caps and grade beams, and 9 ft below grade for the elevator pit. Remedial excavation of a 15 ft by 20 ft area in the northwest corner of the building will be performed to a depth of

approximately 2.5 ft to remove a metals and SVOC hotspot. Gravel, recycled concrete aggregate (RCA), and/or soil will then be imported to backfill around the pile caps, grade beams, and hotspot, and below the new building slab;

6. An estimated 1,000 cubic yards (1,500 tons) of soil/fill will be removed from the Site and properly disposed of at an appropriately licensed or permitted facility;
7. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID;
8. Management of excavated materials including temporarily stockpiling and segregating in accordance with defined material types and to prevent co-mingling of contaminated material and non-contaminated materials;
9. Removal of all underground storage tanks encountered during soil/fill removal actions. Registration of tanks and reporting of any petroleum spills associated with UST's and appropriate closure of these petroleum spills in compliance with applicable local, State and Federal laws and regulations;
10. 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 the RAP. Sampling and analysis of excavated media as required by disposal facilities. Appropriate segregation of excavated media on-Site;
11. Collection and analysis of six site-wide documentation samples (EP1 – EP6). All collected site-wide soil samples will be analyzed for SVOCs and metals;
12. Collection and analysis of documentation soil samples from the sidewalls and base of the hotspot excavation identified during the Remedial Investigation. The hotspot constituents of concern include SVOCs and the metals arsenic, barium, chromium, lead, mercury, The documentation soil samples collected from the hotspot excavation will be analyzed for SVOCs and metals;
13. Import of materials to be used for backfill and cover in compliance with the RAP and in accordance with applicable laws and regulations;
14. Construction and maintenance of an engineered composite cover consisting of the following to prevent human exposure to residual soil/fill remaining at the Site:
 - The existing concrete slab covering the rear 70 ft of the lot will be removed and replaced with a 10-inch-thick concrete slab underlain with Raven Industries VaporBlock Plus® Series (VBP20) 20-mil vapor barrier system, and a 2-to-6-inch layer of ¾" bluestone,
 - The existing concrete slab covering a 15 ft by 20 ft area in the northwest corner of the building will be removed and replaced with a 6-inch-thick concrete slab underlain with Raven Industries VaporBlock Plus® Series (VBP20) 20-mil vapor barrier system, 2-to-6-inch layer of ¾" bluestone, and imported soil used to backfill the hotspot excavation;
 - The existing 6-inch concrete slab within the front 30 ft of the lot will remain in place and Retro-Coat™ Vapor Intrusion Coating System will be applied to the surface of the concrete slab; and
 - The existing 4-to-6-inch concrete cellar slab will remain in place and Retro-Coat™ Vapor Intrusion Coating System will be applied to the surface of the concrete slab.
15. Installation of a vapor barrier system across the entire footprint of the Site to mitigate soil vapor migration into the building. The vapor barrier system will consist of the following:
 - Raven Industries VaporBlock Plus® Series (VBP20) 20-mil vapor barrier system or equivalent system installed beneath the new 10-inch-thick concrete slab in the rear 70 ft of the building, beneath the new 6 inch thick concrete slab to be installed in the area of the SVOC/metals hotspot in the northwest corner of the building, below/around the elevator pit. All welds, seams and penetrations will be properly sealed to prevent preferential pathways for vapor migration.
 - Retro-Coat™ Vapor Intrusion Coating System to be applied to the surface of the existing at-grade and cellar slabs that will remain in place, as well as to the surface of the interior of the cellar walls from floor to ceiling. The Retro-Coat™ Vapor Intrusion Coating System will be applied at a minimum 20 mil thick system (two 10 mil coats of Retro-Coat at 160 square foot/gallon per coat). Certification of thickness installation will be provided by the installer. The vapor barrier system is an Engineering Control for the Remedial Action. The remedial engineer will certify in the RCR that the vapor barrier system was designed and properly installed to mitigate soil vapor migration into the building;
16. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations;
17. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations;

18. Submission of an approved Site Management Plan (SMP) in the Remedial closure report 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.
19. Submission of a Remedial Closure Report (RCR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, and describes all Engineering and Institutional Controls to be implemented at the Site, and lists any changes from the RAP;
20. The property will continue to be registered with an E-Designation at the NYC Buildings Department. Establishment of Engineering Controls and Institutional Controls in the RAP and a requirement that management of these controls must be in compliance with an approved SMP.

The remedy for Hazardous Materials E Designation 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.

3/28/22

Date



Adrian Singleton
Project Manager

3/28/22

Date



Sarah Pong
Assistant Director

cc: Scott Pedowitz - josh@pedowitz.com
Naresh Mahangu, P.E., NY Building Associates Inc - info@nybuildingassociates.com
Jacob Katz, Developing NY State, LLC - jacob@developingnys.com
Kevin Brussee, Brussee Environmental Corp. - kevinbrussee@hotmail.com
Mark McIntyre, Shaminder Chawla, Zach Schreiber, Maurizio Bertini
Adrian Singleton, PMA-OER