



**OFFICE OF ENVIRONMENTAL REMEDIATION**

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**DECISION DOCUMENT**  
**NYC VCP and E-Designation**  
**Remedial Action Work Plan Approval**

July 17, 2014

Re: **566 Carroll Street**  
**Brooklyn, Block: 961, Lot: 7**  
**Hazardous Materials "E" Designation**  
**E-113: Park Slope Rezoning - CEQR #03 DCP 030K**  
**OER Project Number #13EHAZ454K / VCP Number #14CVCP224K**

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated April 2014 and Stipulation List dated June 2014 for the above-referenced project.

The Plan was submitted to OER under the NYC Voluntary Cleanup Program and E-Designation Program.

VCP: The RAWP was released for public comment for 30 days as required by program rule. That comment period ended on May 23, 2014. There were no public comments.

E-Designation: Lot 7 has been designated with Hazardous Materials "E" by the NYC Department of City Planning, as part of the April 30, 2003 Park Slope Rezoning (# 03 DCP 030K).

**Project Description**

The Site is located at 566 Carroll Street in the Park Slope section of Brooklyn, New York and is identified as Block 961, Lot 7 on the New York City Tax Map. The Site is 1,143 square feet and is bounded by Carroll Street to the north, a paved parking lot north of the roadway, a residential structure to the south on Garfield Place, and residential structures to the east and west on Carroll Street. Currently, the Site is an unpaved, vacant lot with weedy undergrowth. A chain-link fence with barbed wire lies at the north and south boundaries of the Site. The current zoning designation is R8A with a C2-4 commercial overlay.

The proposed use of the Site will consist of developing a new four story residential building with a cellar and bulkhead. The cellar will consist of spaces for the building's mechanical and maintenance facilities, and approximately 18 feet by 25 feet of recreation area. The upper four floors will be used as one residential unit. The proposed structure will be the full 20 foot width of the lot and 36.75 feet deep with a 19-foot rear yard. Portion of the rear yard will have an open porch at full width of the lot and will extend +/- 5 feet from the building. The remainder of the rear yard will consist of vegetative cover for all open spaces. Grass as vegetative coverage is proposed for the entire rear yard, including under the porch. New shrubs/trees are proposed for the rear yard along the perimeter fence. The final depth of foundation/footing will be approximately eight feet, but underpinning is likely along the eastern exterior wall. Additionally, a footing for the porch will need to be constructed. Based on this planned depth and the total area of the proposed structure, Airtek anticipates the generation of approximately 280 tons of excavated material during development of the sub-grade area.

## **Statement of Purpose and Basis**

This document presents the remedial action for the NYC Voluntary Cleanup Program and E-Designation Program project known as “566 Carroll Street” pursuant to Title 43 of the Rules of the City of New York Chapter 14, Subchapter 1 and § 11-15 of 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 566 Carroll Street site is protective of public health and the environment. The remedial action includes soil excavation and offsite disposal, an engineered composite cover system, and installation of a vapor barrier.

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.
3. Establishment of Unrestricted Use Track 1 Soil Cleanup Objectives (SCOs).
4. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas.
5. Excavation and removal of soil/fill exceeding Track 1 Unrestricted Use SCOs. The footprint of the new building (2/3<sup>rd</sup> of property) will be excavated to eight feet below grade and a small ( $\pm 321$  sf) rear yard area will be excavated to two feet below grade. A total of 280 tons of soil is estimated to be removed from the property.
6. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID. Appropriate segregation of excavated media onsite.
7. 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 this plan. Sampling and analysis of excavated media as required by disposal facilities.
8. Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs
9. As part of development, construction and maintenance of an engineered composite cover consisting of two feet of Mat Slab below the new building footprint and two feet of clean soil/vegetative cover for all open spaces to prevent human exposure to residual soil/fill, if any, remains on the Site.
10. As part of development, installation of a vapor barrier, Grace Preprufe 300R, beneath the building concrete slab, as well as Grace Preprufe 160R behind foundation walls of the proposed building.
11. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
12. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations.
13. Submission of a Remedial Action Report (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 if Track 1 SCOs are not achieved, describes all Engineering and Institutional Controls to be implemented at the Site.
14. If Track 1 SCOs are not achieved, submission of an approved Site Management Plan (SMP) in the RAR 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.

15. If Track 1 SCOs are not achieved, continued registration with an E-Designation at NYC Buildings Department. Establishment of Engineering Controls and Institutional Controls and management of these controls 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-approval.

This remedy 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 15, 2014



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Date

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Sarah Pong  
Project Manager

July 15, 2014



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Date

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Shaminder Chawla  
Deputy Director

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