Appendix 3: Hazardous Materials

NYC Environmental Protection

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Commissioner

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December 20, 2018

Stephanie Shellooe
Project Manager
Environmental Assessment and Review Division
New York City Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Re: GO Broome Street Development
Block 346, Lots 37 and 75
CEQR # 77DCP581M

Dear Ms. Shellooe:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the November 2018 Phase II Environmental Site Assessment Work Plan (Work Plan) and October 2018 Health and Safety Plan (HASP) prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. on behalf of GO Broome LLC (applicant) for the above referenced project. It is our understanding that the applicant is seeking a minor modification, a zoning map amendment, a zoning text amendment, a large scale general development and waivers from the New York City Department of City Planning (DCP) to facilitate the construction of two independent buildings linked by a landscaped interior courtyard. One building would be a 30-story, 310-foot tall mixed-use, high-rise building totaling approximately 375,431 gross square feet (gsf), including approximately 316,421 gsf of residential space, approximately 40,222 gsf of community facility floor area, and approximately 18,788 gsf of retail space facing Broome Street, at grade and at cellar level. The second building would be a 16-story, approximately 165-foot tall mid-rise Affordable Independent Residence for Seniors building with 82,923 square feet (sf) of residential space and 3,788 sf of community facility floor area. The project area consists of the Seward Park Large-Scale Residential Development (Seward Park LSRD). There are no soft sites projected. The action to modify the boundary of the Seward Park LSRD will not trigger new development or otherwise have any impact on the current status of the Seward Park LSRD. The subject property is located in the Lower East Side neighborhood of Manhattan Community District 3.

The November 2018 Work Plan proposes to advance ten (10) soil borings (LSB-1 through LSB-10) to the groundwater interface, anticipated to be encountered between 18 and 22 feet below sidewalk grade. Two soil samples will be collected from each boring location. One soil sample will be collected from 0 to 2 feet below grade surface (bgs) and the second sample will be collected between 2 feet bgs and the maximum proposed excavation depth from the two-foot interval where the greatest impacts are observed; if no impacts are

observed the subsurface sample will be collected from the two foot interval corresponding to immediately below the maximum excavation depth for the proposed development or from the groundwater interface, whichever is encountered first. Groundwater samples will be collected from six (6) temporary groundwater monitoring wells (LMW-1 through LMW-6). Soil and groundwater samples will be analyzed for volatile organic compounds (VOCs) by United States Environmental Protection Agency (EPA) Method 8260, semi-volatile organic compounds by EPA Method 8270, pesticides by EPA Method 8081, polychlorinated biphenyls by EPA Method 8082, Target Analyte List metals by EPA Method 6010 (filtered and unfiltered for groundwater samples), and hexavalent chromium by EPA Method 3060A. Nine (9) soil vapor sampling points (LSV-1 through LSV-9) will be installed to a depth of one-foot above the capillary fringe zone or at the depth corresponding to the proposed foundation footings, whichever is encountered first and 9 soil vapor samples will be collected and analyzed for VOCs by EPA Method TO-15. Due to the structural instability of the synagogue, the investigation will be completed in two phases. All sample locations with the exception of LSB-1/LWM-1/LSV-1 and LSB-3/LMW-3/LSV-3 will be installed and samples collected prior to the final stabilization of the remaining synagogue structure. The remaining sample locations within the footprint of the former synagogue will be installed and samples collected following completion of structural stabilization activities.

Based upon our review of the submitted documentation, we have the following comments and recommendations to DCP:

DEP finds the November 2018 Work Plan and October 2018 HASP for the proposed project acceptable. DCP should inform the applicant that upon completion of the investigation activities, the applicant should submit a detailed Phase II report to DEP for review and approval. The report should include, at a minimum, an executive summary, narrative of the field activities, laboratory data and conclusions, comparison of soil, groundwater, and soil vapor analytical results (i.e., New York State Department of Environmental Conservation (NYSDEC) 6 NYCRR Part 375, NYSDEC Water Quality Regulations, and the New York State Department of Health's October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York), updated site plans depicting sample locations, boring logs, and remedial recommendations, if warranted.

Future correspondence and submittals related to this project should include the following CEQR # **77DCP581M**. If you have any questions, please contact Mohammad Khaja-Moinuddin at (718) 595-4445.

Sincerely,

Wei Yu
Deputy Director, Hazardous Materials

c: R. Weissbard; M. Khaja-Moinuddin; T. Estesen; M. Wimbish; R. Lucas; O. Abinader - DCP