NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

60-Day Advance Notification of Site Change of Use, Transfer of Certificate of Completion, and/or Ownership

Required by 6NYCRR Part 375-1.11(d) and 375-1.9(f)

To be submitted at least 60 days prior to change of use to:

Chief, Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation, 625 Broadway
Albany NY 12233-7020

I. Site Name: Third Street Gowanus **DEC Site ID No.** _____

II. Contact Information of Person Submitting Notification:

Name: Third Street Gowanus Owner LLC

Address1: 22 Carroll Street

Address2: Brooklyn, New York 11231

Phone: (212) 431-5900 E-mail: abradfield@orangemgmt.com

III. Type of Change and Date: Indicate the Type of Change(s) (check all that apply):

- ☐ Change in Ownership or Change in Remedial Party(ies)
- ☐ Transfer of Certificate of Completion (CoC)
- ☑ Other (e.g., any physical alteration or other change of use)

Proposed Date of Change (mm/dd/yyyy): 02/01/2021

IV. Description: Describe proposed change(s) indicated above and attach maps, drawings, and/or parcel information.

If "Other," the description must explain and advise the Department how such change may or may not affect the site's proposed, ongoing, or completed remedial program (attach additional sheets if needed).

In order to satisfy the affordable housing 421-A program deadline requirements, foundation piles and two pile caps will be installed in February 2022 in accordance with the attached Soil/Fill Management Plan. A site plan showing the proposed work areas is attached. All soil will remain on site until NYSDEC approves the off-site disposal. As a results, this foundation work will not affect the sites remedial program. Notice will be provided to NYSDEC before work commences.

V. Certification Statement: Where the change of use results in a change in ownership or in responsibility for the proposed, ongoing, or completed remedial program for the site, the following certification must be completed (by owner or designated representative; see §375-1.11(d)(3)(i)):

I hereby certify that the prospective purchaser and/or remedial party has been provided a copy of any order, agreement, Site Management Plan, or State Assistance Contract regarding the Site's remedial program as well as a copy of all approved remedial work plans and reports.

Name: _____ _____
(Signature) (Date)

_____
(Print Name)

Address1: _____

Address2: _____

Phone: _____ E-mail: _____

VI. Contact Information for New Owner, Remedial Party, or CoC Holder: If the site will be sold or there will be a new remedial party, identify the prospective owner(s) or party(ies) along with contact information. If the site is subject to an Environmental Easement, Deed Restriction, or Site Management Plan requiring periodic certification of institutional controls/engineering controls (IC/ECs), indicate who will be the certifying party (attach additional sheets if needed).

☐ Prospective Owner ☐ Prospective Remedial Party ☐ Prospective Owner Representative

Name: _____

Address1: _____

Address2: _____

Phone: _____ E-mail: _____

Certifying Party Name: _____

Address1: _____

Address2: _____

Phone: _____ E-mail: _____

VII. Agreement to Notify DEC after Transfer: If Section VI applies, and all or part of the site will be sold, a letter to notify the DEC of the completion of the transfer must be provided. If the current owner is also the holder of the CoC for the site, the CoC should be transferred to the new owner using DEC's form found at http://www.dec.ny.gov/chemical/54736.html. This form has its own filing requirements (see 6NYCRR Part 375-1.9(f)).

Signing below indicates that these notices will be provided to the DEC within the specified time frames. If the sale of the site also includes the transfer of a CoC, the DEC agrees to accept the notice given in VII.3 below in satisfaction of the notice required by VII.1 below (which normally must be submitted within 15 days of the sale of the site).

Within 30 days of the sale of the site, I agree to submit to the DEC:

1. the name and contact information for the new owner(s) (see §375-1.11(d)(3)(ii));
2. the name and contact information for any owner representative; and
3. a notice of transfer using the DEC's form found at http://www.dec.ny.gov/chemical/54736.html (see §375-1.9(f)).

Name: _____ _____
(Signature) (Date)

_____
(Print Name)

Address1: _____

Address2: _____

Phone: _____ E-mail: _____

SOIL/FILL MANAGEMENT PLAN

for

125 3RD STREET
Brooklyn, New York

Prepared for:

Third Street Gowanus Owner LLC
c/o Orange Management Inc.
22 Carroll Street
Brooklyn, New York 11231

Prepared by:

Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.
21 Penn Plaza
360 West 31st Street, 8th Floor
New York, New York 10001

November 2021
Langan Project No. 170432001

LANGAN

TABLE OF CONTENTS

1.0 INTRODUCTION 2
2.0 SITE DESCRIPTION 2
3.0 SOIL/FILL MANAGEMENT 2
3.1 Soil Screening Methods 3
3.2 Soil/Fill Stockpiles 3
3.3 Documentation Sampling 4
3.4 Fluids Management 4
3.5 Soil/Fill Excavation and Load Out 5
3.6 Soil/Fill Transport Off-Site 5
3.7 Soil/Fill Off-Site Disposal 6
3.8 Soil/Fill Reuse On-Site 7
4.0 CONTINGENT EXCAVATION ACTIVITIES 7
4.1 Petroleum and/or Grossly-Impacted Soil Removal 8
4.2 Underground Storage Tank (UST) Removal Contingency Plan 8
5.0 COMMUNITY AIR MONITORING PLAN 8
6.0 DUST, VAPOR AND NUISANCE ODOR CONTROL PLAN 8
6.1 Odor Control Plan 8
6.2 Dust Control Plan 9
6.3 Other Nuisances 9
7.0 REPORTING 10
8.0 NOTIFICATION 10

LIST OF FIGURES

Figure 1 – Site Location Map
Figure 2 – Site PLan

LIST OF ATTACHMENTS

Attachment 1 – Community Air Monitoring Plan
Attachment 2 – Massing Plans

1.0 INTRODUCTION

This Soil/Fill Management Plan (SFMP) was prepared on behalf of Third Street Gowanus Owner LLC (the Applicant) for the proposed development located at 125 3rd Street in the Gowanus neighborhood of Brooklyn, New York (the site). The Requestor intends to enroll into the New York State Brownfield Cleanup Program (BCP) as a volunteer and will implement this SFMP pursuant to a Brownfield Cleanup Agreement (BCA) with the New York State Department of Environmental Conservation (NYSDEC). A BCP Application will be submitted concurrently with this SFMP for NYSDEC review.

This SFMP describes soil handling procedures to be implemented during initial foundation construction to qualify for Real Property Tax Law 421-a (421-a Program) affordable housing tax credits, in advance of implementation of a Remedial Action Work Plan (RAWP).

2.0 SITE DESCRIPTION

The about 20,300-square-foot (0.47-acre) site is located at 125 3rd Street in the Gowanus neighborhood of Brooklyn, New York, and is identified as Block 462, Lot 6 (former Lots 6, 8, 42, 44 and part of [p/o] 9) on the Kings County Tax Map. The site is currently undergoing a lot merger. A site location map is provided as Figure 1. The site is bound by 2nd Street followed by a 12-story residential building to the north, a one-story commercial building and parking lot followed by the Gowanus Canal to the east, 3rd Street followed by a vacant three-story building to the south, and a vacant lot and several multi-story mixed-use buildings followed by Bond Street to the west. A site plan is provided as Figure 2.

The site is improved with the structures and uses described below:

- One-story warehouse with open air parking to the north and south (former Lot 6)
- Vacant one-story warehouse (former Lot 8)
- Two-story warehouse occupied by a moving company (former Lot 44)
- One-story building occupied by a van rental company (former Lot 42 and p/o Lot 9)

According to the New York City Planning Commission Zoning Map 16c, dated May 27, 2021, the site is in a M2-1 manufacturing district and is proposed to be rezoned to a mixed M1(3)/R7-2 manufacturing and residential district, pursuant to (Uniform Land Use Review Procedure (ULURP) and the ongoing Gowanus Neighborhood Rezoning City Environmental Quality Review (CEQR) No. 19DCP157K . Adjacent surrounding properties are also proposed to be rezoned.

3.0 SOIL/FILL MANAGEMENT

Soil/fill management activities specific to the handling and transportation/disposal of soil/fill generated during the installation of the foundation elements for the limited 421-a foundation construction are described in this section. A Langan representative will monitor and document handling of material exported from the site that is transported and disposed of in accordance with

applicable laws and regulations. Excavated material will be screened by visual and olfactory methods and with a photoionization detector (PID) to identify if soil is impacted with volatile organic compounds (VOCs). Excavated material will be stockpiled on-site.

It is reasonably anticipated that historic fill impacted with semivolatile organic compounds (SVOCs), pesticides, polychlorinated biphenyls (PCB), and metals above NYSDEC New York Codes, Rules, and Regulations (6NYCRR) Part 375 Unrestricted Use (UU) and/or Restricted-Use Restricted Residential (RURR) Soil Cleanup Objectives (SCOs) will be encountered during initial foundation construction. Historic fill material, petroleum impacted material (if encountered), and native soil will be managed separately to avoid comingling.

3.1 Soil Screening Methods

Visual, olfactory, and instrumental soil screening will be performed using a PID equipped with a 10.6 electron volt bulb that will be calibrated daily. Soil screening will take place during invasive work and excavation performed as part of development-related construction including, but not limited to, excavating for foundational elements and utility work. Visibly impacted soil/fill will be segregated and placed on polyethylene sheeting for off-site disposal.

3.2 Soil/Fill Stockpiles

Stockpiles will be constructed as necessary to separate and stage excavated soil/fill pending loading or characterization sampling in accordance with applicable federal and state laws and regulations, including regulations governing hazardous and solid waste. Separate stockpile areas will be constructed to avoid comingling of different waste streams. All stockpile areas will meet the following minimum requirements:

- Excavated soil will be placed onto a minimum 8-mil low-permeability liner of sufficient strength and thickness to prevent puncture during use. Different waste streams will be segregated into separate stockpiles (e.g., grossly-impacted material stockpiled in a contaminated soil area);
- Equipment and procedures will be used to place and remove the soil that will minimize the potential to jeopardize the integrity of the liner;
- Stockpiles will be covered upon reaching their capacity (e.g., about 1,000 cubic yards) until ready for loading. Stockpiles which have not reached their capacity, whether active or inactive, will be covered at the end of each workday.
- Stockpiles at or above sidewalk grade will be encircled with silt fences and hay bales, as needed, to contain and filter particulates from any rainwater that has drained off the soils, and to mitigate the potential for surface water run-off;

- Stockpiles will be inspected at a minimum of once per week and after every storm event, and any deficiencies will be promptly addressed (i.e., any damaged tarps or coverings will be promptly replaced); and
- Results of inspections will be recorded in a logbook to be maintained at the site and made available for inspection by NYSDEC upon request.

3.3 Documentation Sampling

If grossly and/or petroleum-impacted materials are encountered during excavation or an underground storage tank (UST) is encountered/removed, post-excavation soil samples will be collected in accordance with the requirements of Commissioners Policy-51 (CP-51). Specifically, sidewall samples will be collected at a frequency of one per 30 liner-feet of excavation and one base sample per 900 square-feet of excavation area. For any excavation area where documentation soil sampling is required, no less than five samples (four sidewall samples and one base sample) will be collected plus required quality assurance/quality control (QA/QC) samples.

Documentation samples will be collected from areas with the greatest apparent contamination as evidenced by odors, staining, and/or PID readings.

Samples will be analyzed for CP-51 List VOCs and SVOCs and compared to the CP-51 Table 2 Soil Cleanup Levels for Gasoline Contaminated Soils or Table 3 Soil Cleanup Levels for Fuel Oil Contaminated Soil and the Part UU SCOs, depending on the contents of the USTs.

3.4 Fluids Management

Installation of foundation elements may occur at or below the water table. Liquids to be removed from the site, including storm water and dewatering fluids, will be handled, transported and disposed of in accordance with applicable local, state, and federal regulations. Discharge of liquids into the New York City sewer system will be addressed through an approved New York City Department of Environmental Protection (NYCDEP) permit and conform to pre-treatment stipulations of that permit. Dewatering fluids not suitable for discharge to the NYCDEP sewer system may be collected, characterized, and managed off-site. If required, a dewatering and treatment system will be designed by the Remediation Contractor's NYS-licensed Professional Engineer. For the remedy, dewatering is considered a remedial component inasmuch as it is necessary to facilitate excavation of contaminated material.

Untreated dewatering fluids will not be recharged back to the land surface or subsurface of the site. Discharge of water generated during remedial construction to surface waters (i.e., a local pond, stream, and/or river) is prohibited without a SPDES permit.

3.5 Soil/Fill Excavation and Load Out

A Langan field representative under the supervision of the Remedial Engineer (RE) or Qualified Environmental Professional (QEP) will monitor ground-intrusive work and the excavation and load-out of excavated soil/fill.

The Applicant and its contractors are solely responsible for the safe execution of ground-intrusive activities and other remedial work performed under this SFMP. The Applicant and its contractors are solely responsible for the identification of utilities and/or easements that might be affected by the work conducted under this SFMP.

Loaded vehicles leaving the site will be appropriately lined (as needed), securely covered, manifested, and placarded in accordance with the appropriate federal, state, and local requirements, including applicable transportation requirements (i.e., New York State Department of Transportation [NYSDOT] and NYCDOT requirements). Trucks hauling historic fill material will not be lined unless free liquids are present or the material is grossly impacted.

Additionally, the Applicant and its contractor will set up an outbound-truck inspection station close to the site exit, if exporting soil is required. Before exiting the site, trucks will be required to stop at the truck inspection station and will be examined for evidence of contaminated soil on the undercarriage, body, and wheels. Soil and debris will be removed. Brooms, shovels and clean water will be utilized for the removal of soil from vehicles and equipment, as necessary. Measures will be taken to ensure that all egress points for truck and equipment transport from the site will be kept clean of project-related soils, fill and debris. Locations where vehicles enter or exit the site will be inspected daily for evidence of off-site sediment tracking.

The Applicant and associated parties preparing the relevant design documents submitted to New York State, and the parties performing this work, are responsible for the safe performance of ground-intrusive work, the structural integrity of excavations, and for structures that may be affected by excavations (such as building foundations).

Vehicles leaving the site will not be overloaded. The RE's representative will make reasonable efforts to observe that vehicles are not loaded beyond their NYSDOT weight rating and that material is secured beneath the truck bed cover.

Mechanical processing of historic fill and contaminated soil on-site is prohibited unless otherwise approved by NYSDEC.

UST removal contractors (if necessary) will provide the appropriate permits, certifications, and written commitments from disposal facilities to accept the material generated from the UST removal contingency included in this SFMP.

3.6 Soil/Fill Transport Off-Site

If required, non-hazardous soil/fill will be handled, transported and disposed by a licensed hauler in accordance with applicable 6 NYCRR Part 360, General Provisions and 6 NYCRR Part 364,

Waste Transporter Permits regulations and other applicable federal, state and local regulations. The trucking entrance will be determined prior to the initiation of the work. All trucks loaded with site soil/fill will exit the vicinity of the site using only approved truck routes.

Trucks will be prohibited from excessive stopping and idling in the neighborhood outside of the site.

Egress points for truck and equipment transport from the site will be kept clean of dirt and other materials during remediation and development.

To the extent possible, queuing of trucks will be performed on-site in order to minimize off-site disturbance. Off-site queuing will be minimized.

Material transported by trucks exiting the site will be secured with tight-fitting covers. Loose-fitting canvas-type truck covers will be prohibited. If loads contain wet material capable of producing free liquid, truck liners will be used.

3.7 Soil/Fill Off-Site Disposal

Waste characterization samples will be collected for soil intended for off-site disposal. Sampling and analytical methods, sampling frequency, analytical results, and QA/QC results will be reported in the Final Engineering Report (FER). Data available for excavated soil/fill to be disposed of at a given facility will be submitted to the disposal facility with suitable explanation prior to shipment and receipt.

Disposal facilities will be determined at a later date and will be reported to the NYSDEC Project Manager prior to off-site transport and disposal of excavated material. Soil/fill excavated and removed from the site will be handled, transported and disposed of in accordance with local, state (including 6 NYCRR Part 360) and federal regulations. If disposal of soil/fill from this site is proposed for unregulated disposal (i.e., clean soil removed for development purposes), a formal request with an associated plan will be made to NYSDEC's Project Manager. Unregulated off-site management of materials from this site is prohibited without formal NYSDEC approval.

The following documentation will be obtained and reported by the RE for each disposal location used in this project to fully demonstrate and document that the disposal of material derived from the site conforms to applicable laws:

- A letter from the RE or BCP Applicant to the receiving facility describing the material to be disposed of and requesting formal written acceptance of the material. This letter will state that material to be disposed of is contaminated material generated at an environmental remediation site in New York State. The letter will provide the project identity and the name and phone number of the RE. The letter will include, as an attachment, a summary of all chemical data for the material being transported (including waste characterization data).

- A letter from all receiving facilities stating it is in receipt of the correspondence (above) and is approved to accept the material.

These documents will be included in the FER.

Non-hazardous historic fill material and contaminated soil transported off-site will be handled, at a minimum, as a solid waste per 6 NYCRR Part 360. Historic fill and contaminated soil excavated from the site are prohibited from being disposed of at Part 360 Registration Facilities (also known as Soil Recycling Facilities).

The FER will include an accounting of the destination of soil/fill removed from the site during initial foundation construction. Documentation associated with disposal will also include records and approvals for receipt of the material. This information will also be presented in a table to be included in the FER.

A "Bill of Lading" system or equivalent will be used for off-site movement of non-hazardous wastes and contaminated soils. This information will be reported in the FER. Hazardous wastes derived from the site, if any, will be stored, transported, and disposed of in compliance with applicable local, state, and federal regulations.

Appropriately licensed haulers, in compliance with applicable local, state, and federal regulations, will be used to transport the material removed from this Site.

3.8 Soil/Fill Reuse On-Site

Soil excavated during the remedy may be reused on site if the requirements in this section are met. Grossly-impacted soil will not be reused. Reused soil must be non-hazardous and must meet Title 6 of the New York Codes, Rules and Regulations (6 NYCRR) Part 375 Restricted Use-Restricted Residential (RURR) Soil Cleanup Objectives (SCOs). The samples will be analyzed for Part 375 VOCs, SVOCs, pesticides/herbicides, PCBs, cyanide, metals including trivalent and hexavalent chromium, PFAS and 1,4-dioxane by a NYSDOH ELAP-certified laboratory. Soil will be analyzed in accordance with DER-10 Table 5.4(e) and analytical data will be provided to NYSDEC for review and approval prior to reuse on-site. Soil removed during implementation of the remedy or removed for grading or other purposes will not be reused within a cover soil layer, within landscaping berms, or as backfill for subsurface utility lines. Unacceptable soil/fill will not remain on-site. Concrete crushing or processing on-site is prohibited without NYSDEC approval.

Reuse of soil/fill will be coordinated in advance with the NYSDEC Project Manager. Soil/fill deemed unfit for reuse will be transported for off-site disposal as described in Sections 3.6 and 3.7.

4.0 CONTINGENT EXCAVATION ACTIVITIES

The potential exists that unforeseen structures or impacts may be encountered during excavation activities that would require immediate action by the RE. In order to address this potential, the

following section provides contingency measures for addressing petroleum impacted or otherwise grossly impacted material and USTs should they be encountered during soil disturbance activities.

4.1 Petroleum and/or Grossly-Impacted Soil Removal

Petroleum and/or grossly-impacted material (i.e., areas of heavily stained and/or odorous soil observed during soil disturbance activities) identified as result of the above identified screening, will either be excavated to the extent necessary to remove the impacted material, or, should the impacts be determined to not provide a significant threat to human health or the environment, the location of any impacted material will be properly documented to allow for inclusion in the forthcoming remedial action. Grossly-impacted soil that cannot be removed due to structural concerns or other impediments will be further investigated during the forthcoming remedial action in accordance with an approved RAWP. Grossly impacted materials will be segregated, stockpiled and properly characterized prior to off-site disposal as detailed in Section 3.0.

4.2 Underground Storage Tank (UST) Removal Contingency Plan

While it is not anticipated that USTs will be encountered during remedial activities, if USTs are encountered, they will be removed in accordance with NYSDEC CP-51 Soil Cleanup Guidance and other applicable NYSDEC UST closure requirements.

During UST removal, all excavation areas will be screened and inspected for the presence of petroleum-impacts to the surrounding soils. Petroleum-impacted soil/fill encountered during UST removal activities will be addressed in accordance with the measures identified in Section 4.1.

Following removal of any UST(s), affidavits of closure will be submitted to the FDNY, and PBS registration/de-registration applications will be submitted to NYSDEC.

5.0 COMMUNITY AIR MONITORING PLAN

Community air monitoring will be conducted in compliance with the NYSDOH Generic CAMP outlined in Attachment 1.

6.0 DUST, VAPOR AND NUISANCE ODOR CONTROL PLAN

Dust, odor, and nuisance control will be accomplished by the remediation contractor as described in this section.

6.1 Odor Control Plan

This odor control plan is capable of controlling emissions of nuisance odors off-site. Specific odor control methods to be used on a routine basis (if needed) will include application of foam suppressants or tarps over the odor or VOC source areas, if encountered. If nuisance odors are identified, work will be halted and the source of odors will be identified and corrected. Work will

not resume until all nuisance odors have been abated. NYSDEC and NYSDOH will be notified of all odor events and of all other complaints about the project. Implementation of all odor controls, including the halt of work, will be the responsibility of the Applicants' RE, who is responsible for certifying the FER. Application of odor controls is the responsibility of the Remedial Contractor.

All necessary means will be employed to prevent on- and off-site nuisances. At a minimum, procedures will include: (a) limiting the area of open excavations; (b) shrouding open excavations with tarps and other covers; and (c) using non-PFAS foams to cover exposed odorous soils or PFAS-containing foams that will be remediated immediately after use. If odors develop and cannot be otherwise controlled, additional means to eliminate odor nuisances will include: (a) direct load-out of soils to trucks for off-site disposal; (b) use of chemical odorants in spray or misting systems; and, (c) use of staff to monitor odors in surrounding neighborhoods.

Although not anticipated, where odor nuisances have developed during remedial work and cannot be corrected, or where the release of nuisance odors cannot otherwise be avoided due to on-site conditions or close proximity to sensitive receptors, odor control will be achieved by sheltering excavation and handling areas under tented containment structures equipped with appropriate air venting/filtering systems.

6.2 Dust Control Plan

A dust suppression plan that addresses dust management during ground-intrusive on-site work will include, at a minimum, the items listed below:

- Dust suppression will be achieved through the use of a dedicated water distribution system or on-site water truck for road wetting, or an alternate source with suitable supply and pressure for use in dust control.
- Stockpiles shall be maintained in accordance with Section 2.2.
- Gravel will be used on roadways to provide a clean and dust-free road surface.
- On-site roads will be limited in total area to minimize the area required for water spraying.

6.3 Other Nuisances

A plan for rodent control will be developed and used by the remediation contractor during site preparation (including clearing and grubbing) and during remedial work.

A plan for noise control will be developed and used by the remediation contractor during site preparation and remedial work and will conform, at a minimum, to the NYCDEP noise control standards and the requirements of the Restrictive Declaration.

In addition to all of these controls, the site will be subject to a Restrictive Declaration including traffic, noise, dust and air emission requirements and controls upon the financial closing.

7.0 REPORTING

Daily reports will be prepared for the project file and for review by the NYSDEC Project Manager. The daily reports will include:

- An update of progress made during the reporting day
- Locations of work and quantities of material imported to and exported from the Site
- References to a site plan
- A summary of any and all complaints with relevant details (names, phone numbers, etc.)
- A summary of CAMP findings, including exceedances
- An explanation of notable site conditions

Daily reports are not intended to be the mode of communication for notifying the NYSDEC of emergencies (e.g., accidents, spills, etc.), requests for changes to this SFMP, and/or other sensitive or time critical information; however, such conditions will also be included in the daily reports. Emergency conditions, changes, and/or any deviations to this SFMP will be addressed directly to the NYSDEC Project Manager via telephone or email. If site conditions warrant, the RE may request to change from daily to weekly reports that include the above information.

SFMP implementation documentation will be included in the FER.

8.0 NOTIFICATION

At least 15 days prior to the start of any intrusive activity, the site owner or their representative will notify the NYSDEC contacts listed in the table below. The information on this table will be updated as necessary to provide accurate contact information.

NYSDEC Region 2 HW Chief	Jane O'Connell Telephone: (718) 482-4599 Email: jane.oconnell@dec.ny.gov
NYSDEC/NYSDOH Project Manager	To Be Determined
Project Manager	Joseph Yanowitz Telephone: (212) 479-5496 Email: jyanowitz@langan.com
Remedial Engineer	Jason Hayes, P.E. Telephone: (917) 859-4908 Email: jhayes@langan.com
Owner Representative	Third Street Gowanus Owners LLC Telephone: (212) 431-5900 Email: abradfield@orangemgmt.com

* Note: Notifications are subject to change and will be updated as necessary.

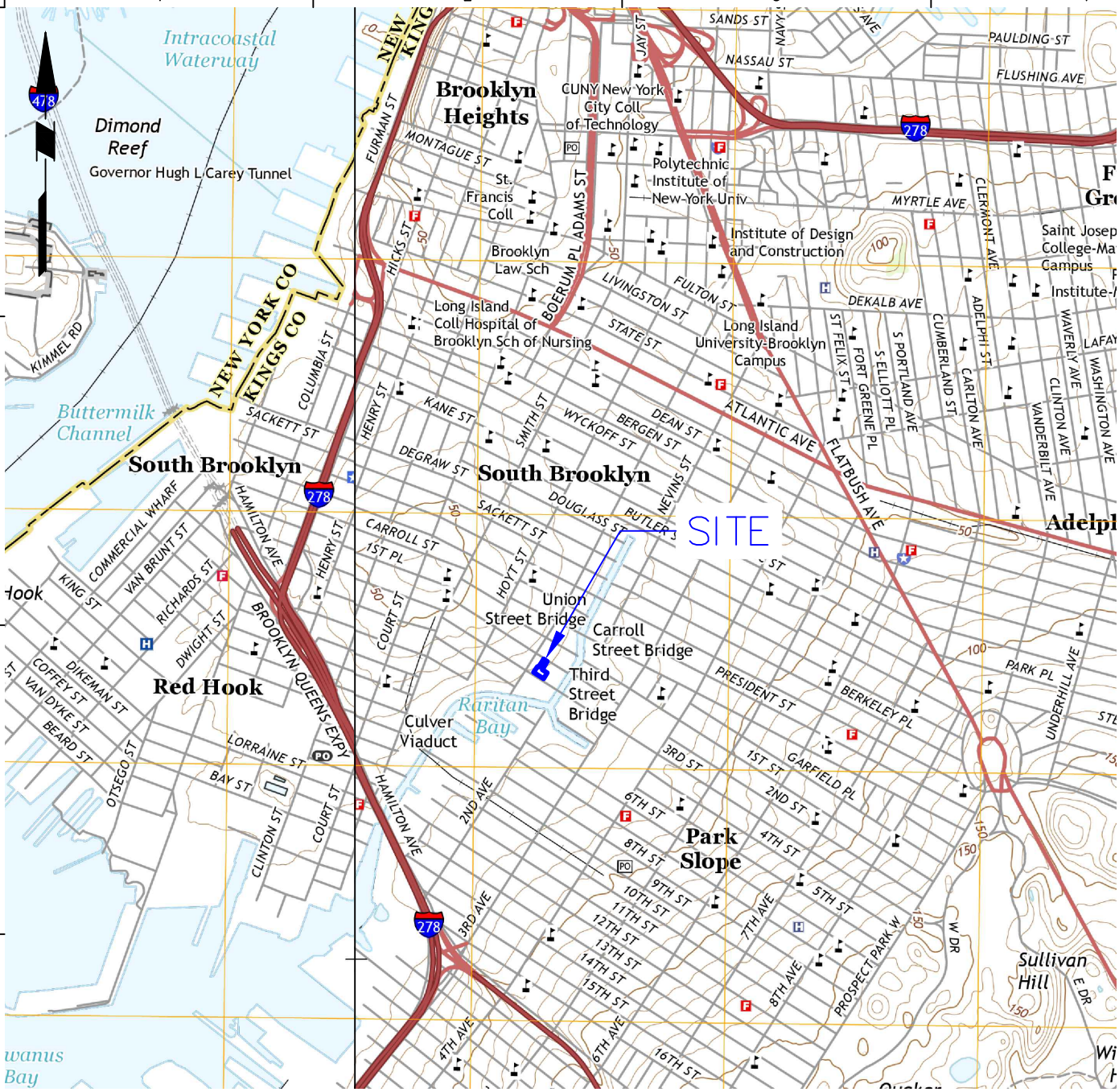
This notification will include:

- A detailed description of the work to be performed, including the location and areal extent of excavation, intrusive elements to be installed below the soil cover, estimated volumes

of contaminated soil to be excavated and handled, and any work that may impact an engineering control;

- A summary of environmental conditions anticipated to be encountered in the work areas, including the nature and concentration levels of contaminants of concern, potential presence of grossly contaminated media, and plans for any pre-construction sampling;
- A schedule for the work, detailing the start and completion of all intrusive work;
- A statement that the work will be performed in compliance with this Soil/Fill Management Plan and 29 CFR 1910.120; and
- Identification of sources of any anticipated backfill, along with the required request to import form and all supporting documentation including, but not limited to, chemical testing results.

Figures



NOTES:

1. BASE MAP REFERENCE: USGS 7.5 MINUTE SERIES QUADRANGLE MAP OF JERSEY CITY, NJ, AND BROOKLYN, NY, DATED 2016

2000 0 1000 2000

SCALE IN FEET

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

LANGAN

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.

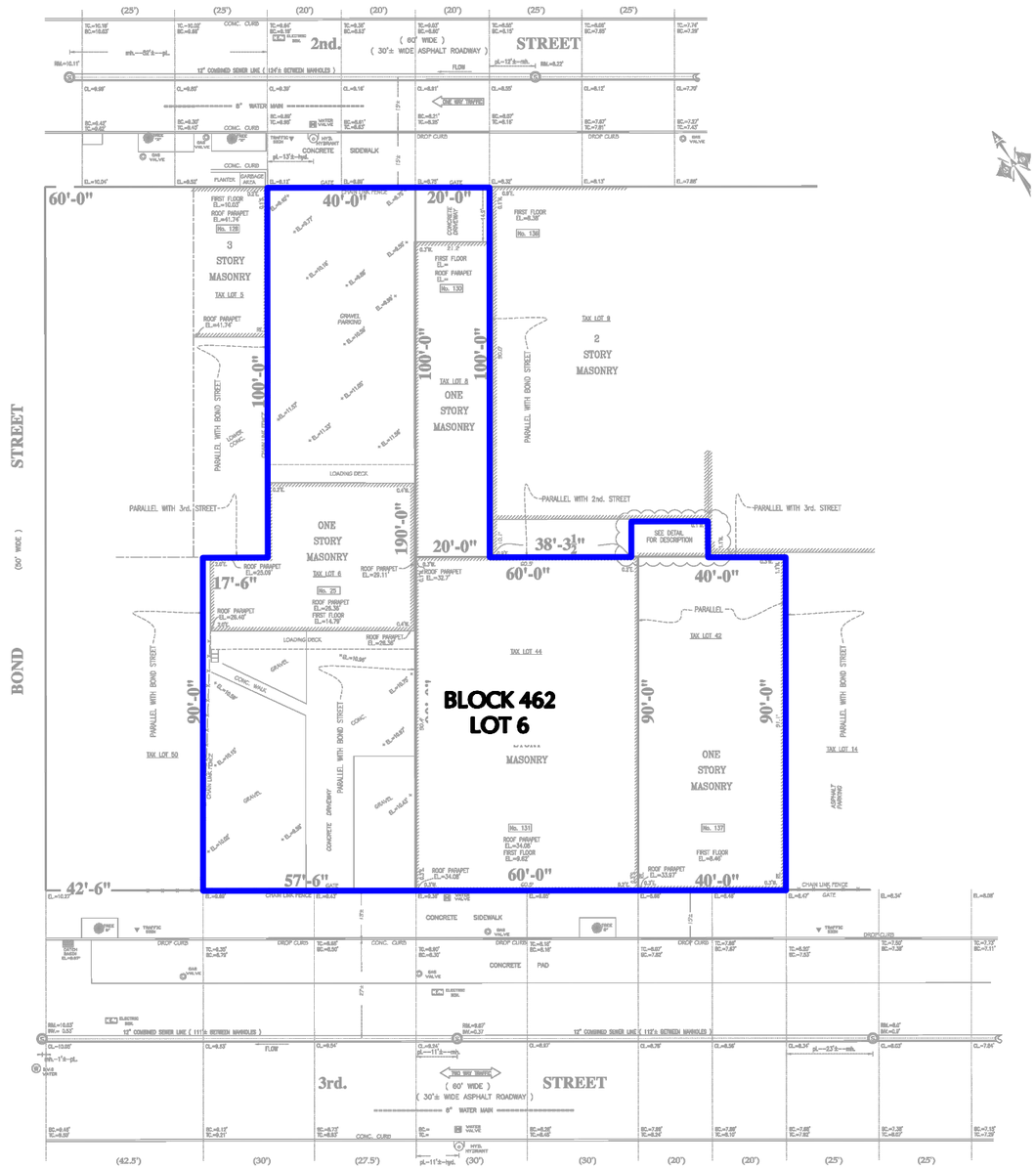
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001

T: 212.479.5400 F: 212.479.5444 www.langan.com

Project	Drawing Title	Project No.	Drawing No.
125 3RD STREET BLOCK No. 642, LOT No. 6 BROOKLYN NEW YORK	SITE LOCATION MAP	170698601 Date 08/24/2021 Drawn By JFY Checked By RM	1

© 2021 Langan

Filename: \\langan.com\data\NY\data6\170698601\Project Data\CAD\01\SheetFiles\Environmental\BCP RIWP\Figure 1 - Site Location Map.dwg Date: 10/19/2021 Time: 12:20 User: lhaley Style Table: Langan.stb Layout: ANSIA-BP



LEGEND:

SITE BOUNDARY

GENERAL NOTES:

1. BASE MAP SOURCE: ARCHITECTURAL SURVEY, DATED AUGUST 7, 2021, PREPARED BY AAA GROUP.
2. ALL BOUNDARIES ARE APPROXIMATE.

40 0 10 25 40

SCALE: 1 INCH = 40 FEET

LANGAN

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project: 125 3RD STREET
BLOCK No. 462
LOT No. 6
BROOKLYN NEW YORK

Drawing Title: SITE PLAN

Project No. 170698601
Date 10/14/2021
Drawn By LH
Checked By JFY

Drawing No. 2

© 2021 Langan

Filename: \\langan.com\data\NY\data6\170698601\Project Data\CAD\01\SheetFiles\Environmental\BCP RIWP\Figure 2 - Site Plan.dwg Date: 10/15/2021 Time: 15:49 User: lhaley Style Table: Langan.stb Layout: ANSIB-BL

Attachment 1 – Community Air Monitoring Plan

New York State Department of Health Generic Community Air Monitoring Plan

A Community Air Monitoring Plan (CAMP) requires real-time monitoring for volatile organic compounds (VOCs) and particulates (i.e., dust) at the downwind perimeter of each designated work area and when certain activities are in progress at contaminated sites. The CAMP is not intended for use in establishing action levels for worker respiratory protection. Rather, its intent is to provide a measure of protection for the downwind community (i.e., off-site receptors including residences and businesses and on-site workers not directly involved with the subject work activities) from potential airborne contaminant releases as a direct result of investigative and remedial work activities. The action levels specified herein require increased monitoring, corrective actions to abate emissions, and/or work shutdown. Additionally, the CAMP helps to confirm that work activities did not spread contamination off-site through the air.

The generic CAMP presented below will be sufficient to cover many, if not most, sites. Specific requirements should be reviewed for each situation in consultation with NYSDOH to ensure proper applicability. In some cases, a separate site-specific CAMP or supplement may be required. Depending upon the nature of contamination, chemical specific monitoring with appropriately-sensitive methods may be required. Depending upon the proximity of potentially exposed individuals, more stringent monitoring or response levels than those presented below may be required. Special requirements will be necessary for work within 20 feet of potentially exposed individuals or structures and for indoor work with co-located residences or facilities. These requirements should be determined in consultation with NYSDOH. Reliance on the CAMP should not preclude simple, common-sense measures to keep VOCs, dust, and odors at a minimum around the work areas.

Community Air Monitoring Plan

Depending upon the nature of known or potential contaminants at each site, real-time air monitoring for volatile organic compounds (VOCs) and/or particulate levels at the perimeter of the exclusion zone or work area will be necessary. Most sites will involve VOC and particulate monitoring; sites known to be contaminated with heavy metals alone may only require particulate monitoring. If radiological contamination is a concern, additional monitoring requirements may be necessary per consultation with appropriate NYSDEC/NYSDOH staff.

Continuous monitoring will be required for all ground intrusive activities and during the demolition of contaminated or potentially contaminated structures. Ground intrusive activities include, but are not limited to, soil/waste excavation and handling, test pitting or trenching, and the installation of soil borings or monitoring wells.

Periodic monitoring for VOCs will be required during non-intrusive activities such as the collection of soil and sediment samples or the collection of groundwater samples from existing monitoring wells. “Periodic” monitoring during sample collection might reasonably consist of taking a reading upon arrival at a sample location, monitoring while opening a well cap or overturning soil, monitoring during well baling/purging, and taking a reading prior to leaving a sample location. In some instances, depending upon the proximity of potentially exposed individuals, continuous monitoring may be required during sampling activities. Examples of such situations include groundwater sampling at wells on the curb of a busy urban street, in the midst of a public park, or adjacent to a school or residence.

VOC Monitoring, Response Levels, and Actions

Volatile organic compounds (VOCs) must be monitored at the downwind perimeter of the immediate work area (i.e., the exclusion zone) on a **continuous** bases or as otherwise specified. Upwind concentrations should be measured at the start of each workday and periodically thereafter to establish background conditions. The monitoring work should be performed using equipment appropriate to measure the types of contaminants known or suspected to be present. The equipment should be calibrated at least daily for the contaminant(s) of concern or for an appropriate surrogate. The equipment

should be capable of calculating 15-minute running average concentrations, which will be compared to the levels specified below.

- If the ambient air concentration of total organic vapors at the downwind perimeter of the work area or exclusion zone exceeds 5 parts per million (ppm) above background for the 15-minute average, work activities must be temporarily halted and monitoring continued. If the total organic vapor level readily decreases (per instantaneous readings) below 5 ppm over background, work activities can resume with continued monitoring.

- If total organic vapor levels at the downwind perimeter of the work area or exclusion zone persist at levels in excess of 5 ppm over background but less than 25 ppm, work activities must be halted, the source of vapors identified, corrective actions taken to abate emissions, and monitoring continued. After these steps, work activities can resume provided that the total organic vapor level 200 feet downwind of the exclusion zone or half the distance to the nearest potential receptor or residential/commercial structure, whichever is less – but in no case less than 20 feet, is below 5 ppm over background for the 15-minute average.

- If the organic vapor level is above 25 ppm at the perimeter of the work area, activities must be shutdown.

All 15-minute readings must be recorded and available for State (DEC and DOH) personnel to review. Instantaneous readings, if any, used for decision purposes should also be recorded.

Particulate Monitoring, Response Levels, and Actions

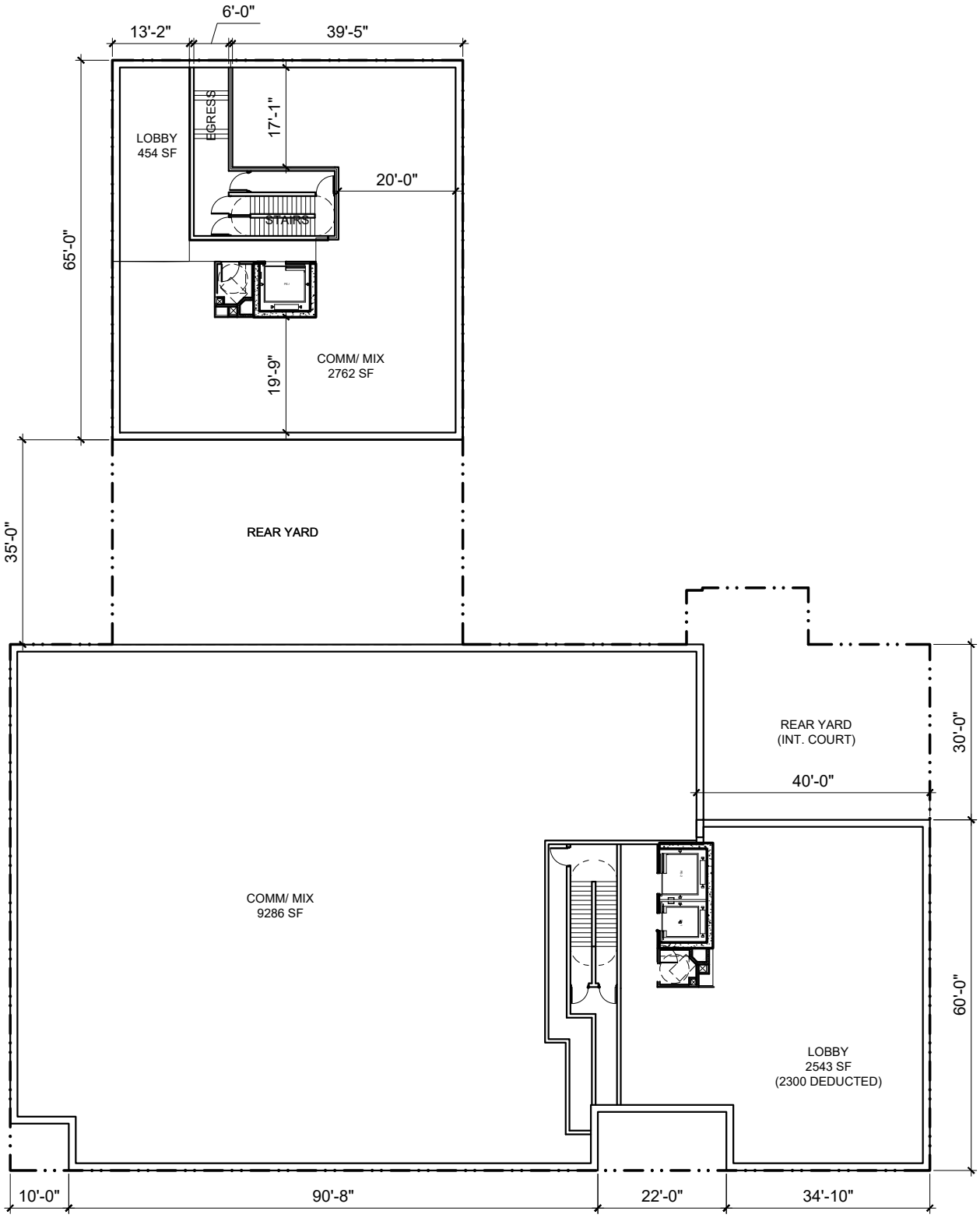
Particulate concentrations should be monitored **continuously** at the upwind and downwind perimeters of the exclusion zone at temporary particulate monitoring stations. The particulate monitoring should be performed using real-time monitoring equipment capable of measuring particulate matter less than 10 micrometers in size (PM-10) and capable of integrating over a period of 15 minutes (or less) for comparison to the airborne particulate action level. The equipment must be equipped with an audible alarm to indicate exceedance of the action level. In addition, fugitive dust migration should be visually assessed during all work activities.

- If the downwind PM-10 particulate level is 100 micrograms per cubic meter (mcg/m3) greater than background (upwind perimeter) for the 15-minute period or if airborne dust is observed leaving the work area, then dust suppression techniques must be employed. Work may continue with dust suppression techniques provided that downwind PM-10 particulate levels do not exceed 150 mcg/m3 above the upwind level and provided that no visible dust is migrating from the work area.

- If, after implementation of dust suppression techniques, downwind PM-10 particulate levels are greater than 150 mcg/m3 above the upwind level, work must be stopped and a re-evaluation of activities initiated. Work can resume provided that dust suppression measures and other controls are successful in reducing the downwind PM-10 particulate concentration to within 150 mcg/m3 of the upwind level and in preventing visible dust migration.

All readings must be recorded and be available for State (DEC and DOH) personnel to review.

Attachment 2 – Massing Plans



FLOOR 1

Colberg.

Colberg Architecture
31 Smith Street
Brooklyn, NY 11201

PROJECT: **125 THIRD ST**

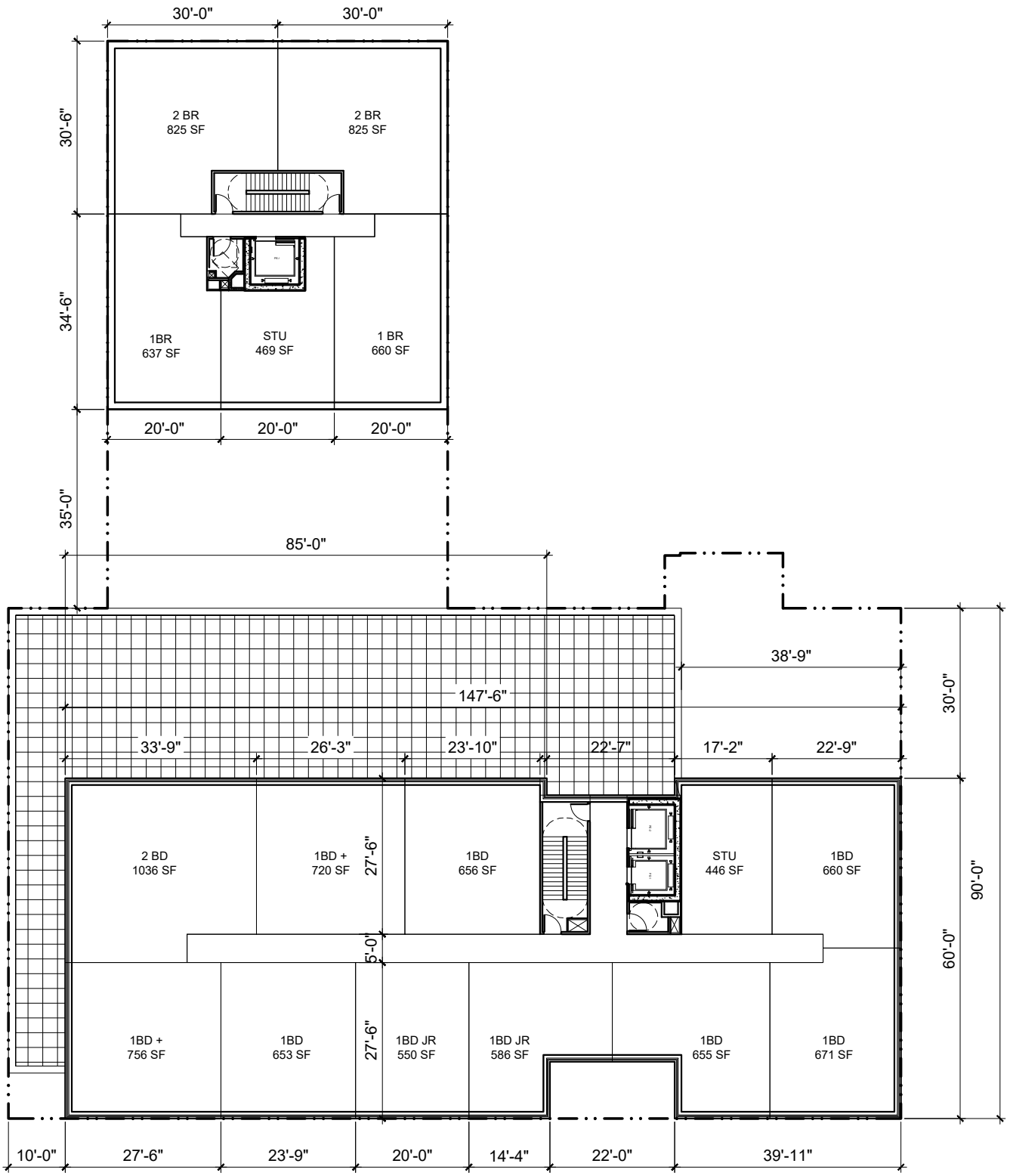
SCALE: NTS

TITLE: **FLR 1**

DATE: 08.23.2021

L1A

© CA 2021



Colberg.

Colberg Architecture
31 Smith Street
Brooklyn, NY 11201

PROJECT: **125 THIRD ST**

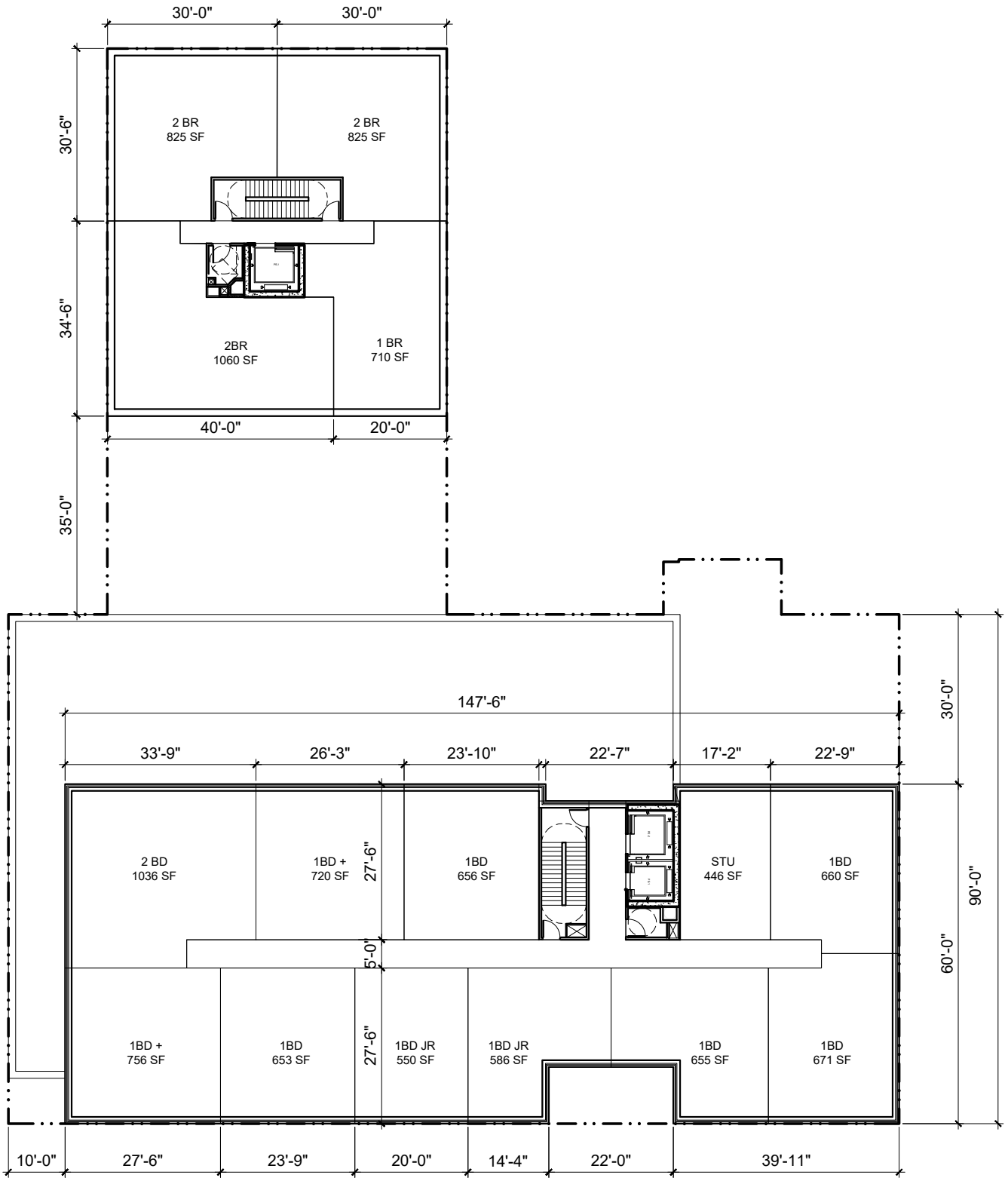
SCALE: NTS

TITLE: **FLR 2-4**

DATE: 08.23.2021

L2-4A

© CA 2021



Colberg.

Colberg Architecture
31 Smith Street
Brooklyn, NY 11201

PROJECT: **125 THIRD ST**

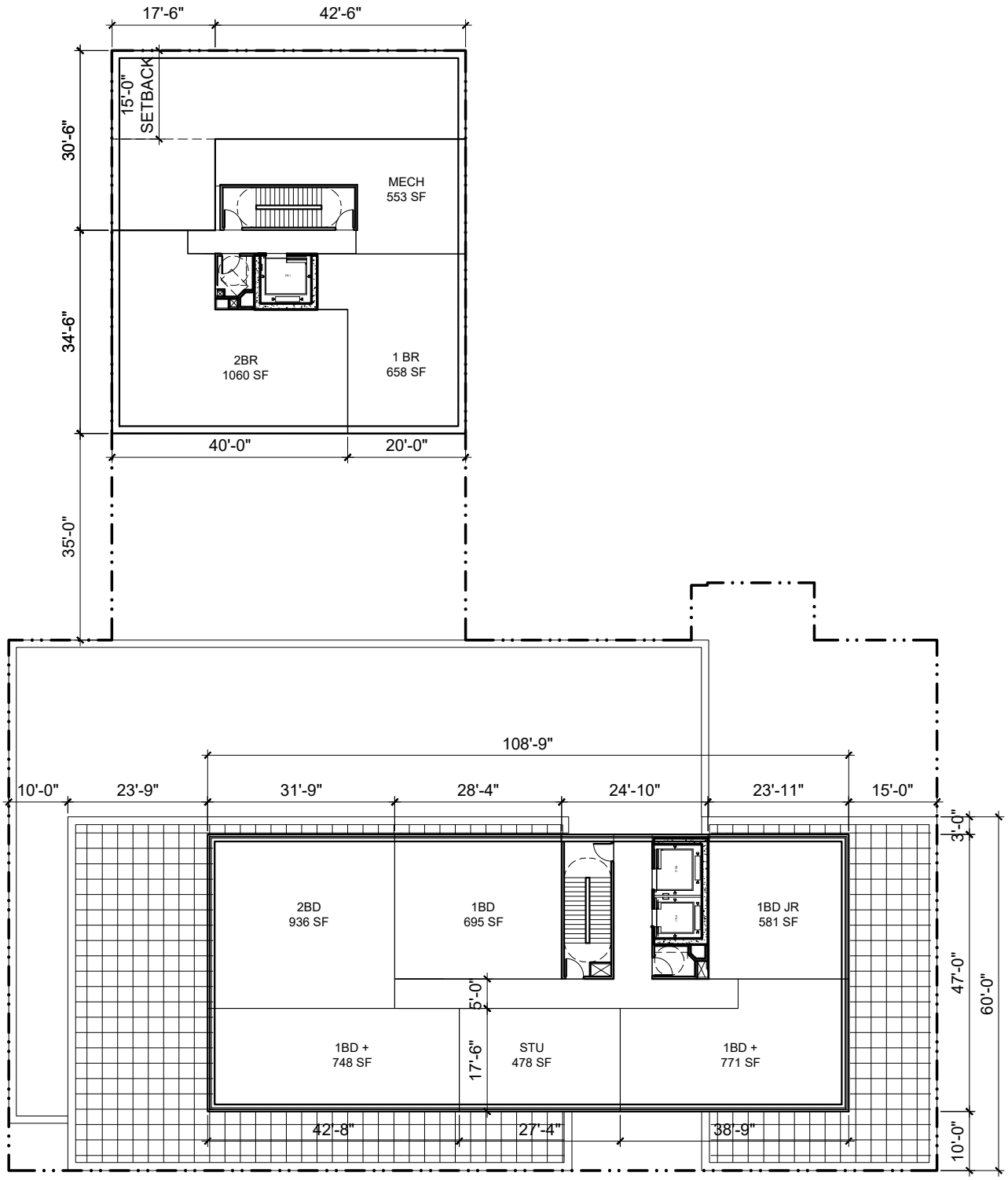
SCALE: NTS

TITLE: **FLR 5-6**

DATE: 08.23.2021

L5-6A

© CA 2021



FLOOR 7-11

Colberg.

Colberg Architecture
31 Smith Street
Brooklyn, NY 11201

PROJECT: **125 THIRD ST**

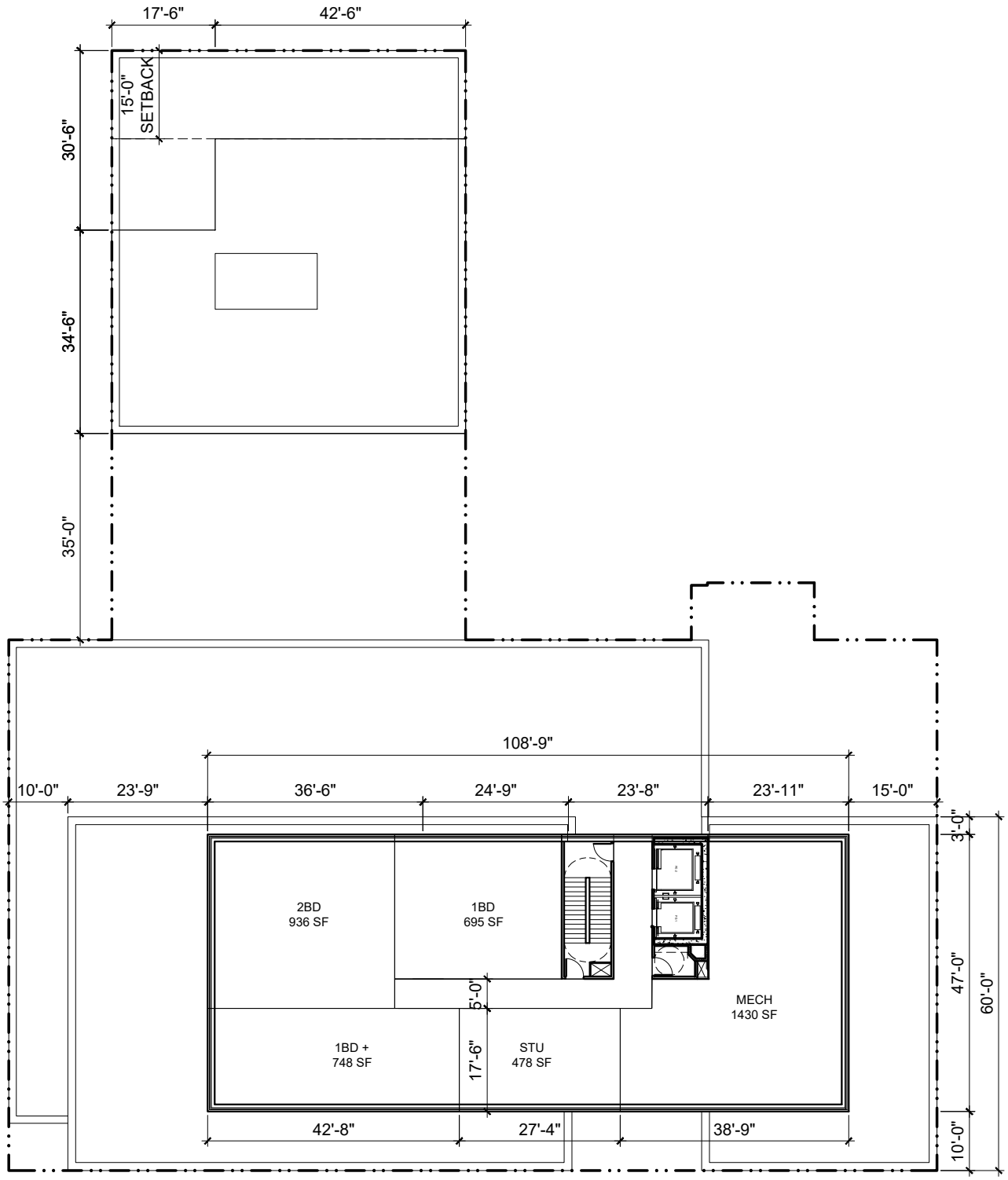
SCALE: NTS

TITLE: **FLR 7-11**

DATE: 08.23.2021

L7-11A

© CA 2021



Colberg.

Colberg Architecture
31 Smith Street
Brooklyn, NY 11201

PROJECT: **125 THIRD ST**

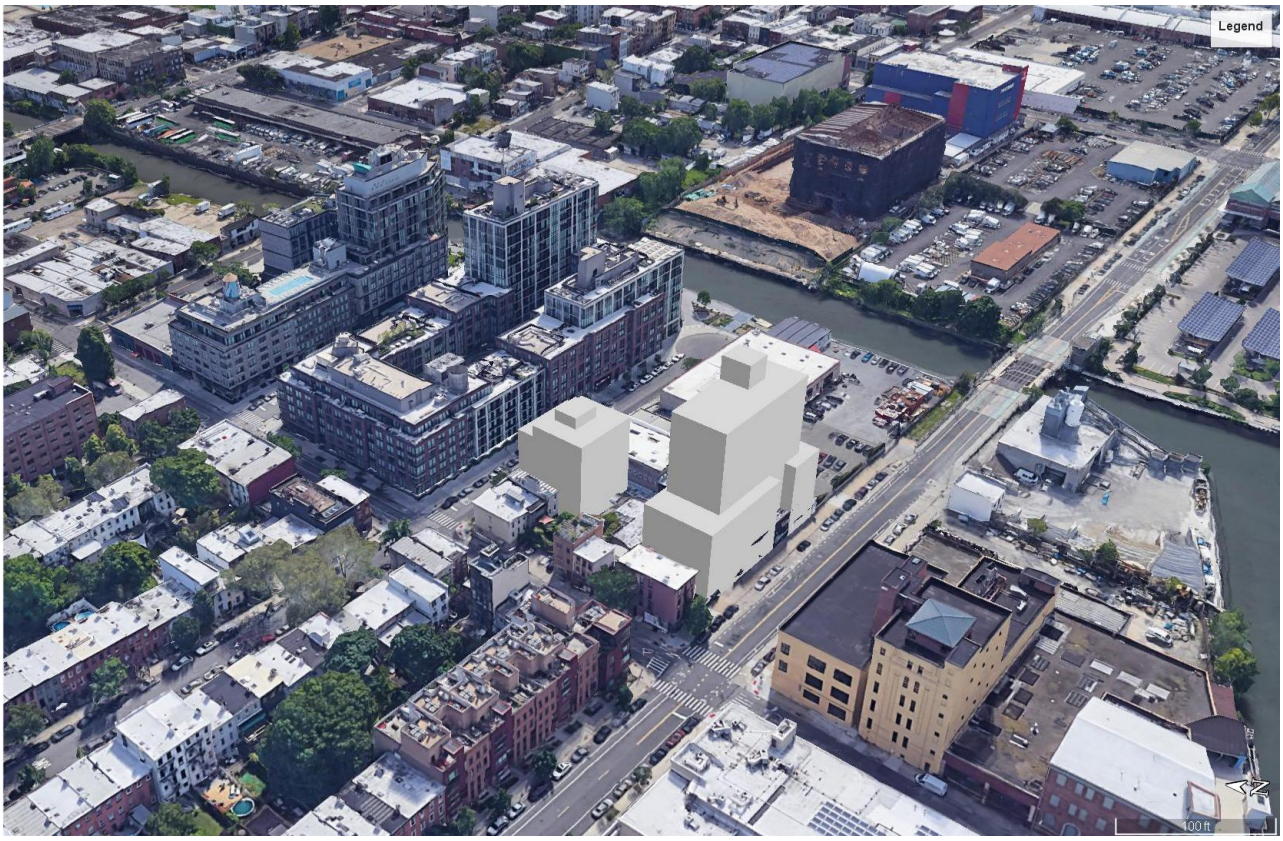
SCALE: NTS

TITLE: **FLR 12**

DATE: 08.23.2021

L12A

© CA 2021



Colberg.

Colberg Architecture
31 Smith Street
Brooklyn, NY 11201

BUILDING AERIAL VIEWS