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From Brown to Green to Gold

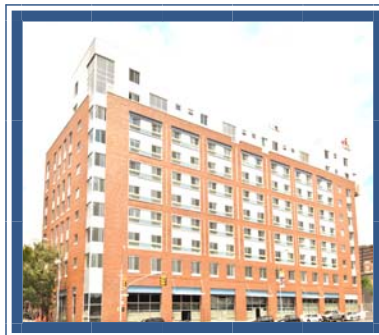
By Eric Weinstock

Brownfields have been defined as “property that has remained idle, abandoned or underutilized because of contamination or the threat of contamination.” That definition certainly applies to the Atlantic Terrace property prior to its redevelopment.

Located in downtown Brooklyn, New York, this one-third acre property was a gas station from 1939 to 1969 with multiple underground storage tanks (USTs). The project is part of the Atlantic Terminal Urban Renewal Area, nestled between the Prospect Heights, Park Slope and Fort Greene Brooklyn neighborhoods .

Due to changes in the economy, the on-site gas station closed in 1969 and the site was vacant until 2007. Ownership of the property was eventually transferred to the New York City Department of Housing Preservation and Development (NYCHPD).

Today, however, it is the home of a Leadership in Energy & Environmental Design (LEED) Gold-Certified, 10-story commercial and residential building and a thriving part of the redevelopment of New York City. To facilitate this, a series of environmental investigations began in 1999 culminating in the discovery of



gasoline-related contaminants in the subsurface and as a result, a petroleum spill case number was created for this property by the New York State Department of Environmental Conservation (NYSDEC).

The Developer of this project, The Fifth Avenue Committee, entered into an Agreement with NYCHPD in 2006 to purchase and develop this property and an additional subsurface investigation was performed as part of the redevelopment process. This investigation confirmed petroleum-related soil, soil vapor, and groundwater contamination.

Based on the results of the subsurface investigation, a Remedial Action Plan or “RAP” was prepared for the property in cooperation with the New York City Department of Environmental Protection (NYCDEP). The negotiated and NYCDEP-approved RAP was then im-

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Greening E-Waste

By Jason Cooper

As consumers, some of us try to be conscientious about what we buy and maybe we choose the “green” item over the non-green item. However, post-consumer waste isn’t always considered when making purchases. Yes, we try to make sure that anything that can be recycled is placed in (or next to) that green plastic recycling container and put to the curb for pickup. However, this is just a very small portion of what we can be doing.

Fortunately there is more we can do than just recycling our paper, plastic, and metal waste. New York State has now made it easier to be environmentally responsible for your electronic waste or e-waste. Earlier this year, the New York State Electronic Equipment Recycling and Reuse Act (Article 27, Title 26 of the Conser-



vation Law) was signed into law by Governor Patterson. The law ensures that every New Yorker will have the opportunity to recycle their electronic waste in an environmentally-responsible manner.

The law requires manufacturers to establish a convenient system for the collection, handling, and recycling or reuse of electronic waste. Manufacturers of covered electronic equipment will be responsible for implementing and

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plemented as part of site-preparation and construction activities and included:

- ◆ Removal of the buried tanks and drums;
- ◆ Removal of over 20,000 tons of soil as part of site redevelopment (includes petroleum-impacted soils and soils requiring removal for construction purposes);
- ◆ Installation of a sub-slab depressurization (SSD) system;
- ◆ Installation of an engineered vapor barrier;
- ◆ Application of an oxygenate to the underlying ground water; and
- ◆ Post remediation monitoring of ground water for three years.

Once the concentrations of the groundwater contaminants decreased to acceptable levels and a trend of decreasing levels was established, NYSDEC closed



the spill case for the site. A Site Closure Report was then prepared. This document was also reviewed and approved by NYCDEP.

Atlantic Terrace was designed and constructed to meet LEED-Gold standards, as well as Energy Star and Enterprise Green Communities requirements. LEED requires that energy conservation, use of recycled materials, water efficiency and sustainable building products be incorporated into the structure. Examples of green design components include:

- ◆ High-performance exterior with high-performance windows coupled with a high-efficiency boiler, heat pump and cooling system;



- ◆ Use of local and recycled materials such as concrete, steel and brick, as well as kitchen cabinetry, countertops, and bathroom vanities made by businesses locally based in Brooklyn, with urea-formaldehyde free composite woods and bamboo (a rapidly renewable resource) veneers;
- ◆ Bamboo flooring in all units, ceramic tiles in all bathrooms and public areas, and corridor carpeting all containing recycled content;
- ◆ High-efficiency, Energy Star rated/compliant appliances and light fixtures as well as full cut-off exterior lighting fixtures and provision of ample natural daylight in all corridors;
- ◆ Low-flow plumbing fixtures, a green roof with native & drought-resistant plantings, high-albedo pavers/roofing to reduce urban-heat island effects.

In addition, efforts are being made to increase awareness for residents and building maintenance staff. All tenants, including the retail tenants, will be provided

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maintaining an acceptance program for the discarded electronic waste, with oversight by the NYS Department of Environmental Conservation.

Beginning next spring (April 1, 2011), manufacturers of covered electronic equipment will be required to accept various types of e-waste such as old computers, TVs, fax machines, printers, VCRs/DVD players and video game consoles, to name a few. For the full list of acceptable e-waste items go to the link below found within NYS Department of Environmental Conservation webpage:

<http://www.dec.ny.gov/chemical/65583.html>

However, it is not yet clear exactly where or how the e-waste is to be physically collected. Collections are most likely to be handled in a similar manner as the NYS Wireless Recycling Act of January 2007. Under this Act, all wireless telephone service providers that offer phones for sale must accept old cell phones for reuse or recycling. This has been accomplished by sending the phones back to the manufacturer via mail or at designated phone recycling drop-off locations.



Best wishes for a happy and healthy Holiday Season and a prosperous New Year from your friends at CA RICH



Apartment Interior with bamboo floors

with a cleaning and maintenance plan with their lease. The building maintenance staff will also have a similar plan for the whole building.

The development of the Atlantic Terrace Project represents part of a new beginning for this portion of Brooklyn. After having remained vacant for decades, the Fifth Avenue Committee approached NYCHPD with a plan to redevelop the property. Grants and financial assistance from NYCHPD City Capital, NYC Housing Development Corporation, Citibank, NYC Council Subsidies (through Council Member Letitia James and Brooklyn Borough President Marty Markowitz), NYS Affordable Housing Corporation, the Affordable Housing Program of the Federal Home Loan Bank of NY, NYS Assembly Member Hakeem Jeffries, and a Cinderella Grant from National Grid, helped transform this from concept to reality.

Today, the project proudly includes 80 residential units, 59 of which qualify as affordable housing. It also includes three street-level retail units, which will help provide additional shops and restaurants for the local community. The project will also aid in reducing local parking congestion as it includes 50 spaces of underground parking.



Bathroom constructed with recycled materials

Published article co-authors: Shefali Sanghvi & Heather Gersten

What's new at CA RICH

On October 14th, V.P. **Eric Weinstock** was an invited speaker at the NY State Chapter of the American Institute of Architects 2010 Convention in Buffalo, NY, where he discussed the Firm's work in the redevelopment of the Atlantic Terrace Cornerstone brownfield site (see lead article). An expanded version of the lead article was published in the November 2010 issue of the "Brownfield Renewal Journal".

CA RICH has successfully completed and documented remedial action at the 'Cornerstone B' New York State Brownfield Cleanup Program site in the Bronx. The coveted State BCP 'Certificate of Completion' (one of only a handful issued thus far) will be in hand as this CA RICH Newsletter is going to press.

We are pleased to announce that **CA RICH** was preferentially selected as a 'Qualified Vendor' under the City of New York's Brownfield Cleanup Program (BCP). Only Developers utilizing a qualified vendor for investigation and cleanup work within the City's BCP are eligible for valuable Brownfield Incentive Grants.

Congratulations to **Deborah Shapiro** and her husband, David on the birth of their baby boy, Jonah Matthew.

*For more information about CA RICH or the **ENVIRONMENTAL BULLETIN**, please call (516) 576-8844 or write to:*

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CA RICH CONSULTANTS, INC.

A full-service environmental consulting firm providing strategic consulting and on-site support to help business owners manage all their environmental issues. CA RICH, independently-owned since 1982, is staffed by experienced environmental professionals skilled at understanding the intent behind environmental regulations, balancing business needs with environmental practicalities.

The Company supplies environmental consulting; Phase I & II assessments; compliance audits; investigation; remediation; groundwater resource management; storage tank; indoor air quality & hazardous waste management; soil vapor intrusion mitigation; brownfield redevelopment; sustainability, expert testimony; strategic thinking; dispute resolution; and all other professional services related to meeting evolving environmental regulations.

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