

Rocking Far Rockaway

By Rich Izzo

It's not hard, not far to reach, we can hitch a ride to Rockaway Beach. That's what those rambunctious rock 'n' rollers from Queens, 'The Ramones', sung back in 1977. At a distance of only around 20 miles to midtown Manhattan, and with ready access to mass transit hubs, Far Rockaway is not very far at all, and is undergoing revitalization and redevelopment including much-needed affordable housing.

One of the visionary leaders in promoting redevelopment in Far Rockaway is our valued Client, Phipps Houses. Phipps is currently moving forward on the construction of their first phase of a large-scale mixed-use affordable housing project "Rockaway Village"; the first major affordable housing development in the area since the City's 2017 re-zoning.

CA RICH has been selected to assist the development team of Phipps, Marvel Architects and Lettire Construction with environmentally-related site preparation activities for Rockaway Village. The initial Phase includes five buildings comprising around 960,000



square feet of combined affordable residential, retail and community space. Future development phases will include in excess of an additional one million square feet of combined space.

CA RICH worked closely with Phipps to assist them in entering into an agreement with the New York State

Department of Environmental Conservation (NYSDEC) under the State Brownfield Cleanup Program (BCP) to complete a Track One (unrestricted use) cleanup of on-site soils impacted by historical industrial activity. This included meetings with NYSDEC and the Client to discuss strategic division of this large, 10-acre property into separate and discrete BCP sites to coincide with

(Continued on page 3)

Weighing-in on Global Warming

An Editorial by Charles Rich

There is no question that climate change is indeed real and somewhat affected by human activity. It is not a political hoax aimed solely at promoting sustainability or the redistribution of wealth, although such a polarizing issue may continue to drive '...an inconvenient truth...' by those so inclined.

Some of our observable climate change is accelerated by the burning of fossil fuels (oil, coal, and gas) which is increasing the CO₂ content of the Earth's atmosphere (lately over the average 400 ppm concentration in our breathable atmosphere) but we still can't yet accurately quantify or computer model to what extent an accelerated increase in CO₂ levels above 400 ppm will have upon our environment.

How significant human impacts actually are remains unknown - but we do know that overall, atmospheric CO₂ has increased at least 0.01% as mankind grew its population from 2 billion to 7 billion since the 1920s (Ed. Note. a 0.01% increase in atmospheric CO₂ is equivalent to an increase of about 100 ppm).



Unbridled population growth is projected to 9 billion as soon as 2050, only 30 years hence.

The precise quantification and our ability to predict these increasingly observable human impacts, or the severity of them as threats to life upon our living planet (ecosystems, species diversity, biota, etc.), and more importantly what, if anything, we

could possibly do about it in the foreseeable future, is a moving target that has escaped any uniform understanding that would compel decisive action. In short, this hugely important issue requires much more international study.

(Continued on page 2)

(Weighing... Continued from page 1)



One effect of global warming

With unresolved uncertainty, the ability to achieve scientific consensus on efforts to implement a 'climate change correction' (e.g. worldwide reductions in carbon emissions, alternative energy, sustainable food sources, etc.), in either the near or long term, is an extremely challenging problem for future generations to address (Millennials, anyone?). For example, as much as two-thirds of energy usage in both China and India continues to be derived from the burning of coal.

Oftentimes, we are forced to witness an overly simple debate polarized into a media scare 'hot potato' that is seemingly dependent upon whom is being asked which popular global warming questions. So far, this has unfortunately manifested into two distinct camps comprised of either:

One) Alarmist threats and media-scare rhetoric offered by agenda-driven activists harboring very little formal training in climatology or the geosciences - or

Two) Ardent climate change 'deniers' advocating the 'deer-in-the-headlights' status quo to align opinion with their already-established careers, corporate balance sheet, or institutionalized interests.

Today, qualified scientists have generally concluded that there are many likely naturally-fluctuating causes of climate change – certainly some of these influenced with human contribution. Geologists know that changes in the Earth's temperature evidenced in our rock and ice records are gradual, not sudden. They occur cyclically over thousands and tens of thousands of years, not just a few.

Regionally, such changes may be evidenced by repetitive cycles of glacial advance and retreat, with interglacial periods of cooling and warming. For example, here in the northern hemisphere, we are currently entering into a 'warming' inter-stage glacial period in the current cycle.

These cycles are ongoing and dynamic natural geologic earth processes we cannot control. But the recent increase in global temperature we monitor today is not a gradual geologic occurrence. It is, in fact, rather sudden. It appears linked at least in part to anthropogenic activity since the industrial revolution.

Observable manifestations of this current warming trend include the bleaching of reefs, Arctic ice melt, sea level rise, flooding, and unusually widespread (windblown) forest fires.

Bottom line - we have an increase in global temperature of more than one degree since the start of the industrial revolution - only a short 150 years ago. This is not inconsequential.

Therefore, we need global consensus about how to prioritize the issues and collectively address global warming given our various government interests: how to fairly and equitably reduce carbon footprints worldwide, how to address the social costs of doing so, and how participating governments can lead others by prioritizing and promoting creative new policies to achieve solutions with an equitable sustainability.

It is judged that solving this problem will best be tasked to the next 'Millennial' and 'Gen Z' generations who view the world they are inheriting 'as-is', readily understanding the importance of shrinking the multitude of carbon footprints in their lifetimes. I'm hopeful that as future generations recognize how global warming is the elephant in the room, they will step up to meet their apolitical challenges, and in so doing, mitigate these impacts that increasing human activities have upon the 'health' of our planet.



3D NASA "Visualization" of recent widespread fires in Australia

(Rocking... Continued from page 1)

schedules, financing and optimize investigative / mitigative activities with an eye toward moving the site quickly and seamlessly through all stages of the BCP.

Access issues, scheduling and environmental considerations required that a specific tax lot be carved out of the BCP to be remediated separately. As such, CA RICH sought and gained approval for a Track One Cleanup of this separate but contiguous parcel through the New York City Office of Environmental Remediation (NYCOER) Voluntary Cleanup Program. Cleanup activities on this smaller parcel are proceeding on a parallel track, mirroring the State-designated BCP Cleanup on the larger adjoining site.

Working Closely with the Client and Lettice Construction, CA RICH turnkeyed the characterization, facilities' approval process, and disposal to date of approximately 36,000 tons of soil/fill requiring remediation under the BCP. An additional



approximately 30,000 tons is slated for off-site disposal to complete the "remedial cut" for the first development phase.

CA RICH has also completed the testing/certification (including "emerging contaminants") of another 50,000 tons of soils meeting unrestricted use criteria for economical on-site reuse. In addition, excess soils meeting unrestricted use criteria to be disposed of off-site were characterized and approved for cost-effective disposal utilizing the NYCOER Clean Soil Bank.

Working in close cooperation with NYSDEC, CA RICH was able to classify and dispose of soils impacted by dry-cleaning chemicals found within the foundation of a former dry-cleaner as "non-hazardous" by applying NYSDEC's "Contained-in" policy, thus avoiding the additional time and expense of hazardous waste identification and disposal.



The first phase of construction (coinciding with receipt of the first BCP Certificate of Completion) is slated to be complete in late 2021 and will provide 450 units of affordable housing. Future phases are scheduled to be complete by 2026 and all told, the new Rockaway Village will comprise eight buildings between four and 18 stories with retail on the ground floor and residential apartments above, providing a combined 1,700 units of new affordable housing.

With its proximity and mass transit accessibility to all the business and cultural centers in nearby Manhattan, Brooklyn and Long Island, Rockaway Village really is "not far to reach" and will be extremely attractive to future occupants. It's also less than a mile from the beach as the seagull flies... "surfs up, Joey!"



What's new at CA RICH

Firm President, **Charles Rich** continues his work with Engineers Without Borders (EWB) as a Professional Mentor and REIC to further assist with water resource exploration and development desperately needed in drought-stricken southern Malawi, Africa. His effort this year focuses on a third and fourth village, specifically Liti and Nkagula, located in the Zomba District.

Senior Project Manager, **Jason Cooper** continues his successful work overseeing the NY State Brownfield Cleanup at the multi-phased Rockaway Village Redevelopment Site. (*Ed. note: see lead article in this issue*).

Project Scientist, **Jessica Proscia**, is currently successfully, simultaneously managing two on-going NY State BCP Cleanups in Brooklyn and Long Island City, with the all-important Certificate of Completion for her Brooklyn Site expected this summer.

CA RICH would like to welcome Staff Environmental Engineer, **Scott Ganz** to our professional staff. Scott is a recent graduate of the University of Vermont, comes with previous experience at another professional firm, and has hit the ground running, assisting us with investigations and remedial action at several Sites in the NY metropolitan area. Welcome aboard Scott!

CA RICH staff are currently advancing improved sampling protocols/procedures relative to accurately quantifying 'emerging contaminant' concentrations in various environmental media.

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

CA RICH CONSULTANTS, INC.,
17 Dupont Street, Plainview, NY 11803
e-mail: Info@carichinc.com

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 provides environmental consulting; Phase I & II Assessments; Compliance audits; Emerging Contaminant Sampling; Investigation; Remediation; Groundwater resource management; Storage tank, indoor air quality & hazardous waste management; Soil vapor intrusion mitigation; Brownfield redevelopment; Property acquisition; Sustainability, Expert testimony; Strategic thinking & dispute resolution; and all other professional services related to evolving regulations and valued Client needs.

ENVIRONMENTAL BULLETIN is published by CA RICH as a service to valued Clients, friends and other interested parties. The articles contained herein are for general informational purposes. Any actions based upon information in this publication should be taken only after consulting CA RICH. For additional copies or for permission to reprint an article, contact us at (516) 576-8844. We reserve the right to reproduce our articles as they appear in other print or electronic media.

CA RICH is sustainable. Please contact us to receive our Newsletter electronically.

© 2020 CA RICH Consultants, Inc.
all rights reserved

FORWARDING & ADDRESS
CORRECTION REQUESTED

carichinc.com
17 Dupont Street, Plainview, NY 11803
ENVIRONMENTAL BULLETIN
CA RICH CONSULTANTS, INC.