OFFICE OF ENVIRONMENTAL REMEDIATION
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NOTICE TO PROCEED
DOB Job Number B08033032-I1

July 24, 2023

Re: 1110 Manhattan Avenue
Brooklyn Block 2488, Lot 7
Hazardous Materials and Noise "E" Designation
E-232: Greenpoint - Williamsburg Contextual Rezoning - CEQR 09DCP056K - 7/29/2009
OER Project Number 23EH-N093K / 23CVCP056K

Dear Brooklyn Borough Commissioner:

The New York City Office of Environmental Remediation (OER) hereby issues a Notice to Proceed for the above-referenced Department of Buildings Job Numbers. This correspondence is provided pursuant to OER's responsibilities as established in Subchapter 7 of Chapter 14 of Title 43 of the Rules of the City of New York and Section 11-15 of the Zoning Resolution of the City of New York. The Applicant has filed a Hazardous Materials remedial action work plan and Noise remedial action plan that are acceptable to this Office and has prepared a Construction Health and Safety Plan for implementation on this project. OER's Decision Document that defines the remedial actions required for this project has been prepared and filed and is available on request.

At the conclusion of remedial activities required under this action, the Zoning Resolution and §43-1474 of the Rules of the City of New York requires that OER issue a Notice of Satisfaction signifying that all remedial action requirements established for this project have been satisfied prior to issuance of the Certificate of Occupancy or Temporary Certificate of Occupancy by Department of Buildings.

If you have any questions or comments, please feel free to contact Kestana Anokye at 212-788-8319.

Sincerely,

Shaminder Chawla
Deputy Director

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

July 24, 2023

Re: 1110 Manhattan Avenue
Brooklyn Block 2488, Lot 7
Hazardous Materials, Noise E Designation,
E-232: Greenpoint - Williamsburg Contextual Rezoning - CEQR 09DCP056K - 7/29/2009
OER Project Number 23EH-N093K / 23CVCP056K

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated June 2023 with Stipulation Letter dated July 2023 and the Remedial Action Plan for Noise dated July 2023 for the above-referenced project.

These Plans were submitted to OER under the NYC Voluntary Cleanup Program.

The RAWP was released for public comment for 30 days as required by program rule. That comment period ended on 12/01/2022. There were no public comments.

Project Description
The proposed development consists of a seven-story residential building with a basement used for storage and utilities.

The planned construction will include the extension of the existing foundation through the existing rear yard area to expand the size of the current building footprint. The new cellar extension area will extend to a depth of between 12 -14 feet below grade surface (bgs).

The smaller rear yard will be a private terrace area for the future tenant on the 1st floor. The private terrace area will include a section of concrete pavers and wood decking for a total of a 600 square foot rear yard.
The upper seven floors will consist of residential apartments (a total of six (6)). A rear yard will occupy the easternmost portions of the subject Property.

Statement of Purpose and Basis
This document presents the remedial action for the NYC Voluntary Cleanup Program and E-Designation Program project known as "1110 Manhattan Avenue" pursuant to the Zoning Resolution and §43-1474 of the Rules of the City of New York.

Description of Selected Remedy for Hazardous Materials
The remedial action selected for the 1110 Manhattan Avenue site is protective of public health and the environment. The elements of the selected remedy are as follows:

The proposed remedial action will consist of:

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 Track 4 Site Specific SCOs.
4. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas.
5. Completion of a Waste Characterization Study prior to excavation activities. Waste characterization soil samples will be collected at a frequency dictated by disposal facility(s). Soil analytical data obtained during the Remedial Investigation (RI) may be utilized to facilitate approval.
6. Excavation and removal of the existing cellar floor, as well as underlying soil/fill exceeding Track 4 Site Specific SCOs. Excavation and removal of soil/fill from portions of the building with slab on grade/outdoor area construction (portions of the first-floor livable space and the rear yard) exceeding UUSCOs. Anticipated excavation activities and quantities are summarized below:
    - A portion of the existing cellar of the development will be further excavated from site current depth to an additional 2 feet throughout 90% of the basement. A small portion of this area will be further excavated to 7.5 feet for the installation of the elevator pit. Based upon current development plans, it is anticipated that up to approximately 76 cubic yards of soil/fill may be excavated from the cellar of the building. This is subject to change based on the selected elevator manufacturer.
    - No portion of the building in the proposed development plans is intended to be slab on grade. The current proposed development plans show the cellar being extended further east into the rear yard of the property. The cellar extension of the proposed development will be excavated to depths between 12 and 14 feet bgs. Based on current development plans, it is anticipated that up to approximately 313 cubic yards of soil/fill may be excavated from this area.
    - The rear eastern portion of the property is proposed to be utilized an outdoor patio area for the tenant located on the first floor. Same will be excavated to depths between 2-3 feet bgs for grading purposes and to install the clean fill buffer. This will generate approximately 45 cubic yards of soil/fill to be removed from this area.
7. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID.
8. Management of excavated materials including temporarily stockpiling and segregating in accordance with defined material types and to prevent co-mingling of contaminated material and non-contaminated materials.
9. Removal of any UST's that may be encountered during soil/fill removal actions. Registration of any discovered tanks and reporting of any petroleum spills associated with UST's and appropriate closure of these petroleum spills in compliance with applicable local, state and federal laws and regulations.

10. Transportation and off-Site disposal of all soil/fill material at licensed or 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. Appropriate segregation of excavated media on-Site.
11. Collection and analysis of five (5) end-point samples to determine the performance of the remedy with respect to attainment of Track 1 SCOs. The endpoint samples will complement the in-situ samples collected during the RI.
12. Demarcation of residual soil/fill in landscaped areas.
13. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations.
14. Construction of an engineered composite cover including a four (4) inch thick concrete building slab with six (6) inch clean sub base beneath all building areas. The rear patio area will include a 2-foot clean buffer installed above a demarcation barrier placed at the terminal point of excavation in that area.
15. As part of development, installation of a vapor barrier system consisting of vapor barrier beneath the building slab and along the inside of the existing sub-grade foundation sidewalls to mitigate soil vapor migration into the building. The vapor barrier system will consist of a 20-mil Stego Vapor Barrier Membrane below the newly replaced cellar floor and slab throughout the new proposed building area. All welds, seams and penetrations will be properly sealed to prevent preferential pathways for vapor migration. The vapor barrier system in an engineering control for the remedial action. The remedial engineer will certify in the RCR that the vapor barrier system was designed and properly installed to mitigate soil vapor migration into the building.
16. Performance of all activities required for the remedial action, including acquisition of required permits and attainment of pretreatment requirements, in compliance with applicable laws and regulations.
17. If required, dewatering in compliance with city, state, and federal laws and regulations. Extracted groundwater will either be containerized for off-site licensed or permitted disposal or will be treated under a permit from New York City Department of Environmental Protection (NYCDEP) to meet pretreatment requirements prior to discharge to the sewer system.
18. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
19. Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, and lists any changes from this RAWP, and describes all engineering and Institutions Controls to be implemented at the Site.

20. Submission of an approved Site Management Plan (SMP) in the RAP 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.

21. The property will continue to be registered with an E-designation at the NYC Buildings Department. Establishment of Engineering Controls and Institutional Controls in this RAP and a requirement that management of these controls must be in compliance with an approved SMP. Institutional Controls will included the 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.

Description of Selected Remedy for Noise

The elements of the remedial action selected for Noise for the 1110 Manhattan Avenue site are as follows:

The following windows will be installed:

Façade Floor Range	**OITC Rating**	**OITC Certification**	**Manufacturer and Model**	**Glazing**
Residential Operable Window (Color Code Red) Front/ West/ Manhattan Ave Façade (A-200) – 1st through 6th Floor Rear/ East Façade (A-200) – 1st through 6th Floor	32 (30dBA required)	See ASTM E90 Intertek ATI Report No. E7807.01-113-11 Report Date: 09/01/15 Data File No. E7807.01B	Series/Model:8800, Casement Window manufactured by Crystal Window & Door Systems, Ltd.	1-1/4" IG (1/8" annealed exterior, 5/8" air space, 1/2" laminated interior)
Residential Fixed Window (Color Code Blue) Front/ West/ Manhattan Ave Façade (A-200) – 1st through 6th Floor Rear/ East Façade (A-200) – 1st through 6th Floor Side/ North Façade (A-210) – 3rd through 6th Floor	32 (30dBA required)	See ASTM E90 Intertek ATI Report No. E7808.01-113-11 Report Date: 09/14/15 Data File No. E7808.01B	Series/Model:8810, Fixed Window manufactured by Crystal Window & Door Systems, Ltd.	1-1/4" IG (1/4" annealed exterior, 5/8" air space, 3/8" laminated interior)

Façade Floor Range	OITC Rating	OITC Certification	Manufacturer and Model	Glazing
Residential Sliding Glass Door (Color Code Orange) Front/ West/ Manhattan Ave Façade (A-200) – 1st through 6th Floor Rear/ East Façade (A-200) – 1st through 6th Floor	30 (30dBA required)	See ASTM E90 Architectural Testing Inc. Report No. C3501.01-113-11 Report Date: 01/17/13 Data File No. C3501.01E	Series/Model:1240 Aluminum, Sliding Door manufactured by Crystal Window & Door Systems, Ltd.	1" IG (1/4" laminated, 1/2" air space, 1/4" laminated)
Entrance Door Residential (Color Code Purple) Front/ West/ Manhattan Ave Façade (A-200) – 1st Floor	32 (30dBA required)	See ASTM E90 Intertek ATI Report No. F9425.01-113-11 Report Date: 10/25/16 Data File No. F9425.01F1	Series/Model:1450 Terrace Door manufactured by Crystal Window & Door Systems, Ltd.	1-3/16" IG (1/4" tempered exterior, 7/16" air space, 1/2" laminated interior)

Alternate Means of Ventilation

In order to satisfy the requirements of the E-Designation, Alternate Means of Ventilation (AMV) will be installed in order to maintain a closed window condition. AMV for this project will be achieved by:

Trickle Vents:
Installing Trimvent Ventilator TV90/425 trickle vents manufactured by Titon in habitable rooms (bedrooms and living rooms) in apartments on 1st through 6th floor. Fresh air will be provided to all bedrooms and living rooms by the trickle vents.

In order to satisfy the Noise E-Designation requirement, fresh air for habitable rooms/units during a closed window condition will be provided via trickle vents to be installed on the windows as shown on architectural drawings. The trickle vents are able to provide fresh air to the apartment in quantity as required by section 403 of NYC MC 2022, sufficient for ventilation of such dwelling units. Trickle vents are provided in all bedrooms and living rooms and manufactured by Titon, model Trimvent TV90/425. Trickle vents are installed at a frequency of at least one trickle vent per window.

Cooling & Heating:
Each residential unit will be provided with cooling and heating by split type electrical heat pump systems with condensers, manufactured by Daikin, models #RXTQ48TAVJUA & #RXTQ60TAVJU, installed on the main roof & bulkhead. The ducted air handlers installed in each living / bedroom space. The cooling capacities of air handlers vary from 7.5 MBH to 24.0 MBH and depend on the cooling load of particular space inside the apartments. The heating capacities vary from 8.5 MBH to 27.0 MBH and depend on the heating load of particular space inside the apartments.

Air handling units are manufactured by DAIKIN Model No.: FXDQ07MVJU (240 CFM), FXDQ12MVJU (400 CFM), FXMQ18PBVJU (600 CFM), FXMQ24PBVJU (800 CFM). The elevator machine room on the roof is provided with wall mounted air handler AH-EMR, model FTX09NMVJU (279 CFM), and condenser CU-EMR, model #RXL09QMVJU, installed on the bulkhead level. The residential lobby on the 1st floor will be provided

with cooling and heating via VRV system with condenser CU-LOBBY, model #RZQ24TAVJUA and cassette air handler AH-LOB. Model FCQ24TAVJU (800 CFM). The 15 CFM fresh air intake to residential lobby will be provide via F.A.I. louver from the Manhattan Avenue facade.

All condensers described above manufactured by Daikin and will be located on the roof & bulkhead.

The ventilation of the cellar corridor is achieved via Energy Recovery Ventilator ERV-1, located on the cellar, model #BR130, manufactured by RenewAire. The electrical base board space heaters are to provide adequate heat in the various mechanical /storage areas in cellar and in the stairway.

Compliance with Mechanical Code: Providing outside air to common areas such as lobbies and corridors in accordance with the 2022 NYC Mechanical Code.

The remedies for Hazardous Materials, Noise E Designation described above 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.

7/24/23

Date

Kestana Anokye
Project Manager

7/24/23

Date

Shaminder Chawla
Deputy Director

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