



**OFFICE OF ENVIRONMENTAL REMEDIATION**

100 Gold Street – 2<sup>nd</sup> Floor  
New York, New York 10038

**Mark P. McIntyre, Esq.**  
**Director**

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**NOTICE TO PROCEED**  
**DOB Job Number NB 210178886**

July 24, 2019

Re: 713 East 211<sup>th</sup> Street -Williamsbridge Gardens: 713 East 211<sup>th</sup> Street  
Bronx Block 4657, Lot 42, (p/o Former Lots 42, 67)  
Hazardous Materials and Noise “E” Designation  
E-279: Williamsbridge/ Baychester Rezoning - CEQR 11DCP148X - 10/5/2011  
OER Project Number 18EH-N205X

Dear Bronx 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 Number. This correspondence is provided pursuant to OER’s responsibilities as established in Chapter 24 of Title 15 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 applied to enroll in the New York State Department of Environmental Conservation Brownfield Cleanup Program (NYSDEC BCP), Site No. C203113, and has filed a draft Hazardous Materials Remedial Action Work Plan (RAWP) dated March 2019 to NYSDEC. The Applicant has also submitted a Noise remedial action plan that is 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.

OER has no objections to the applicant pulling construction permits from DOB. However, no remedial work shall be performed at the site until NYSDEC has issued a final Decision Document.

At the conclusion of remedial activities (approval of RAR and Installation Report) required under this action, the Zoning Resolution and §24-07 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 Anna Brooks at 212-788-7423.

Sincerely,

Zach Schreiber, Ph.D.  
Assistant Director

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**DECISION DOCUMENT**

**E-Designation Remedial Action Work Plan Approval**

July 24, 2019

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OER Project Number 18EH-N205X

The New York City Office of Environmental Remediation (OER) has received the May 2019 New York State Brownfield Cleanup Program (NYS BCP) Remedial Action Work Plan prepared by P.W. Grosser Consulting, Inc. The NYSDEC 45 day public comment period is underway. The NYSDEC proposed remedy may be modified based on public comments received by NYSDEC. The developer is advised not to start construction prior to receiving an NYSDEC-issued Decision Document approving remedial actions.

We have also received and reviewed the Remedial Action Plan for Air Quality and Noise dated June 2019 for the above-referenced project.

These plans were submitted to OER under the E-Designation Program.

**Project Description**

The applicant is proposing to redevelop the lots with two new 8-story buildings with partial cellars on East 212th Street (North Building) and East 211st Street (South Building). The overall project is known as 718 East 212<sup>th</sup> Street -Williamsbridge Gardens (the site). The North Building cellar will be used for mechanical spaces including; a detention tank, water meter room, gas room, electrical room, and compactor room, office space, including private offices and conference rooms; and bike and general storage rooms. On the first floor, the North Building will include a lobby, laundry room, library, common room, mail room, and residential units. On floors 2-8 the North Building will be used for residential units. The South Building cellar will be used for mechanical spaces including; a detention tank, water meter room, gas room, electrical room, compactor room, and bike and general storage rooms. On the first floor, the South Building will include a lobby, laundry room, common rooms, mail room, and residential units. On floors 2-8 the South Building will be used for residential units. The building roofs will be 75’-8” tall with the North Building fronting East 212th Street, the South Building fronting East 211st Street and a garden courtyard between the buildings.

**Statement of Purpose and Basis**

This document presents the remedial action for the E-Designation Program project known as “718 East 212<sup>th</sup> Street -Williamsbridge Gardens” pursuant to the Zoning Resolution and §24 - 07 of the Rules of the City of New York.

**Description of Selected Remedy for Hazardous Materials**

The remedial action selected for the 718 East 212<sup>th</sup> Street -Williamsbridge Gardens site outlined in the May 2019 draft NYSDEC Remedial Action Work Plan is protective of public health and the environment.

The Site is enrolled in the NYSDEC Brownfield Cleanup Program (NYS BCP Site# C203113). In an effort to satisfy the Hazardous Materials “E” requirements for this project, the applicant submitted all necessary

documentation to our office. This documentation included the NYSDEC draft May 2019 Remedial Action Work Plan. The draft RAWP is under the 45-day comment period and a Decision Document will be issued by DEC at the end of the 45-day comment period. The NYS BCP project manager for this project is Mandy Yau. The NYSDEC proposed remedy includes:

1. Excavation of soil/fill exceeding Track 1 Unrestricted Use SCOs.
2. Implementation of a Community Air Monitoring Plan during earth disturbing work.
3. Screening for indications of contamination (by visual means, odor, and monitoring with PID) of excavated soil during any intrusive Site work.
4. Collection and analysis of end-point samples to evaluate the performance of the remedy with respect to attainment of Track 1 Unrestricted Use SCOs.
5. Appropriate off-Site disposal of all material removed from the Site in accordance with Federal, State and local rules and regulations for handling, transport, and disposal.
6. Import of materials to be used for backfill and cover in compliance with: (1) chemical limits and other specifications, (2) all Federal, State and local rules and regulations for handling and transport of material.
7. Responsibilities associated with the Remedial Action, including permitting requirements and pretreatment requirements, will be addressed in accordance with applicable Federal, State, and local rules and regulations.

**Description of Selected Remedy for Noise**

The elements of the remedial action selected for Noise for the 718 East 212<sup>th</sup> Street -Williamsbridge Gardens site are as follows:

1. 31 dBA with the masonry/ wall elements as documented by the composite calculations.

The following windows will be installed for Williamsbridge Gardens:

<b>Façade Floor Range</b>	<b>OITC Rating</b>	<b>OITC Certification</b>	<b>Manufacturer and Model</b>	<b>Glazing</b>
All Facades (North and South Buildings) Floors 1-8 All Windows Except:  North Building: Floors 2-6, Unit E/Bedroom 2 Unit G/Bedroom 2  South Building: Floors 2-8, Unit B/Bedroom 1 Unit C/Living Room Unit C/Bedroom 1	28	See ASTM E-90 Acoustical Lab Test Reports (Data File G6646.01A)	Pioneer Window Manufacturing Corporation, Series 8000, Horizontal Sliding Window	Exterior sash: 1” IG (1/4” tempered exterior, 1/2” air space, 1/4” annealed interior)  Interior sash: 1” IG (1/4” tempered exterior, 1/2” air space, 1/4” tempered interior)
North Building: Floors 2-6, Unit E/Bedroom 2 Unit G/Bedroom 2  South Building: Floors 2-8, Unit B/Bedroom 1 Unit C/Living Room Unit C/Bedroom 1	30	See ASTM E-90 Acoustical Lab Test Reports (Data File G6646.01B)	Pioneer Window Manufacturing Corporation, Series 8000, Horizontal Sliding Window	1” IG (1/4” tempered exterior, 7/16” air space, 5/16” laminated interior)

Façade Floor Range	OITC Rating	OITC Certification	Manufacturer and Model	Glazing
All Facades (North and South Buildings) Floor 1 All Storefront Windows:	30	See ASTM E-90 Acoustical Lab Test Reports  (Report No. 01-33053.03)	Kawneer Co. Inc., Trifab VG 451T Center, Store Front System	0.128"/ 0.03" PVB/ 0.128" exterior laminated, 0.526" air space, 0.130" / 0.03" PVB/ 0.130" laminated interior

The proposed masonry will have a minimum 45 dBA OITC rating. 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:

1. PTAC Units: Ice Air model 8RSNU09, 8RSNU13, and 8RSNU15 PTACs will be installed in all living rooms and bedrooms throughout both buildings. Additionally, PTACs will be installed in the façade of first floor spaces including the Library and Common Room (North Building) and the Common Room 1 and Common Room 2 (South Building). Fresh air will be provided to all bedrooms and living rooms by the PTAC units. A minimum of one PTAC per living room or bedroom is provided. The PTAC units will have a motorized fresh air damper to provide outdoor air.
2. Compliance with 2014 Mechanical Code: Providing outside air to commercial spaces and common areas such as lobbies and corridors in accordance with the 2014 NYC Mechanical Code Section 403.

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.

7/24/2019



Date

Anna Brooks  
Project Manager

7/24/19



Date

Zach Schreiber, Ph.D.  
Assistant Director

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