



OFFICE OF ENVIRONMENTAL REMEDIATION

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Mark P. McIntyre, Esq.
Director

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NOTICE TO PROCEED
DOB Job Number A1 123683530

April 17, 2019

Re: 13-17 Laight Street; 20-24 Saint Johns Lane; 52-58 Varick Street
Manhattan Block 212, Lot 18
Hazardous Materials and Noise “E” Designation
E-257: North Tribeca Rezoning - CEQR 10DCP039M - 10/13/2010
OER Project Number 18EH-N064M / 18CVCP075M

Dear Manhattan 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 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 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 §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 Samantha Catalanotto at 212-788-2676.

Sincerely,

Shaminder Chawla
Deputy Director

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DECISION DOCUMENT
E-Designation
Remedial Action Work Plan Approval

April 17, 2019

Re: 13-17 Laight Street; 20-24 Saint Johns Lane; 52-58 Varick Street
Manhattan Block 212, Lot 18
Hazardous Materials and Noise “E” Designation
E-257: North Tribeca Rezoning - CEQR 10DCP039M - 10/13/2010
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The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated May 22, 2018 with Stipulation Letter dated May 23, 2018 for the above-referenced project.

The Plan was submitted to OER under the E-Designation Program.

NYSDOH and NYS DEC were briefed on this project on 4/30/2018.

Project Description

Redevelopment plans for the subject property call for converting the existing commercial building into a mixed use commercial/residential facility. Among other proposed alterations to the building, the property owner plans on lowering the cellar floor by 3 to 5 feet, and expects to install a new elevator pit.

Statement of Purpose and Basis

This document presents the remedial action for the E-Designation Program project known as “13-17 Laight Street” 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 13-17 Laight Street site is protective of public health and the environment. The elements of the selected remedy are as follows:

1. Preparation of a Community Protection Statement and performance of all required NYC 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. Selection of Track 2 Restricted Residential Soil Cleanup Objectives (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).
6. Demolition of the existing basement slab in its entirety, and excavation and removal of soil/fill necessary to complete proposed basement improvements, generally to a depth of 3 to 4 feet below the existing slab. Select areas will be excavated to a 9-foot depth to accommodate the new elevator pits and to a depth of 5 feet for a new ejector pit. Approximately 2,000 tons of soil/fill will be removed from the Site and properly disposed at an appropriately licensed or permitted facility.
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 (if necessary) in accordance with defined material types and to prevent co-mingling of contaminated material and noncontaminated materials.
 9. Removal of all USTs that are encountered during excavation (if any), and registration of tanks and reporting of any petroleum spills associated with USTs 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 four (4) documentation samples to verify the performance of the remedy with respect to attainment of Track 2 SCOs.
 12. The existing basement slab will be removed in its entirety, and replaced with a slab that will function as an engineered composite cover. The engineered composite cover will consist of a 6-inch thick concrete building slab with a 6-inch clean granular sub-base beneath all building areas.
 13. A vapor barrier system will be installed beneath the new building slab and outside of sub-grade foundation sidewalls to mitigate soil vapor migration into the building. The vapor barrier system will consist of various 20-mil Grace Construction Product (GCP) Applied Technologies membranes, such as Preprufe 300R membranes, Preprufe 160R membranes, and Bituthene 3000/LT membranes below the newly constructed slab areas and outside all sub-grade foundation sidewalls. The remedial engineer will certify in the RAR that the vapor barrier was designed and properly installed to mitigate soil vapor migration into the building.
 14. An active sub-slab depressurization system (SSDS) will be installed beneath the basement slab. The SSDS will consist of a network of 4" perforated PVC piping set in a gas permeable layer of stone immediately beneath the building slab and vapor barrier system. The horizontal piping will connect to a vertical riser running up through the building and terminating at the roof. Negative pressure will be maintained using a regenerative blower with sufficient power to establish consistent negative pressure beneath the slab. Current design drawings identify a Fantech model HP250 fan or equivalent; the actual fan will be determined after field measurements have been completed. The gas permeable layer will consist of a 6-inch thick layer of ¾-inch stone. The active SSDS will be hardwired and will include a blower installed on the roof line and a pressure gauge and alarm located in an accessible area in the basement. The active SSDS is an Engineering Control for the remedial action. The remedial engineer will certify in the RAR that the active SSDS was designed and properly installed to establish a vacuum in the gas permeable layer and a negative (decreasing outward) pressure gradient across the building slab to prevent vapor migration into the building.
 15. 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.
 16. Dewatering (if necessary) 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.
 17. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
 18. Deed Restrictions will be placed on the property to document the installation of, and continued operation, of an active SSDS. The deed restriction can be removed if OER determines that the active SSDS has achieved its goals and is no longer warranted.
 19. Submission of a Remedial Closure Report (RCR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, lists any changes from this RAWP, and describes all Engineering and Institutional Controls to be implemented at the Site.
 20. Submission of an approved Site Management Plan (SMP) in the RCR 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 (E-257) at the NYC Buildings Department. Establishment of Engineering Controls and Institutional Controls in this RAWP and a requirement that management of these controls must be in compliance with an approved SMP.

Institutional Controls will include 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 any 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 13-17 Laight Street site are as follows:

In order to meet the requirements of the E Designation, the following window/wall attenuation will be achieved at the locations described below:

1. 26 dBA minimum in the commercial space (all facades) based on an allowed reduction of 5 dBA for commercial spaces from the attenuation requirement outlined in the E-Designation.

Façade Floor Range	OITC Rating	OITC Certification	Manufacturer and Model	Glazing
All facades Terrace Doors	30	See a commitment to test in Appendix C and ASTM E-90 acoustical report for the exact glazing Appendix D. ASTM E-90 acoustical laboratory testing will be performed at a later date.	Wausau Windows 4250i Viracon Acoustical Glass	1” overall 1/4” glass -1/2” airspace - 1/4” glass.
All Facades WT-1, WT-2 & WT-3	34	See a commitment to test in Appendix C and ASTM E-90 acoustical report for the exact glazing Appendix D. ASTM E-90 acoustical laboratory testing will be performed at a later date.	Viracon Acoustical Glass Wausau curtain wall / Kawneer1600 system 2	1-1/8” overall 1/4” glass - 1/2” airspace – 3/8” glass.

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:

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

4/17/2019



Date

Samantha Catalanotto
Project Manager

4/17/2019



Date

Maurizio Bertini, Ph.D.
Assistant Director

4/17/2019

Shaminder Chawla

Date

Shaminder Chawla
Deputy Director

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