



**OFFICE OF ENVIRONMENTAL REMEDIATION**

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

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

Tel: (212) 788-8841

**NOTICE TO PROCEED**  
**DOB Job Number NB 220668285**

July 1, 2019

Re: 1114 Washington Avenue; 1110 Washington Avenue  
Bronx Block 2371, Lots 9, 10, 11, 50 (partial)  
Hazardous Materials "E" Designation  
E-118: Morrisania Rezoning - CEQR 03DCP046X - 8/19/2003  
OER Project Number 19TMP1591X / 19EHAZ368X / 19CVCP097X

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 filed a Hazardous Materials remedial action work 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.

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 Myrna Hanna at 212-341-2077.

Sincerely,

Shaminder Chawla  
Deputy Director

cc: Kiumarz Geula, Pillar Property Management - kgeula@pillarnyc.com  
Richard Hooker, WCD Group - rhooker@wcdgroup.com  
Erick Salazar, WCD Group - esalazar@wcdgroup.com  
Bernie Ocasio, Betro Design Group - BERNIE@BETRODESIGN.COM  
Monica Lopez Uran, Monica Lopez Architect, LLC - MLOPEZ@MLOPEZARCHITECT.COM  
Mark McIntyre, Zach Schreiber, Maurizio Bertini, Sarah Pong  
Myrna Hanna, PMA-OER



**OFFICE OF ENVIRONMENTAL REMEDIATION**

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

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

Tel: (212) 788-8841

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

July 1, 2019

Re: 1114 Washington Avenue; 1110 Washington Avenue  
Bronx Block 2371, Lots 9, 10, 11, 50 (partial)  
Hazardous Materials “E” Designation  
E-118: Morrisania Rezoning - CEQR 03DCP046X - 8/19/2003  
OER Project Number 19TMP1591X / 19EHAZ368X / 19CVCP097X

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated June 2019 with Stipulation Letter dated July 1, 2019 for the above-referenced project.

The Plan was submitted to OER under the NYC Voluntary Cleanup Program and E-Designation Program.

The RAWP was released for public comment for 30 days as required by program rule. That comment period will end on July 26, 2019. This remedy may be modified if substantial public comments are received.

**Project Description**

The proposed future use of the Site will consist of the construction of a new six-story school building with a cellar and a 1,905-square foot paved side yard between the southern side of the building and the southern property line (approximately 13 feet wide). The building will contain a full cellar that will be used for a cafeteria. The first floor will consist of a lobby, offices and meeting rooms, including a mezzanine with science, music and art rooms. The second through fifth floors will contain classrooms and offices. The sixth floor will contain a gymnasium with a mezzanine for general storage. The total building footprint will cover 8,258-square feet of the Site. Construction excavations for the new cellar will extend approximately 12 feet below grade surface (bgs). This depth will likely extend slightly below the water table (shallow groundwater was encountered during the site inspection at approximately 12 feet below ground surface (bgs) at the northwestern portion of the property). The side yard area will be excavated to a depth of 2-feet bgs. Approximately 3,700 cubic yards (5,550 tons) of subsurface material will be excavated and removed from the site during site development.

**Statement of Purpose and Basis**

This document presents the remedial action for the NYC Voluntary Cleanup Program and E-Designation Program project known as “1114 Washington Avenue” pursuant to Title 43 of the Rules of the City of New York Chapter 14, Subchapter 1 and the Zoning Resolution and §24 - 07 of the Rules of the City of New York.

**Description of Selected Remedy**

The remedial action selected for the 1114 Washington Avenue 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 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 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. Excavation and removal of soil/fill exceeding Track 4 Site Specific SCOs. The entire footprint of the building will be excavated to a depth of approximately 12 feet below grade for development purposes. The remaining area will be excavated to 2 feet bgs for construction of the side yard. A small portion of property outside the building footprint will be excavated to the depth of approximately 5 feet below grade for lead and arsenic hotspot areas.
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 all USTs that are encountered during soil/fill removal actions. 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.
11. Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs.
12. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations.
13. Construction of an engineered composite cover consisting of a 6-inch thick concrete building slab with an 10-inch clean granular sub-base beneath all building areas, 6-inch concrete pavement with a 4-inch sub-base in the northwest yard area, and permeable pavers above a 6-inch sub-base and two feet of clean soil in the side yard area, all situated above a demarcation layer.
14. Installation of a vapor barrier system consisting of vapor barrier beneath the building slab and outside of sub-grade foundation sidewalls to mitigate soil vapor migration into the building. The vapor barrier system will consist of at least a 20-mil vapor barrier Raven Vaporblock Plus VBP20 or equivalent as approved by OER below the slab throughout the full building area and sub-grade foundation sidewalls. All welds, seams and penetrations will be properly sealed to prevent preferential pathways for vapor migration. The vapor barrier system is 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.
15. Installation of an active sub-slab depressurization system (SSDS) consisting of a loop of horizontal pipe set in the middle of a gas permeable layer immediately beneath the building slab and vapor barrier system. The horizontal piping will consist of 4-inch fabric wrapped, perforated schedule 40 4-inch PVC pipe connected to a 4-inch steel riser pipe that penetrates the slab and travels through the building to the roof. The gas permeable layer will consist of a 10-inch thick layer of 2-inch trap rock stone. The pipe will be finished at the roof line with a 6-inch goose neck pipe to prevent rain infiltration. The active SSDS will be hardwired and will include a RadonAway RP260 (or equivalent) 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 RCR 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.
16. Collection and analysis (TO-15) of two soil vapor samples from two sampling ports installed. This sampling along with performance pressure testing of the SSDS will be conducted post construction of SSDS and prior to getting Notice of Satisfaction from OER.
17. 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.
18. Dewatering is not anticipated, but if required, dewatering will be performed 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.

19. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
20. Submission of an approved Site Management Plan (SMP) in the Remedial Action Report (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. Submission of a RAR 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.
22. A deed restriction will be placed on the property to document the installation, 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.
23. 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 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 residual contaminated material unless it is conducted in accordance with the SMP; and (4) higher level of land usage without OER-approval.

The remedies for Hazardous Materials 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.

7/1/2019



Date

Myrna Hanna  
Project Manager

7/1/2019



Date

Shaminder Chawla  
Deputy Director – Hazardous Materials

cc: Kiumarz Geula, Pillar Property Management - kgeula@pillarnyc.com  
Richard Hooker, WCD Group - rhooker@wcdgroup.com  
Erick Salazar, WCD Group - esalazar@wcdgroup.com  
Bernie Ocasio, Betro Design Group - BERNIE@BETRODESIGN.COM  
Monica Lopez Uran, Monica Lopez Architect, LLC - MLOPEZ@MLOPEZARCHITECT.COM  
Mark McIntyre, Zach Schreiber, Maurizio Bertini, Sarah Pong  
Myrna Hanna, PMA-OER