



OFFICE OF ENVIRONMENTAL REMEDIATION

100 Gold Street, 2nd Floor
New York, New York 10038

Daniel Walsh, Ph.D.
Director

Tel: (212) 788-8841
Fax: (212) 788-2941

NOTICE TO PROCEED

DOB Job No. – NB - 320597430

April 6, 2015

**Re: Greenpoint Landing Parcel F2 – 5 Blue Slip
Block 2472, Lot 65, p/o Lot 50, Brooklyn CD 1
Hazardous Materials and Noise “E”-Designation
E-138: Greenpoint – Williamsburg Rezoning - CEQR # 04 DCP 003K
OER Project # 15EH-N084K**

Dear Commissioner Gluckman:

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 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. Parcel F2 encompasses an area of approximately 21,000 square feet on Lot 65 of Block 2472 and an area of about 3,300 square feet on p/o Lot 50.

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 me at 212.788.3056.

Sincerely,

Zach Schreiber, Ph.D.
Assistant Director

cc: M. Klein, Park Tower Group - mklein@parktowergroup.com
K. Brezner, NYC DEC - Kenneth.Brezner@dec.ny.gov
K. Zias, NYC DPR - Kay.Zias@parks.nyc.gov
K. Reddy, NYC DOT - KReddy@dot.nyc.gov
J. Greenbaum, Park Tower Group - jgreenbaum@parktowergroup.com
M. Raygorodetsky, Langan - mraygorodetsky@langan.com
G. Wyka, Langan - gwyka@langan.com
G. Handel, Handel Architects - ghandel@handelarchitects.com
D. Cardinale, Rodkin Cardinale - dcardinale@rcmep.com
Daniel Walsh, Shaminder Chawla, Maurizio Bertini, PMA-OER



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DECISION DOCUMENT

Hazardous Materials and Noise E-Designation Remedial Action Plan Approval

April 6, 2015

Re: **Greenpoint Landing Parcel F2 – 5 Blue Slip**
Block 2472, Lot 65, p/o Lot 50, Brooklyn CD 1
Hazardous Materials and Noise “E”-Designation
E-138: Greenpoint – Williamsburg Rezoning - CEQR # 04 DCP 003K
OER Project # 15EH-N084K

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Plan (RAP) dated April 2015 and the Remedial Action Plan for Noise dated February 2015 for the above-referenced project. These Plans were submitted to OER under the E-Designation Program.

Project Description

The proposed development at Parcel F2 includes the construction of a six-story low-rise mixed-use residential and commercial building with no cellar (Building F2) with a footprint of about 17,500 square feet and an about 3,250-square-foot courtyard with a mix of hardscape and landscaped area. Building F2 will include approximately 103 affordable housing units. An approximately 3,300-square-foot portion of a new private roadway (Blue Slip), including a sidewalk and asphalt roadway will be constructed as part of the Parcel F2 development. Parcel F2 and Parcel G1 (15EH-N082K, Notice to Proceed March 25, 2015) will be constructed in parallel. The construction schedule of the sidewalk and roadway depend on the overall construction schedule of Parcels F2 and G1. The remedial work in the sidewalk and roadway areas will be conducted as part of either of these referenced projects.

Statement of Purpose and Basis

This document presents the remedial action for the E-Designation Program project known as “Greenpoint Landing Parcel F2” pursuant to the Zoning Resolution and §24-07 of the Rules of the City of New York.

Description of Selected Remedy for Hazmat

The remedial action selected for the Greenpoint Landing Parcel F1 site is protective of public health and the environment. The OER Decision Document does not supersede requirements or special conditions established by the NYSDEC, and those of any other agency with current or future jurisdiction over the Site and/or the project (i.e. NYC DEP, NYC DOT, NYC DPR, NYS SBS, etc.). The elements of the selected remedy are as follows:

1. Performance of a Community Air Monitoring Program (CAMP) for particulates and volatile organic compounds;
2. Establishment of Site-specific soil cleanup objectives (SCOs);
3. Site mobilization involving security setup, equipment mobilization, utility mark outs and marking excavation areas;
4. Implementation of stormwater and soil erosion and control measures in compliance with applicable laws and regulations;

5. Excavation to the following development depths/ elevations:
 - Up to about el. 11 feet (about 1 foot below existing Site grade) to accommodate the slab;
 - Up to about el 6.5 feet to accommodate the pile caps and grade beams (about 5 feet below existing grade);
 - Up to about el. 3.5 feet (about 8.5 feet below existing Site grade) to accommodate elevator pits;
 - Up to about 2 feet below existing Site grade to construct the sidewalk and private roadway; and
 - Up to about 5 feet below existing Site grade to construct lateral sanitary/storm sewer connections to mains constructed under Parcel G1 scope
6. Excavation and off-Site disposal of hotspot areas. OER may consider management in-place of soil that exceeds Site-specific SCOs, based upon OER's determination that management in-place is protective of public health and the environment. Approximately 1,000 cubic yards of soil/fill material excavated within the building footprint will be evaluated for reuse as backfill or underlying fill to raise grade within the courtyard and building footprint consistent with the OER-approved Soil & Materials Management Plan and NYSDEC laws and regulations;
7. Screening of excavated soil/fill during intrusive work for indications of contamination by visual and olfactory observation and monitoring with a photoionization detector (PID);
8. Collection and analysis of post-excavation confirmation endpoint and hotspot confirmation endpoint samples to determine the performance of the remedy with respect to attainment of the Site-specific SCOs;
9. Management of excavated materials, including screening of construction and demolition (C&D) debris as defined by 6 NYCRR Part 360-1.2(b)(38), temporary stockpiling, and segregation of materials to prevent commingling of contaminated materials and non-contaminated materials, in compliance with applicable laws and regulations and with any special conditions established by NYSDEC. Prior to performing screening/segregation activities on-Site, the means and methods will be presented to OER, whose approval will be obtained;
10. Transportation and off-Site disposal of excess excavated soil and fill material at permitted facilities in accordance with this plan and applicable laws and regulations for handling, transport, and disposal. Sampling and analysis of material designated for off-Site disposal will be conducted as required by disposal facilities. Excavated materials will be appropriately segregated;
11. Off-Site recycling or disposal of other C&D debris at a registered Part 360-16 C&D debris processing facility or permitted C&D landfill in accordance with applicable laws and regulations for handling, transport, and disposal;
12. Dewatering, if required, and disposal of water through one or more of the following methods: containerization and off-Site disposal, discharge to the East River, discharge to the NYCDEP municipal sewer system, and/or discharge to groundwater, in accordance with applicable laws and regulations, including any permits and pretreatment requirements;
13. Removal of underground storage tanks (if encountered), and closure of petroleum spills, in compliance with applicable local, state and federal laws and regulations;
14. Import of any materials to be used for backfill and cover in compliance with this RAP and in accordance with applicable laws and regulations.
15. Residual (existing) soil and fill material outside of the new building footprint will be demarcated in accordance with the SMMP;
16. Installation of an active sub-membrane depressurization system (SMD system) under the waterproofing/vapor barrier system of occupied building areas, except where the bottom of the slab sub-base material is less than 2 feet from the surface of or below the groundwater table (not anticipated). Post-construction soil vapor and indoor air sampling and analysis will be conducted prior to determining whether the system will operate as an active system. OER will be notified in advance of the sampling and will confirm the assessment of whether or not the SMD system remains active. If the sampling results indicate that an active system is not necessary, the sub-slab piping will remain in place and both exhaust vent pipes on the building's roof will be fitted with wind-driven rotary turbines;
17. Installation of a waterproofing/vapor barrier system (with a minimum thickness of 20 mils) as per manufacturer's specifications beneath the new building slab and elevator pits extending along all subsurface walls of the foundation from the base of excavation to the surface grade level;
18. Construction and maintenance of an engineered composite cover system consisting of a 5-inch thick building slab, concrete or asphalt pavement in sidewalk and roadway areas, or 2 feet of certified clean soil

in the courtyard area imported from an OER-approved source to prevent human exposure to residual (existing) soil/fill remaining at the Site;

19. Submission of a Remedial Closure Report (RCR) that describes the remedial activities, certifies that the remedial requirements have been achieved, and describes all Engineering and Institutional Controls to be implemented at the Site, and lists any changes from this RAP.;
20. Submission for OER approval of a Site Management Plan (SMP) in the RCR for the inspection and certification of engineering controls and reporting at a specified frequency; and
21. Continuation of the E-Designation requiring ongoing site management, establishment of engineering controls and institutional controls, including a requirement that management of engineering and institutional controls must be in compliance with the approved SMP.

Description of Selected Remedy for Noise

The elements of the remedial action selected for Noise for the Greenpoint Landing Parcel F1 site are as follows:

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

1. 30dBA for residential spaces; and
2. 25dbA for commercial spaces based on an allowed reduction of 5 dBA from the attenuation requirement outlined in the E-Designation.

The following windows will be installed:

Façade Floor Range	OITC Rating	OITC Certification	Manufacturer and Model	Glazing
All façades Floors: 1 to 6 Residential	33	ASTM E-90 Lab Test Report (see Appendix D)	Wausau 2250i Series Invent (outswing operable casement window)	1/4-inch annealed glass 1/2-inch airspace 5/16-inch annealed glass
All façades Floors: 1 Amenity Space	33	ASTM E-90 Lab Test Report (see Appendix D)	Wausau 2250i Series Invent (outswing operable casement window)	1/4-inch annealed glass 1/2-inch airspace 5/16-inch annealed glass

Façade Floor Range	OITC Rating	OITC Certification	Manufacturer and Model	Glazing
All façades Floors: 1 Commercial	26	ASTM E-90 Lab Test Report (see Appendix D)	Wausau 6250 Superwall™ series curtain wall system	1/4-inch annealed glass 1/2-inch airspace 1/4-inch annealed glass

The acoustical reports described above are representative of the acoustical performance of proposed windows and curtain walls. Color-coded elevations were included showing the locations of the proposed windows and curtain walls. The window schedule, copies of the window manufacturer's specifications and technical details for the residential window units were also included.

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:** Residential apartment units will receive fresh air through PTAC units with a hot water coil. The PTAC units will be Ice-Air RSNU series (5RSNU09, 5RSNU13, or 8RSNU15) units. The proposed PTAC units will be sleeved and well-sealed with an outside air damper to provide fresh air and an alternate means of ventilation. The outside air dampers will be able to be manually operated (i.e. closed and opened) by the occupant using a louver control that will be mounted to the chassis of the PTAC unit. A PTAC unit will be installed in every habitable living space (i.e., living room and bedroom) within each residential apartment unit. Floor plans showing the locations of the PTAC units were included.
- 2. Compliance with Mechanical Code:** The development will provide outside air to commercial spaces and common areas such as lobbies and corridors in accordance with the NYC Mechanical Code. No further AMV documentation is needed for commercial space and common areas such as lobbies and corridors.

The remedies for Hazardous Materials and Noise described above conform to the promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration OER guidance, as appropriate.

April 6, 2015

Date

Zach Schreiber
Assistant Director

cc: M. Weintraub, L&M Development Partners - mweintraub@lmdevpartners.com
M. Klein, Park Tower Group - mklein@parktowergroup.com
K. Brezner, NYS DEC – Kenneth.Brezner@dec.ny.gov
K. Zias, NYC DPR – Kay.Zias@parks.nyc.gov
K. Reddy, NYC DOT – KReddy@dot.nyc.gov
J. Greenbaum, Park Tower Group – jgreenbaum@parktowergroup.com
M. Raygorodetsky, Langan – mraygorodetsky@langan.com
G. Wyka, Langan – gwyka@langan.com
G. Handel, Handel Architects – ghandel@handelarchitects.com
D. Cardinale, Rodkin Cardinale - dcardinale@rcmep.com
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