



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

AMENDED NOTICE TO PROCEED

DOB Job Nos. A-1 320516884, A-2 320122951, A-2 320694593 & A-2 320717523

November 13, 2013

Ira Gluckman, R.A.
Brooklyn Borough Commissioner
NYC Department of Buildings
210 Joralemon Street, 8th Floor
Brooklyn, NY 11201

Re: **484 – 502A Myrtle Avenue - Hazardous Materials and Noise “E” Designation**
E-183: Block 1905, Lot 19, Brooklyn CD 2
Fort Greene / Clinton Hill Rezoning - CEQR # 07 DCP 066K
OER Project # 11EH-N012K/ NYC VCP Site # 13CVCP109K

Dear Commissioner Gluckman:

The New York City Office of Environmental Remediation (OER) has reviewed Hydro Tech’s January 2013 Remedial Action Plan (RAP) and site-specific Construction Health and Safety Plan (CHASP), and Ariel Aufgang, R.A. certified, September 2013 Noise RAP, for the above referenced site. These documents were prepared on behalf of 490 Myrtle Residential Owner, LLC (the applicant) to support the renovation of an existing grade-level retail structure with basement to accommodate new ground floor retail space with a new 6-story residential air-rights structure. Basement uses will include parking, mechanical, and storage space. Minor excavation will be required across the site for structure components, utilities, remedial system, etc. A Hazardous Materials and Noise E-Designation as recorded on the subject site during the NYC Department of City Planning Fort Greene/Clinton Hill Rezoning action (CEQR # 07 DCP 066K).

Hazardous Materials - Please refer to the attached Notice to Proceed issued on February 14, 2013.

Noise - In order to meet the requirements for the residential portions of the development, the applicant has committed to install windows Windows Tech Systems Series 6000 horizontal sliding windows in the residential apartments. The proposed windows will have a double glazed laminated glass, 7/8” thick, with a 9/32” laminated lite, 5-16” air space, 9/32” laminated lite. The proposed windows have been rated with an OITC of 28 dBA as certified by the Lab Test Report by Architectural Testing, Inc. Alternate means of ventilation will be provided by installing an individual natural gas fired packaged terminal air conditioning (PTAC) unit manufactured by Islandaire EZ series GS in each living room and bedroom, which will provide heat, cooling and ventilation air. Requirements for the commercial space were addressed in the attached Notice to Proceed issued on February 14, 2013.

Conclusion - OER has concluded that the applicant may proceed with construction, provided that a P.E. certified Remedial Closure Report (RCR/RAR) and P.E./R.A. certified Noise Installation Report be submitted by the applicant to OER for review and approval at the conclusion of remediation/construction activities. No other permits (i.e., Temporary or Certificate of Occupancy) should be issued by the NYC Department of Buildings until OER has reviewed and approved the RCR and issued a “Notice of Satisfaction” for the proposed project.

If you have any questions or comments, please feel free to contact Maurizio Bertini at 212.788.3922.

Sincerely,

Zach Schreiber, Ph.D.
Assistant Director

cc: D. Walsh, S. Chawla, M. Bertini, PMA-OER
Alex Fenigstein, Owner - afenigstein@madisonrealtycapital.com
Paul Matli, HTE, pmatli@hydrotechenvironmental.com