



OFFICE OF ENVIRONMENTAL REMEDIATION

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

Mark P. McIntyre, Esq.
Director

Tel: (212) 788-8841

NOTICE TO PROCEED
DOB Job Numbers NB-220691400, NB-220691393

February 11, 2020

Re: 3836 – 3838 Carpenter Avenue
Bronx Block 4655, Lots 6, 8
Hazardous Materials “E” Designation
E-279: Williamsbridge/ Baychester Rezoning - CEQR 11DCP148X - 10/5/2011
OER Project Number 19EHAZ159X

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 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 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 Samantha Catalanotto at 212-788-2676.

Sincerely,

Sarah Pong
Assistant Director

cc: Aglin Zefi - aglin38@gmail.com
Mohammad Badaly, R.A., Badaly Architect PLLC - badalyarchitects@gmail.com
Olivia Diaz- olivia_carolinac@hotmail.com
Xhulia Zefi - xzefi15@gmail.com
Anusha Agnoor, HydroTech - aagnoor@hydrotechenvironmental.com
Mark Robbins, HydroTech - mrobbins@hydrotechenvironmental.com
Mark McIntyre, Shaminder Chawla, Zach Schreiber, Maurizio Bertini
Samantha Catalanotto, PMA-OER



OFFICE OF ENVIRONMENTAL REMEDIATION

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

Mark P. McIntyre, Esq.
Director

Tel: (212) 788-8841

DECISION DOCUMENT
E-Designation Remedial Action Plan Approval

February 11, 2020

Re: 3836 – 3838 Carpenter Avenue
Bronx Block 4655, Lots 6, 8
Hazardous Materials “E” Designation
E-279: Williamsbridge/ Baychester Rezoning - CEQR 11DCP148X - 10/5/2011
OER Project Number 19EHAZ159X

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Plan (RAP) dated February 2020 with Stipulation Letter dated February 5, 2020 for the above-referenced project.

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

Project Description

The proposed future use of the Site will consist of two (2) 4-story residential buildings with 10 units in each building. As part of the development, existing Lot 6 was sub-divided into two (2) lots (Lot 6 and 8). The proposed cellar for the buildings is set at an excavation depth of 12 feet below ground surface (bgs) for foundation elements. The remainder of the Site will be used as rear yard for recreation purposes. Setbacks include approximately 5.6 feet for front and 34 feet for rear yard.

Statement of Purpose and Basis

This document presents the remedial action for the E-Designation Program project known as “3836 Carpenter Avenue” pursuant to 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 3836 Carpenter Avenue site is protective of public health and the environment. The elements of the selected remedy are as follows:

1. Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
2. Selection of NYSDEC Part 375 Restricted Residential Use Soil Cleanup Objectives (SCOs).
3. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas.
4. 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).
5. Excavation and removal of soil/fill exceeding Restricted Residential SCOs. Most of the building area (about 67% of the property) will be excavated to a depth of approximately 12 feet below grade for development purposes. The buildings will have a slab on grade portion along the 5 foot setback from each side. The rear yard area and the front area will not be excavated. Approximately 1,622 tons of soil/fill will be removed from the Site and properly disposed at an appropriately licensed or permitted facility.
6. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID. Appropriate segregation of excavated media on-Site.

7. 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.
8. 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.
9. 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 the RAP. Sampling and analysis of excavated media as required by disposal facilities. Appropriate segregation of excavated media on-Site.
10. Collection and analysis of five (5) post-excavation confirmation samples to determine the performance of the remedy with respect to attainment of Restricted Residential SCOs.
11. Import of materials to be used for backfill and cover in compliance with the RAP and in accordance with applicable laws and regulations.
12. 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.
13. Dewatering, if required, 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.
14. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
15. Construction of an engineered composite cover consisting of, at minimum, a 4-inch thick concrete building slab beneath all building areas and the front area and concrete pavers in the rear yard area.
16. 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 a 20-mil Raven Industries Vapor Block Plus (or OER-approved equivalent) vapor barrier below the slab throughout the full building area and outside all sub-grade foundation sidewalls. All welds, seams and penetrations will be properly sealed to prevent preferential pathways for vapor migration. All penetrations throughout the slab for utility lines will be sealed utilizing VaporSeal Tape and Pour-N-Seal by Raven Industries.
17. Submission of a Remedial Closure Report (RCR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, and lists any changes from the RAP.
18. The property will continue to be registered with an E-Designation at the NYC Buildings Department.

The remedy 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.

2/11/2020

Date



Samantha Catalanotto
Project Manager

2/11/2020

Date



Sarah Pong
Assistant Director

cc: Aglin Zefi - aglin38@gmail.com
Mohammad Badaly, R.A., Badaly Architect PLLC - badalyarchitects@gmail.com
Olivia Diaz- olivia_carolinac@hotmail.com
Xhulia Zefi - xzefi15@gmail.com
Anusha Agnoor, HydroTech - aagnoor@hydrotechenvironmental.com
Mark Robbins, HydroTech - mrobbins@hydrotechenvironmental.com
Mark McIntyre, Shaminder Chawla, Zach Schreiber, Maurizio Bertini
Samantha Catalanotto, PMA-OER