OFFICE OF ENVIRONMENTAL REMEDIATION
100 Gold Street – 2nd Floor
New York, New York 10038

Shaminder Chawla
Acting Director
Tel: (212) 788-8841

NOTICE TO PROCEED
DOB Job Number X00902721-I1

August 26, 2024

Re: 3663, 3667 White Plains Road, 3642 Gar Willett Avenue,
Bronx Block 4647, Lots 23, 54, 66, 67
Hazardous Materials and Noise "E" Designation
E-279: Williamsbridge/ Baychester Rezoning - CEQR 11DCP148X - 10/5/2011
OER Project Number 23EH-N248X / 24CVCP038X

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 Subchapter 7 of Chapter 14 of Title 43 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 §43-1474 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 Yolanda Chow at 212-788-7423.

Sincerely,

Maurizio Bertini
Assistant Director

cc: Andrew Carbonara, Welllife Network - andrew.carbonara@welllifenetwork.org
Karen Gorman, Welllife Network - karen.gorman@welllifenetwork.org
Mike Newman, CSD Housing - mnewman@csdhousing.com
Richard Hooker, Gallagher Bassett Technical Services - rhooker@wcdgroup.com
Scott Spitzer, Gallagher Bassett Technical Services Division - scott_spitzer@gbtpa.com
Mimi Schmidt, Gallagher Bassett Technical Services Division - mimi_schmidt@gbtpa.com
Michael Smith, Urban Architectural Initiative - msmith@uai-ny.com
Alen Moghaddam, Urban Architectural Initiatives - amoghaddam@uai-ny.com
Shaminder Chawla, Zach Schreiber, Michelle Sarro
Yolanda Chow, PMA-OER

OFFICE OF ENVIRONMENTAL REMEDIATION
100 Gold Street – 2nd Floor
New York, New York 10038

Shaminder Chawla
Acting Director
Tel: (212) 788-8841

DECISION DOCUMENT

NYC VCP, E-Designation Remedial Action Work Plan Approval

August 26, 2024

Re: 3663 White Plains Road
Bronx Block 4647, Lots 54, 66, 23, 67
Hazardous Materials, Noise E Designation,
E-279: Williamsbridge/ Baychester Rezoning - CEQR 11DCP148X - 10/5/2011
OER Project Number 23EH-N248X / 24CVCP038X

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated August 2024 with Stipulation Letter dated August 23, 2024 and the Remedial Action Plan for Noise dated August 2024 for the above-referenced project.

These Plans were 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 ended on 06/24/2023. There were no public comments.

Project Description
The proposed future use of the Site will consist of the construction of a new slab-on-grade, eight-story affordable and supportive residential building that will cover 12,562.22 SF (40 %) of the Site. The remainder of the Site will consist of a rear yard (including play areas, a residential garden, and paved and landscaped areas) and an exterior parking lot for the use of the residents.

The first floor will contain a lobby, fitness room, bike storage room, offices, conference room, site superintendent's unit (two-bedroom), and utility and maintenance rooms. Floors 1 through 8 will include a total of 136 residential units: 62 studio units; 59 one-bedroom units; 7 two-bedroom units; and 7 three-bedroom units. The layout of the proposed Site development is presented in Figure 4. The building footprint will be excavated to approximately 1 foot below surface grade (bsg), with deeper footing excavations to bedrock (2 feet at the northern portion of the building footprint to 16 feet at the southern portion) and a 120 SF excavation to 8 feet bsg for the installation of an elevator pit. Landscaped portions of the rear yard will be excavated to approximately 2 feet bsg, and the parking lot and paved areas will be excavated to at least 6 inches bsg. A portion of the parking lot will be excavated to approximately 5 feet bsg for installation of a detention tank system. Approximately 500 cubic yards of soil/fill will be excavated and disposed off-Site during construction. Excavation will not be required below the water table.

Statement of Purpose and Basis
This document presents the remedial action for the NYC Voluntary Cleanup Program and E-Designation Program project known as "3663 White Plains Road" pursuant to Title 43 of the Rules of the City of New York Chapter 14, Subchapter 1 and the Zoning Resolution and §43-1474 of the Rules of the City of New York.

Description of Selected Remedy for Hazardous Materials
The remedial action selected for the 3663 White Plains Road 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 building footprint (about 40% of the property) will be excavated to approximately 1-foot bsg, with deeper excavations for footings down to bedrock (bedrock ranges from 2 feet bsg at the northern portion of the proposed building footprint to 9 feet bsg at the southern portion). A 120 square-foot portion of this area will be excavated to approximately 8 feet bsg for the installation of an elevator pit. Landscaped portions of the rear yard will be excavated to approximately 2 feet bsg, and the parking lot and paved areas will be excavated to at least 6 inches bsg. A portion of the parking lot will be excavated to approximately 5 feet bsg for installation of a stormwater detention tank system. Soil at the hotspot area at the northwestern portion of the Site (metal contamination at boring 2SB-07) will be excavated to bedrock (approximately 4 feet bsg); it is anticipated that all hotspot soils will be fully removed. Approximately 650 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 in accordance with defined material types and to prevent co-mingling of contaminated material and non-contaminated materials.
9. Removal of all underground storage tanks (USTs) that are encountered during soil/fill removal actions, registration of tanks, 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 laboratory analysis of one (1) hotspot endpoint sample from residual soils to determine the performance of the remedy with respect to attainment of Track 4 SCOs. The endpoint sample will be analyzed for SVOCs, arsenic, lead, mercury, and barium. In the event that the hotspot area is fully excavated to bedrock, no end-point sample will be collected.
12. Demarcation of residual soil/fill in landscaped areas.
13. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations.
14. 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.
15. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
16. As part of development, construction of an engineered composite cover consisting of a minimum of 5 inches of reinforced concrete slab underlain by 6 inches of clean ¾-inch crushed stone in the building area and 6 inches of concrete at paved areas underlain by undisturbed soil or bedrock. All areas not otherwise covered by building foundation components or exterior paved areas will contain a minimum of 24 inches of clean soil meeting the SCOs for the Site. The installation of the cover system will prevent exposures to any remaining impacted soils. All foundation cracks/voids, utility inlets, drains, etc., will be properly sealed as a standard construction practice.
17. Installation of a vapor/moisture 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 46-mil Grace Preprufe 300 vapor barrier (or OER-approved equivalent) beneath the new building foundation. All welds, seams and penetrations will be properly sealed to prevent preferential pathways for vapor migration.
18. Installation of a passive sub-slab depressurization system (SSDS). The horizontal piping will consist of fabric wrapped, perforated schedule 40 4-inch PVC pipe connected to a 6-inch steel riser pipe that penetrates the slab and travels through the building to the roof. The gas permeable layer will consistent of a 6-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 passive SSDS is an Engineering Control for the remedial action. The remedial engineer will certify in the RAR that the passive SSDS was designed and properly installed.

19. 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.
20. 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.

Description of Selected Remedy for Noise

The elements of the remedial action selected for Noise for the 3663 White Plains Road site are as follows:

The requirements of the E-Designation are as follows:

- 33 dBA for all facades.
- 28 dBA in the commercial space based on an allowed reduction of 5 dBA from the attenuation requirement outlined in the E-Designation. It is understood that this reduction may prevent the project from obtaining a Final Notice of Satisfaction for the Noise E as the site is not protective for all allowable uses.

Window/ Wall Noise Attenuation

The OITC ratings of the proposed windows listed in the table below are justified by available ASTM E-90 Lab Test Reports included in Appendix F. The following windows will be installed:

Façade Floor Range	**OITC Rating**	**OITC Certification**	**Manufacturer and Model**	**Glazing**
Eastern Façade				
All Floors (Window Types: A, B, C, D, I, and Operable portions of K, L, M, O, P, Q, R and S) Yellow	32 dBA (Composite 35, Required 33)	ASTM E-90 Lab Test Report # 16989.01-113-11-R1 Test Date: 5/30/19 Test File No. 16989.01E	INTUS Supera CW – Casement	1-3/32" IG, 5/32" annealed exterior, 9/16" argon, 3/8" annealed interior
All Floors (Window Types: E, U and Fixed portions of L, M, O, P, Q, R and S) Green	30 dBA (Composite 35, Required 33)	ASTM E-90 Lab Test Report # 16988.01-113-11-R0 Report Date: 5/7/19 Report File No.16988.01H	INTUS Supera CW – Fixed	1-1/4" IG, 5/32" annealed exterior, 25/32 argon, 5/16 laminated interior
Floors 2-8 (Window Type K [Fixed portion]) Orange	30 dBA (Composite 35, Required 33)	ASTM E-90 Lab Test Report # 16988.01-113-11-R0 Report Date: 5/7/19 Report File No.16988.01G	INTUS Supera CW – Fixed	1-11/32" IG, ¼" annealed exterior, 25/32 argon, 5/16 laminated interior

Façade Floor Range	**OITC Rating**	**OITC Certification**	**Manufacturer and Model**	**Glazing**
First Floor Door 100A Blue	29 dBA (Required 28)	Architectural Testing, Inc. Report No. 94931.01-113-11 Report Date: 11/06/09 Data File No. 94931.01	YKK AP America 35 XT Megatherm Entrance Single Storefront Door	1" IG, ¼" tempered, ½" air space, ¼" tempered
First Floor Storefront E1 and E2 Red	30 dBA (Required 28)	Architectural Testing, Inc. Report No. A4300.01-113-11 Report Date: 11/11/10 Report File No. A4300.01	YKK AP America YES 45 XT Storefront System	1" IG, ¼" laminated exterior, ½" air space, ¼" annealed interior
Western Façade				
All Floors (Window Types: C, D, F, G, and Operable portion of N) Yellow	32 dBA (Composite 35, Required 33)	ASTM E-90 Lab Test Report # 16989.01-113-11-R1 Test Date: 5/30/19 Test File No. 16989.01E	INTUS Supera CW – Casement	1-3/32" IG, 5/32" annealed exterior, 9/16" argon, 3/8" annealed interior
1st-6th Floors (Window Type N [Fixed portion]) Green	30 dBA (Composite 35, Required 33)	ASTM E-90 Lab Test Report # 16988.01-113-11-R0 Report Date: 5/7/19 Report File No.16988.01H	INTUS Supera CW – Fixed	1-1/4" IG, 5/32" annealed exterior, 25/32 argon, 5/16 laminated interior
First Floor Doors 106A, 109A, 110C, 100D, 111C, 112A, 100AC Blue	29 dBA (Required 28)	Architectural Testing, Inc. Report No. 94931.01-113-11 Report Date: 11/06/09 Data File No. 94931.01	YKK AP 35 XT Megatherm Entrance Single Storefront Door	1" IG, ¼" tempered, ½" air space, ¼" tempered
First Floor Storefront W1, W2, W3 and W6 Red	30 dBA (Required 28)	Architectural Testing, Inc. Report No. A4300.01-113-11 Report Date: 11/11/10 Report File No. A4300.01	YKK AP YES 45 XT Storefront System	1" IG, ¼" laminated exterior, ½" air space, ¼" annealed interior

Façade Floor Range	OITC Rating	OITC Certification	Manufacturer and Model	Glazing
*Bi-Fold Doors 110A and 110B First Floor – Western Facade	TBD	TBD	Crown LLC SST-II Hydraulic Bi-fold System	TBD
Southern Façade				
First Floor (Window Type X) Orange	30 dBA (Composite 35, Required 33)	ASTM E-90 Lab Test Report # 16988.01-113-11-R0 Report Date: 5/7/19 Report File No.16988.01G	INTUS Supera CW – Fixed	1-11/32" IG, ¼" annealed exterior, 25/32 argon, 5/16 laminated interior
Floors 2-8 (Window Type V) Green	30 dBA (Composite 35, Required 33)	ASTM E-90 Lab Test Report # 16988.01-113-11-R0 Report Date: 5/7/19 Report File No.16988.01H	INTUS Supera CW – Fixed	1-1/4" IG, 5/32" annealed exterior, 25/32 argon, 5/16 laminated interior

The acoustical reports described above are representative of the acoustical performance of all proposed windows/doors/curtain walls. Color coded elevations and the labeled window schedule attached in Appendix E show the locations of the window/ door types.

*Crown LLC does not have ASTM E-90 tests on file for the SST-II Hydraulic Bi-Fold System. The applicant commits to having the OITC ratings of the Bi-Fold System confirmed by post construction field testing per ASTM E-90).

Alternate Means of Ventilation
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:

First Floor

1. **Compliance with Mechanical Code:** Outside air to the residential, community, and office spaces on the first floor will be provided in accordance with the New York City 2022 Mechanical Code.
    - **Trickle Vents:** Installing SM 1000 4000 trickle vents manufactured by Intus Windows in all residential units. Fresh air will be provided to all bedrooms and living rooms by the trickle vents. Floor plans showing the locations of trickle vents are included in Appendix I. Heating and cooling will be provided to residential spaces receiving fresh air via trickle vents by wall mounted air handling units (Mitsubishi Models PKFY-P04NLMU-E-TH, PKFY-P06NLMU-E-TH, and PKFY-P12NLMU-E-TH). Manufacturer specifications for the trickle vents and air handling units are included as Appendix H.
    - **Energy Recovery Ventilation System (ERV):** Outside air will be provided to the corridors, meeting room, compactor room, refuse room, lactation room, electric room, fire pump room, storage room, electric meter room, bike room and super's office by one rooftop ERV unit. ACCU-ERV1 (Mitsubishi Model #TURYE2403BN40AN) with an outdoor airflow rate of 8300 CFM.
    - **Horizontal Ducted HVAC System:** Façade mounted louvers located on the western facade and

air handling units and associated ducting will provide fresh air to the case manager office, property manager office, directors office, open office, fitness room, community room and super's office. In all cases, the rate of outside air (cfm) delivered to each space will meet or exceed that specified in the 2022 New York City Mechanical Code table 403.3.1.1. These rates will be the greater of 5 cfm per person, representing the outdoor ventilation otherwise provided by the operable windows. Manufacturer specifications for the louvers (Greenheck Model EACA-601), supply fans (Greenheck Model SQ-98-VG and SQ-99-VG), and air handling units (Mitsubishi Models PEFY-P48NMAU-E4, PEFY-P36NMAU-E4, and PEFY-P24NMAU-E4) are included in Appendix H. A letter from the engineer who designed the dedicated fresh air/ HVAC system describing the system, the equipment involved (stating the manufacturer and model information), and how fresh air is delivered into each of the living spaces is attached as Appendix J.

Second thru Eighth Floor

1. **Compliance with Mechanical Code:** Outside air to residential spaces on the 2nd, 3rd, 4th, 5th, 6th, 7th, and 8th floor will be provided in accordance with the New York City 2022 Mechanical Code.
    - **Trickle Vents:** Installing SM 1000 4000 trickle vents manufactured by Intus Windows in all residential units. Fresh air will be provided to all bedrooms and living rooms by the trickle vents. Floor plans showing the locations of trickle vents are included in Appendix I. Heating and cooling will be provided to residential spaces receiving fresh air via trickle vents by wall mounted air handling units (Mitsubishi Models PKFY-P04NLMU-E-TH, PKFY-P06NLMU-E-TH, and PKFY-P12NLMU-E-TH). Manufacturer specifications for the trickle vents and air handling units are included as Appendix H.

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.

8/26/2024

Date

Yolanda Chow
Project Manager

8/26/2024

Date

Maurizio Bertini
Assistant Director

cc: Andrew Carbonara, Welllife Network - andrew.carbonara@welllifenetwork.org
Karen Gorman, Welllife Network - karen.gorman@welllifenetwork.org
Mike Newman, CSD Housing - mnewman@csdhousing.com
Richard Hooker, Gallagher Bassett Technical Services - rhooker@wcdgroup.com
Scott Spitzer, Gallagher Bassett Technical Services Division - scott_spitzer@gbtpa.com
Mimi Schmidt, Gallagher Bassett Technical Services Division - mimi_schmidt@gbtpa.com
Michael Smith, Urban Architectural Initiative - msmith@uai-ny.com
Alen Moghaddam, Urban Architectural Initiatives - amoghaddam@uai-ny.com
Shaminder Chawla, Zach Schreiber, Michelle Sarro
Yolanda Chow, PMA-OER