



**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 M00628864-11**

December 22, 2022

Re: 267 – 275 West 126<sup>th</sup> Street; 2350 Frederick Douglass Boulevard  
Manhattan Block 1932, Lot 1  
Hazardous Materials “E” Designation  
E-204: Unity Funeral Chapel Rezoning - CEQR 07DME009M - 5/14/2008  
OER Project Number 23EHAZ025M

Dear Manhattan 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 Soil/Materials Management Plan (SMMP) 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 §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 Samantha Catalanotto at 212-788-2676.

Sincerely,

Shaminder Chawla  
Deputy Director

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**DECISION DOCUMENT**  
**E-Designation**  
**Remedial Action Work Plan Approval**

December 22, 2022

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Manhattan Block 1932, Lot 1  
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E-204: Unity Funeral Chapel Rezoning - CEQR 07DME009M - 5/14/2008  
OER Project Number 23EHAZ025M

The New York City Office of Environmental Remediation (OER) has completed its review of the Soil/Materials Management Plan (SMMP) dated December 2022 for the above-referenced project.

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

**Project Description**

The development project consists of a full gut renovation to the buildings which include the removal of the concrete encased fuel oil tank located in the basement. Intrusive work is planned for the redevelopment and includes the removal of the concrete slab, exposure to the sub-slab soils, removal of the existing sub-slab utilities, and the installation of new sub-slab utility piping. Excavation for the new utility piping will be required throughout the cellar including floor drains, sanitary sewer piping, sanitary vents, condensate drain piping, and storm sewer piping. Upon completion of the renovations, the subject Property will continue to be used for residential purposes along with commercial purposes solely on the first floor. As part of development, the referenced lot will remain the same. The water table depth is unknown but is known to be greater than 8-feet 3-inches below grade. The Site is situated at an elevation of 29 feet above mean sea level.

**Statement of Purpose and Basis**

This document presents the remedial action for the E-Designation Program project known as “271 West 126th Street” pursuant to the Zoning Resolution and §43-1474 of the Rules of the City of New York.

**Description of Selected Remedy**

The remedial action selected for the 271 West 126th Street site is protective of public health and the environment. The elements of the selected remedy are as follows:

Limited excavation at the site will be managed via QEP oversight and implementation of a Soil/Materials Management Plan (SMMP). Oversight will include screening during soil/fill handling, excavation and load-out; air monitoring; fluids management; and screening of imported backfill (as necessary). Health and safety procedures to be followed during the work are further detailed in the Construction Health and Safety Plan (CHASP).

Engineering Controls will be employed in the remedial action to address residual contamination remaining at the site. The Site has three primary Engineering Control Systems. These are:

1. **Composite Cover System** Exposure to residual soil/fill will be prevented by an engineered, composite cover system on the Site. This composite cover system will be comprised of a new 4” reinforced concrete slab upon the 20-mil vapor barrier and compacted subgrade within the Cellar, 4” concrete upon a

minimum of 6 inches of gravel in the sidewalk and small rear yard. Any foundation cracks/voids, utility inlets, drains, etc. will be sealed with an industry standard commercial grade 50-year rated caulking sealant as a standard construction practice.

2. **Vapor Barrier** Migration of soil vapor from onsite or offsite sources into the building will be mitigated with a vapor barrier to be installed under the proposed new slab. The vapor barrier will consist of a 20-mil Stego® Wrap Vapor Barrier and will be installed in accordance with manufacturer specifications. The Vapor Barrier will be installed underneath the full Cellar area and elevator pit outside all sub-grade foundation sidewalls to meet grade. All welds, seams and penetrations will be properly sealed to prevent preferential pathways for vapor migration. The Vapor Barrier System is a permanent engineering control and will be inspected and its performance certified at specified intervals as required by OER. This Soil and Materials Soil/Materials Management Plan will outline the procedures to be followed in the event that the composite cover system and underlying vapor barrier system is disturbed after the remedial action is complete.
3. **Passive Sub-Slab Depressurization System** Migration of soil vapor into the building will be mitigated with the construction of a passive Sub-Slab Depressurization System (SSDS). The SSDS will consist of a network of 4” diameter horizontal pipe set in a 12” minimum ¾” blue stone gravel bed within the SSDS Trenches and 6” minimum immediately beneath the building slab and vapor barrier system throughout the building. The horizontal piping will consist of fabric wrapped, perforated schedule 40, 4-inch PVC pipe connected to a 4-inch Cast Iron riser pipe that penetrates the slab and travel through a closet chase in the building to the roof. The discharge point(s) must exhaust at the roof, be at least 10 feet from any operable openings, air intakes and occupied spaces, and must meet DOB code. The pipe will be finished at the roof line with a 6-inch wind-driven turbine cap. The SSDS is a permanent engineering control. The system will be inspected and its performance certified at specified intervals as required by the SMMP.

The remedies for the 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.

12/22/2022



Date

Samantha Catalanotto  
Project Manager

12/22/2022



Date

Shaminder Chawla  
Deputy Director

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