



**OFFICE OF ENVIRONMENTAL REMEDIATION**

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**DECISION DOCUMENT**

**NYC VCP, E-Designation Remedial Action Work Plan Approval**

January 6, 2022

Re: 1881-1887 McDonald Avenue aka 369 Quentin Road  
Brooklyn Block 6633, Lots 45, 48 (Tentative Lot 45)  
Hazardous Materials, Air Quality, Noise E Designation  
E-474: 1881 McDonald Avenue Rezoning - CEQR 18DCP105K - 9/26/2018  
OER Project Number 20EHAN237K / 20CVCP066K

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated September 2020 with Stipulation Letter dated November 15, 2021, and Air Quality and Noise Remedial Action Plan dated December 2021 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 10/10/2020. There were no public comments.

**Project Description**

The proposed development is a 9-story mixed-use building with full cellar. The building will contain 35 dwelling units (including 11 affordable housing units) with one commercial retail space on the ground floor. The cellar will contain a ventilated parking garage, along with a car elevator and a passenger elevator, bicycle storage, and storage/compactor rooms. The first floor will include a commercial space and the residential lobby. The Site will be excavated to 12 feet below grade Site-wide, with the exception of a 9-foot setback along the northern and eastern site boundaries. The setback will be excavated in a 1:1 slope from grade to 12 ft. bgs to support the neighboring structures. The setbacks will be capped with 4-inch poured concrete on a 6-inch sub-base.

An estimated 4,500 cubic yards (6,750 tons) of soil will require excavation for the new building's cellar. The water table is approximately 24 feet below grade surface (bgs) and will therefore not be encountered during excavation.

**Statement of Purpose and Basis**

This document presents the remedial action for the NYC Voluntary Cleanup Program and E-Designation Program project known as “1881-1887 McDonald Avenue aka 369 Quentin Road” pursuant to Title 43 of the Rules of the City of New York Chapter 14, Subchapter 1 and the Zoning Resolution and §24 - 07 of the Rules of the City of New York.

**Description of Selected Remedy for Hazardous Materials**

The remedial action selected for the 1881-1887 McDonald Avenue (aka 369 Quentin 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). A Waste Characterization Report documenting sample procedures, location and analytical results shall be submitted to NYCOER prior to start of Remedial Action.
6. Excavation and removal of soil/fill exceeding Track 4 Site Specific SCOs. The Site will be excavated to 12 feet below grade Site-wide, with the exception of the 9-foot setback along the northern and eastern boundaries. The setback will be excavated in an even slope from grade to 12 ft. bgs to support the neighboring structures. The setbacks will be capped with 4-inch poured concrete on a 6-inch sub-base. Therefore, an estimated 4,500 cubic yards (6,750 tons) of soil will require excavation for the new building cellar. Soil will be properly disposed of 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. Appropriate segregation of excavated media on-Site.
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 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.
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 analysis of six end-point samples to determine the performance of the remedy with respect to attainment of Track 4 Site Specific SCOs. If Track 1 Unrestricted Use or Track 2 Restricted Residential SCOs are proposed following completion of excavation, then the end point samples would be analyzed for VOCs, SVOCs, PCBs, pesticides and metals.
12. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations.
13. Construction of an engineered composite cover consisting of a six-inch thick concrete building slab with an 8-inch clean granular sub-base beneath all building areas. Additionally, the setbacks will be capped with 4-inch poured concrete on a 6-inch sub-base.
14. Installation of a vapor barrier system beneath the building slab, elevator pit and outside of sub-grade foundation sidewalls to grade to mitigate soil vapor migration into the building. The vapor barrier system will consist of a 20-mil vapor barrier manufactured by Stego Industries LLC below the slab throughout the full building area and outside all sub-grade foundation sidewalls to grade. All welds, seams and penetrations will be properly sealed to prevent preferential pathways for vapor migration. The vapor barrier system is an Engineering Control for the remedial action. The remedial engineer will certify in the RAR that the vapor barrier system was designed and properly installed to mitigate soil vapor migration into the building.
15. Construction and operation of a cellar-level parking garage with high volume air exchange in conformance with NYC Building Code.
16. 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.
17. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
18. Submission of a Remedial Action Report (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.
19. Submission of an approved Site Management Plan (SMP) in the Remedial Action Plan (RAR) for long-term management of residual contamination, including plans for operation, maintenance, monitoring, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency.

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 Air Quality**

The elements of the remedial action selected for Air Quality for the 1881-1887 McDonald Avenue (aka 369 Quentin Road) site are as follows:

In order to satisfy the requirements of the E-designation, natural gas will be utilized at the site for HVAC systems. Apartments will be heated and cooled with gas fired PTAC units (Model #EZ09A2GSN1N40AL, EZ12A2GSR1N40AL, and EZ16A2GSP1N40AL) Common building HVAC will be natural gas fired VRF heat pump systems (Greenheck Model # RVE-40-30-30L, RVE-40-36-15H, RV-25-5D-C). Recreation room HVAC will have natural gas-fired rooftop units. Commercial tenant retail store HVAC is provided via outdoor air ducts and fan coil units. The hot water heaters are AO SMITH DRE-52 and SPEX4208 and they will be powered electrically.

#### **Description of Selected Remedy for Noise**

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

1. 38 dBA on all facades, floors 2 through 9;
2. 33 dBA in the commercial space based on an allowed reduction of 5 dBA from the attenuation requirement outlined in the E-Designation.

The following windows will be installed:

<b>Façade Floor Range</b>	<b>OITC Rating</b>	<b>OITC Certification</b>	<b>Manufacturer and Model</b>	<b>Glazing</b>
South and West façade  1 <sup>st</sup> Floor  Commercial	30	Test Report F3062.01-113-11-R0 Option F3062.01 for the exact window and glazing in Appendix G of the Noise RAP.	Master Aluminum Window and Door 5100 Four-Lite Storefront	1" IG (1/4" laminated, 1/2" air space, 1/4" laminated)
All Facades  2 <sup>nd</sup> – 9 <sup>th</sup> Floors Residential  1 <sup>st</sup> floor Commercial (North Façade)	37	Test Report L2461.01-113-11-R1, Option L2461.01I for casement window in Appendix G. Letter from manufacturers and window profiles for tilt-turn window in Appendix G of the Noise RAP.	Window Tech Systems (PVC) 11300 Series  Tilt-Turn window	1-9/16" IG (3/8" laminated exterior, 3/4" air space, 7/16" laminated interior)
All Facades  2nd – 9th Floors Residential	38	Test Report L2460.01-113-11-R0, Option L2460.01G for the exact window and glazing in Appendix G of the Noise RAP.	Window Tech Systems (PVC) 11300 Series  Fixed window	1-9/16" IG (3/8" laminated exterior, 3/4" air space, 7/16" laminated interior)

Façade Floor Range	OITC Rating	OITC Certification	Manufacturer and Model	Glazing
All Facades  Floors 2 (East and North Façade), 6 (East and North Façade), 8 (West and South Facades)  Residential	32	Test Report F1735.01-113-11-R0 data file No. F1735.01A for the exact door and glazing in Appendix G of the Noise RAP.	Novatech Patio Doors, Inc. Element Series Sliding Door	1" IG (1/4") laminated, 1/2" air space, 1/4" laminated)

### 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:

1. **PTAC Units:** PTAC Units: PTAC Units: Installing EZ Series EZ09A2GSN1N40AL, EZ12A2GSR1N40AL, and EZ16A2GSP1N40AL PTAC units manufactured by Islandaire in all residential apartments. The units will be fitted with a motorized air intake damper. Air will be provided to all bedrooms and living room by the PTAC units. The specified motorized damper and configuration will open whenever power is applied to the PTAC unit, providing fresh air in heating, cooling and fan modes. PTAC fans will provide mechanical ventilation to habitable rooms. Motorized dampers within units shall remain open when the units are energized and only close when the unit is not energized. Upon installation, the damper rocker switch will be set to energize the motorized damper in each PTAC. The proposed PTAC Units have an OITC rating of 27 dBA.
2. **Common Building HVAC:** VRF heat pump systems with condensing units located on the main roof or bulkhead. Indoor fan coil units are in common areas including the garage, public corridors, lobby, community facility. Fresh air intakes are located on the lower roof (above the 1st floor) for the garage. Fans and ductwork distribute fresh air to the spaces. An Energy Recovery Ventilation (ERV) unit is located on the main roof with duct riser serving corridors and lobby.
3. **Recreation Rooms HVAC:** Gas-fired rooftop units with outdoor air intake feeds, serve the recreation rooms on the 9th floor. Combination of Dedicated Fresh Air/ HVAC System.
4. **Commercial Tenant Retail Stores:** Retail 1: Outside air is provided from a gooseneck and fan system terminating on the lower roof above the 1st floor. Outside air ducts into the return plenum of the associated fan coil units. Retail 2: Outside air is provided from a louver and fan system terminating on the plan-south side of the 1st floor tenant space. Outside air ducts into the return plenum of the associated fan coil units.
5. **Compliance with Mechanical Code:** Providing outside air to commercial spaces and common areas such as lobbies, residential amenity spaces and corridors in accordance with the 2014 NYC Mechanical Code

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.

January 6, 2022

Date



Adesa Boja  
Project Manager

January 6, 2022

Date



Zach Schreiber, Ph.D.  
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