



OFFICE OF ENVIRONMENTAL REMEDIATION

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

Daniel Walsh, Ph.D.
Director

Tel: (212) 788-8841

NOTICE TO PROCEED
DOB Job Number 321188576

May 31, 2018

Re: 522 GRAND STREET
Brooklyn Block 2785, Lot 12
Hazardous Materials and Noise “E” Designation
E-232: Greenpoint - Williamsburg Contextual Rezoning - CEQR 09DCP056K - 7/29/2009
OER Project Number 18TMP0265K, 18EH-N108K, 18CVCP050K

Dear Brooklyn 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 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 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 §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 Myrna Hanna at 212-341-2077.

Sincerely,

Shaminder Chawla
Deputy Director

cc: David Weiss, Mazal Development - dudiws@gmail.com
David Oloke, Alpha-Hydro Environmental - doloke@alphahydroenvironmental.com
Stephen Szulecki, The Noise Consultancy, LLC - stevesnj@comcast.net
Daniel Walsh, Shaminder Chawla, Zach Schreiber, Maurizio Bertini, Sarah Pong, Horace Zhang
Myrna Hanna, PMA-OER



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DECISION DOCUMENT

NYC VCP, E-Designation Remedial Action Work Plan Approval

May 31, 2018

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The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated May 9th, 2018 with Stipulation Letter dated May 14th, 2018 and the Remedial Action Plan for Noise dated March 23rd, 2018 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 ends on 06/08/2018. The proposed remedy might be modified if any comments are received. OER briefed NYSDEC and NYC DOH on proposed remedial action.

Project Description

The redevelopment project will consist of the horizontal and vertical extension of the existing Grand Street facing, three-story residential/commercial building. The proposed future use of the Site will consist of a 6-story total, residential/commercial building and will include a full basement that will extend to a depth of approximately 8 feet. The existing second building in the rear will be demolished. The Grand Street facing building will be extended 47 feet horizontally, for a total length of 80 feet. The existing basement will be extended vertically to a depth of 8 feet bgs and horizontally to cover the building footprint. The basement will be utilized as storage for the first floor commercial space and as utility room for the building. The first floor will be used as commercial space and remaining floors 2 to 6 will be residential. The site will have an approximately 900 square-foot rear yard that will be capped with 2 feet of clean sand and landscaped. The total tonnage of soil to be excavated is anticipated to be 486 tons (400 cubic yards).

Statement of Purpose and Basis

This document presents the remedial action for the NYC Voluntary Cleanup Program and E-Designation Program project known as “522 Grand Street” 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 522 Grand Street site is protective of public health and the environment. The elements of the selected remedy are as follows:

The proposed remedial action will consist of:

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 entire footprint of the building area (about 64% of the property) will be extended vertically to a total depth of 10 feet 7 inches from the existing basement grade of 7.5 feet, with additional excavation to a depth of 5 feet for the elevator pit, and horizontally 47 feet 9 inches for a total building length of 80 feet. The landscaping area (about 36 % of property) will be excavated to 2 feet below grade. Support of excavation for the extension will also be performed to 10 feet 7 inches by excavating a 1 to 1 slope from the rear. Total tonnage of soil to be excavated for remedial activities is anticipated to be approximately 486 tons.
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. 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.
10. Collection and analysis of 3 end-point samples to determine the performance of the remedy with respect to attainment of SCOs.
11. Demarcation of residual soil/fill in landscaped areas.
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 four-inch thick concrete building slab with a 6-inch clean granular sub-base beneath all building areas, 4-inch poured concrete on a 6-inch sub-base in sidewalk areas, and two feet of clean soil in all open space and landscaped areas.
14. Installation of a vapor barrier system and an epoxy coating system to mitigate soil vapor migration into the building. The vapor barrier system will consist of vapor barrier beneath the building slab and outside of sub-grade new foundation sidewalls located to the west, south & southeast of the new building footprint. The vapor barrier system will consist of a 20-mil Raven Industries VaporBlock 20 Plus below the slab throughout the full building area and outside all new sub-grade foundation sidewalls. The epoxy coating system will be applied to the existing foundation sidewalls proposed to be retained located to the north and east of the existing building footprint. The epoxy vapor barrier is a 20-mil, 2-bond coating system consisting of DUR-A-WALL HP PLUS WALL SYSTEM (Mfr. DUR-A-FLEX, East Hartford) which shall be applied to the interior side of the retained portion of the existing foundation wall. 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. Installation and operation of an active sub-slab depressurization system (SSDS) consisting of a network of horizontal pipe set in the middle of a gas permeable layer immediately beneath the building slab and vapor barrier system. The horizontal piping will consist of 3.0-inch fabric wrapped, perforated schedule 40 4-inch PVC pipe connected to a 4-inch SCH 10 solid cast iron riser pipe that penetrates the slab and travels through the building to the roof. The gas permeable layer will consist 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 active SSDS will be hardwired and will include a Fantech® centrifugal in-line blower Model # FG 4 and a pressure gauge and alarm located in an accessible area in the basement. The active SSDS is an Engineering Control for the remedial action. The remedial engineer will certify in the RAR that the active SSDS was designed and properly installed to establish a vacuum in the gas permeable layer and a negative (decreasing outward) pressure gradient across the building slab to prevent vapor migration into the building.

16. Collection of two soil vapor samples from two sampling ports installed. This sampling along with performance pressure testing of the sub-slab depressurization system will be conducted post construction of SSDS and prior to getting Notice of Satisfaction from OER.
17. 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.
18. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
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. 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.
21. 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 522 Grand Street site are as follows:

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

1. 31 dBA on the northern façade (Grand street-facing);
2. No acoustical requirements needed for the southern façade (rear);
3. 26 dBA in the first floor, commercial space based on an allowed reduction of 5 dBA from the adjusted minimum window wall attenuation of 31 dBA;
4. No windows are proposed for the eastern and western façades

The following window(s) will be installed:

Façade Floor Range	OITC Rating	OITC Certification	Manufacturer and Model	Glazing
Northern façade (Grand street facing) 1st to 6th Floors	31	See ASTM E-90 acoustical report for the exact window and glazing in Appendix G	Pella Architect Series Casement Window	3/16" - 3/8" air space - 3/8" laminated
Northern façade (Grand street facing) 1st to 6th Floor	31	See ASTM E-90 acoustical report in Appendix G	Pella Corporation Inswing Double Door Series/Model Architect Series Model 5	13/16" - 5/16" air space - 3/16"

The acoustical reports described above are representative of the acoustical performance of all proposed windows and doors. The labeled window schedule shows the locations of the window/ door types.

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:

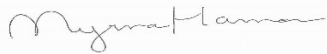
1. **Trickle Vents:** AMV for this project will be supplied to all living rooms and bedrooms on floors 2 through 6 by installing window trickle ventilators for fresh air. The trickle vents will consist of Trimvent® SM – Surface mounted aluminum slot ventilators (model # SM405) manufactured by Titon®. The trickle ventilators will be installed at a minimum frequency of one vent per habitable room as "called-out" on the architectural elevation drawing A-004.00. Specifications for the Trimvent® SM – Surface mounted aluminum slot ventilators are provided.

AMV for this project will be supplied to the residential spaces in accordance with NYC Building Code. A signed stamped letter from the mechanical engineer states that the residential units will be provided with provisions to mechanically ventilate each residential space in accordance with 2014 New York Building Code.

2. **Central System:** AMV will provide fresh air intake via trickle vents in combination with the ductless cooling and heating system which will be provided on the rooftop of the six-story building. The space heating and cooling for the store on the first floor will be done by using electric split type multi zone heat pumps with electric cooling and heating. The store will have two (2) electric outdoor condensers on the stair bulkhead and wall-mounted evaporator. One of the two electric outdoor condensers will consist of a Mitsubishi split condenser with a cooling capacity of 22,000 Btu/Hr and a heating capacity of 25,000 Btu/Hr. The second electric outdoor condenser for the store will consist of a Mitsubishi split condenser with a cooling capacity of 40,500 Btu/Hr and heating capacity of 45,000 Btu/Hr. Space heating and air conditioning in each apartment will be done by using electric split type multi zone heat pumps with electric cooling and heating. There are ten (10) electric outdoor condensers each with a cooling capacity of 22,000 Btu/Hr and heating capacity of 25,000 Btu/Hr for each apartment. The HVAC product document is provided.
3. **“Compliance with Mechanical Code:** Common areas such as the lobby and corridors are provided with fresh air ventilation through a dedicated rooftop AC unit via vertical shafts in conformance with the 2014 NYC Building Code.”

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.

May 31, 2018



Date

Myrna Hanna
Project Manager

May 31, 2018



Date

Shaminder Chawla
Deputy Director

cc: David Weiss, Mazal Development - dudiws@gmail.com
David Oloke, Alpha-Hydro Environmental - doloke@alphahydroenvironmental.com
Stephen Szulecki, The Noise Consultancy, LLC - stevesnj@comcast.net
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