



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 Number A2 123685690

February 14, 2020

Re: 1695 – 1735 Madison Avenue; 54 – 70 East 115th Street; 1564 – 1614 Park Avenue; 65 – 75 East 112th Street
Manhattan Block 1620, Lot 23
Hazardous Materials and Noise “E” Designation
E-422: East Harlem Rezoning - CEQR 17DCP048M - 11/30/2017
OER Project Number 20EH-N005M

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 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 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 Samantha Catalanotto at 212-788-2676.

Sincerely,

Shaminder Chawla
Deputy Director

cc: DOLORES SPIVACK, NYCHA - DOLORES.SPIVACK@NYCHA.NYC.GOV
Matthew Carroll, Tenen Environmental - mcarroll@tenen-env.com
Claire Zaccheo, Tenen Environmental - czaccheo@tenen-env.com
Mohamed Ahmed, Tenen Environmental - mahmed@tenen-env.com
Yvette McPherson, Gillman Consulting Inc - yvette@gillmaninc.com
IVAN POLLAK, IP GROUP CONSULTING ENGINEERS - IVAN@IPGROUPENGINEERS.COM
Mark McIntyre, Zach Schreiber, Maurizio Bertini, Sarah Pong
Samantha Catalanotto, PMA-OER



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DECISION DOCUMENT
E-Designation
Remedial Action Work Plan Approval

February 14, 2020

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The New York City Office of Environmental Remediation (OER) has completed its review of the Soil/Materials Management Plan (SMMP) dated July 24, 2019 for the above-referenced project.

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

Project Description

Work under this job number includes the installation of steam pipes. The proposed use of the Site will not change.

The proposed plan and actions are consistent with previous and current zoning. The proposed plan is as-of-right and does not take advantage of the zoning changes related to the CEQR No. 17DCP048M and E-designation No. 422.

Statement of Purpose and Basis

This document presents the remedial action for the E-Designation Program project known as “1735 Madison Avenue” pursuant to 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 1735 Madison Avenue 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).

1. Soil/Fill Excavation and Removal

The proposed addition to the Site includes the installation of approximately 486 linear feet of steam pipes at approximately eight feet below the existing grade. Approximately 2,585 cubic yards, or 3,878 tons, of soil is expected be removed from the Site. In areas where a slab will need to be removed, the slab will be saw cut, using water to reduce dust. All concrete will be disposed of off site.

2. Composite Cover System

Following the limited excavation, All excavations will be backfilled with clean gravel and clean fill. In areas where slab will be replaced, the clean back fill will be overlain with a 4 to 6-inch concrete slab.

Description of Selected Remedy for Noise

The Noise E-designation is not triggered under this application and it will be addressed under future applications. This decision document should not be combined with any future applications.

The remedies for Hazardous Materials and 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.

2/14/2020	
Date	Samantha Catalanotto Project Manager
2/14/2020	
Date	Shaminder Chawla Deputy Director – Hazardous Materials

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