



OFFICE OF ENVIRONMENTAL REMEDIATION

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DECISION DOCUMENT

E-Designation Remedial Action Work Plan Approval

February 13, 2019

Re: 410 West 126th Street – (408 – 422 West 126th Street, 412 – 414 West 126th Street)
Manhattan Block 1966, future Lot 77, (current Lots 78, 80, 81, 82, and 83)
Hazardous Materials, Air Quality “E” Designation
E-284: West Harlem Rezoning - CEQR 12DCP070M - 11/13/2012
OER Project Number 19EH-A118M

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated February 2019 and the Remedial Action Plan for Air Quality dated January 2019 for the above-referenced project.

These Plans were submitted to OER under the E-Designation Program.

Project Description

The proposed future use of the Site will consist of a mixed-use building which will include both market-rate residential apartments and a hotel, as well as a subgrade parking area. The current zoning designation is M1-5/R7-2 for mixed residential and non-residential uses as established by the August 2012 West Harlem Rezoning (CEQR No. 12DCP070M).

The full lot basement will consist of parking spaces, back of the house office and employee accessory space, utility rooms, bike storage rooms, and a stormwater detention tank. The first floor will consist of commercial tenants, a community facility, hotel and residential accessory space, a vehicle access ramp into the cellar for parking, and an at grade rear garden above the cellar. The second through sixth floors will consist of hotel rooms and accessory space, with a deck space and pool on the second floor. The seventh floor will consist of hotel and residential accessory space. The eighth through fifteen floors will consist of residential apartment units with terraces on floors eight, fourteen, and fifteen. The sixteenth floor is reserved for mechanical, electrical, and plumbing (MEP) space. The rooftop will consist of a residential terrace.

The Site development will include a full cellar excavation for one subgrade level across the full extent of the lot at approximately 19,960 SF, with expected excavation to approximately 18 feet below land surface (ft bls) which is above the observed water table. Excavation for the elevator pits will be completed to approximately 22 ft bls. At grade, the proposed building will cover a footprint of approximately 14,000 SF and the remainder of the rear garden above the cellar will cover a footprint of approximately 6,000 SF.

Statement of Purpose and Basis

This document presents the remedial action for the E-Designation Program project known as “410 West 126th 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 proposed remedial action achieves protection of public health and the environment for the intended use of the property. The proposed remedial action achieves all of the remedial action objectives established for the project and addresses applicable standards, criterion, and guidance; is effective in both the short-term and long-term and

reduces mobility, toxicity and volume of contaminants; is cost effective and implementable; and uses standards methods that are well established in the industry.

The proposed remedial action will consist of:

1. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas.
2. Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
3. Establishment of Restricted Residential Use Soil Cleanup Objectives (SCOs).
4. Completion of a Waste Characterization Study prior to excavation activities. Waste characterization soil samples will be collected at a frequency acceptable to the disposal facilities.
5. Excavation and removal of soil/fill exceeding Restricted Residential Use SCOs. The entire footprint of the Site will be excavated to a depth of approximately 18 feet below grade for development purposes. A small portion of property will be excavated to the depths of 22 feet below grade for elevator pits. Approximately 13,200 cubic yards (19,800 tons) will be removed from the Site and properly disposed at an appropriately licensed or permitted facility.
6. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a photoionization detector (PID). Appropriate segregation of excavated media on-Site.
7. 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.
8. Removal of any underground storage tanks (USTs) if 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.
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 ten post-excavation confirmation samples to determine the performance of the remedy with respect to attainment of Restricted Residential Use SCOs.
11. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations, if necessary.
12. Construction of an engineered composite cover consisting of a minimum six-inch thick concrete building slab with an 8-inch clean granular sub-base beneath all building areas. The majority of the Site will consist of a minimum slab thickness of 36 inches.
13. Installation of a vapor 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 minimum 20-mil waterproofing/vapor barrier Grace Preprufe (or similar) below the slab throughout the full building area and a minimum 20-mil Grace Preprufe and Grace Bituthene (or similar) outside all sub-grade foundation sidewalls. 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 RCR that the vapor barrier system was designed and properly installed to mitigate soil vapor migration into the building.
14. Construction and operation of a partial cellar parking garage with high volume air exchange in conformance with NYC Building Code.
15. 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.
16. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
17. Submission of a Remedial Closure Report (RCR) 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.
18. If Restricted Residential Use SCOs are not achieved, the submission of an approved Site Management Plan (SMP) in the Remedial Closure Report (RCR) for long-term management of residual contamination, including plans for operation, maintenance, monitoring, inspection of Engineering and Institutional Controls.
19. If Restricted Residential Use SCOs are not achieved, the property will continue to be registered with an E-Designation or Restrictive Declaration 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.

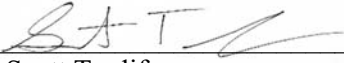
Description of Selected Remedy for Air Quality

The elements of the remedial action selected for Air Quality for the 410 West 126th Street site are as follows:

In order to satisfy the requirements of the E Designation, natural gas will be utilized at the Site for boilers, hot water heaters, and clothes dryers.

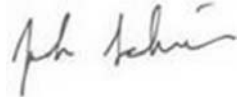
The remedies for Hazardous Materials, Air Quality E Designation described above conforms to the promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration OER guidance, as appropriate.

February 13, 2019
Date



Scott Tardif
Project Manager

February 13, 2019
Date



Zach Schreiber, PhD
Assistant Director

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