



**OFFICE OF ENVIRONMENTAL REMEDIATION**

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**Daniel Walsh, Ph.D.**  
**Director**

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**AMENDED NOTICE TO PROCEED**

**DOB Job No. NB – 110188788**

May 5, 2014

Martin Rebholz, R.A.  
Manhattan Borough Commissioner  
NYC Department of Buildings  
280 Broadway, 3<sup>rd</sup> Fl.  
New York, NY, 10007

Re: **515 West 29<sup>th</sup> Street - Hazardous Materials, Air, and Noise “E” Designation**  
**E-142: Block 701, Lots 28, Manhattan CD 4**  
**West Chelsea Highline Rezoning - CEQR # 03DCP069M**  
**OER Project # 09EH-N309M**

Dear Commissioner Rebholz:

The New York City Office of Environmental Remediation (OER) has completed its review of Tenen’s April 2014 Phase II Subsurface Investigation (PHII), P.E. certified Remedial Action Plan (RAP) and April 2014, R.A. certified, Air Quality and Noise Remedial Action Plan. A site-specific Construction Health and Safety Plan (CHASP) was also filed as part of this submission. These documents were prepared on behalf of Bauhouse Group (the applicant), to satisfy the requirements of an “E” Designation for Hazardous Materials and Noise (E-142), placed by the NYC Department of City Planning on the subject parcels as part of the West Chelsea Highline Rezoning action (CEQR # 03 DCP 069M). The “E” Designation requirements are triggered by the conversion of an existing commercial building with cellar to an eleven (11) story residential building, which includes five new floors and two mechanical penthouses. As currently proposed, the footprint of the building will cover the entire lot for a total of 4,937 square feet. Excavation for the proposed project will be approximately 5 feet below existing cellar.

**Hazardous Materials** – As stated in Tenen Environmental’s RAP, the remedy will include: removal/disposal of all excavated soil/fill from the site in accordance with all applicable federal, state, and local regulations including transportation manifests, weight tickets, and disposal/recycling certificates; collection and analysis of endpoint and confirmation samples in two locations; A W. R. Grace & Company (Grace) PrePrufe 300R (32-mil) waterproofing system and a CETCO LiquidBoot (60-mil) vapor barrier system, or comparable OER approved alternatives (minimum 20-mil thickness), beneath the foundation slab(s) as well as upwards along all sidewalls to grade; composite cover of the entire site with the concrete building foundation, CAMP implementation, submission of a P.E. certified 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 the RAP etc.

**Air Quality** - As stated in R.A.’s Air Quality RAP the remedy will include: sole use of natural gas as the type of fuel for boilers (model G100LG & G130LG, manufactured by Olympian ) and hot water heaters (model 40 L 130A-GCL manufactured PVI Industries, LLC).and 2 stacks located 56 feet from the north line of lot, 25 feet from the east line of the lot, 42 feet from the south line of the lot, 25 feet from the west line of the lot (Stack 1) and 60 feet from the north line of lot, 25 feet from the east line of the lot, 37feet from the south line of the lot, 25 feet from the west line of the lot (Stack 2).

**Noise** - As stated in the R.A.’s Noise RAP, a window/wall attenuation of 31 dBA will be achieved on each façade of the proposed building. The owner has committed to installing a curtain wall manufactured by Vertical, with a glazing made of 1/8” glass 0.030” interlayer, 1/8” glass with a 1/2” in airspace and 1/4” glass. The proposed glass only has been certified OITC-31 by a Lab Test Report. The applicant commits to demonstrating that the curtain wall to be installed (glass and frame) achieves the minimum OITC requirements as outlined above by submitting an ASTM E90 laboratory test report. I Alternate Means of Ventilation (AMV) will be achieved with a 16-ton roof-top unit (Daikin DPS015A) to be ducted to each fan coil unit (manufactured by Daikin)installed in residential apartments. This system will provide outside air to each living and bedroom; fan coil units (Manufacturer Daikin) and a 16-ton roof-top mounted HVAC unit (will be installed to provide fresh air. All common areas, corridors and lobby will be ventilated according to NYC Mechanical Code.

**Conclusion** - OER has concluded that all the remedial activities described above are acceptable and that the applicant may proceed with remediation/construction. No other permits (i.e., Temporary or Certificate of Occupancy) should be issued by the NYC Department of Buildings (DOB) until OER has issued a "Notice of Satisfaction" for the proposed project.

If you have any questions or comments, please feel free to contact Katherine Glass at 212.676.4925.

Sincerely,

A handwritten signature in blue ink, appearing to read 'M. Bertini', is positioned above the printed name.

Maurizio Bertini, Ph.D.  
Assistant Director

cc: D. Walsh, S. Chawla, PMA-OER  
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Sanford M. Berger – [smb@smbarchitecture.com](mailto:smb@smbarchitecture.com)

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