



**OFFICE OF ENVIRONMENTAL REMEDIATION**

100 Gold Street – 2<sup>nd</sup> Floor  
New York, New York 10038

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

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**NOTICE TO PROCEED**  
**DOB Job Number NB - 220357432**

August 25, 2014

Ira Gluckman, R.A.  
Brooklyn Borough Commissioner  
NYC Department of Buildings  
210 Joralemon Street, 8th Floor  
Brooklyn, NY 11201

**Re: 3677-3681 White Plains Road**  
**Bronx Block 4647, Lot 46 (formerly lots 43, 46, & 55)**  
**Hazardous Materials, Air and Noise "E" Designation**  
**E-279: Williamsbridge/ Baychester Rezoning 10/05/2011 - CEQR 11DCP148X**  
**OER Project # 14EHAN074X / NYC VCP Site # 14CVCP207X**

Dear Commissioner Gluckman:

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 Air 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, City Administrative Code 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 Rebecca Bub at 212-341-2073.

Sincerely,

Shaminder Chawla  
Deputy Director

cc: Daniel Walsh, Shaminder Chawla, Zach Schreiber, Maurizio Bertini, Hannah Moore  
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**DECISION DOCUMENT**

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

August 25, 2014

**Re: 3677 - 3681 White Plains Road  
Bronx Block 4647, Lot 46 (formerly lots 43, 46, & 55)  
Hazardous Materials, Air and Noise “E” Designation  
E-279: Williamsbridge/ Baychester Rezoning 10/05/2011 - CEQR 11DCP148X  
OER Project # 14EHAN074X / NYC VCP Site # 14CVCP207X**

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated December 2013 with Stipulation Letter dated August 5, 2014 and the Remedial Action Plan for Air Quality and/or Noise dated August 2014 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 January 24, 2014. No public comments were received.

**Project Description**

The proposed future use of the Site will consist of an 8-story residential apartment building. The building will have a cellar and sub-cellar ventilated parking garage with 36 parking spaces each. The ventilated parking garage will take up the entire footprint of the building. The depth of the sub-cellar slab is anticipated to be 20 feet below grade surface. An outdoor recreation area will be located in the western portion of the Site. The building will contain 118 residential apartment units and will have a total square footage of 87,200 square feet. The proposed building height is 74 feet from street level to the roof.

**Statement of Purpose and Basis**

This document presents the remedial action for the NYC Voluntary Cleanup Program and E-Designation project known as “3677 White Plains 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 Hazmat**

The remedial action selected for the 3677 White Plains Road site is protective of public health and the environment. The remedial action includes: soil excavation and offsite disposal, an engineered composite cover system, a ventilated parking garage and installation of vapor barrier.

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. Establish Track 1 Soil Cleanup Objectives (SCOs).
4. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas.

5. Construction of one additional groundwater monitoring well in the southern portion of the Site ( Lot 55) and one additional soil boring on western portion of the property that is planned to be used as recreational areas. This additional sampling will be conducted prior to construction. Sampling results will be evaluated to assess any additional excavation requirements in landscaped areas;
6. Excavation and removal of soil/fill exceeding SCOs. For development purposed, 80% of the site will be excavated to a depth of 20 feet for the new building's cellar and sub cellar and two feet in the outdoor recreation area in the western portion of the site. Approximately 4,500 tons of soil will be removed;
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. Removal of underground storage tanks (if encountered) and closure of petroleum spills (if evidence of a spill/leak is encountered during Site excavation) in compliance with applicable local, State and Federal laws and regulations;
9. Transportation and off-Site disposal of all soil/fill material at 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 onsite;
10. Collection and analysis of five end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
11. Demarcation of residual soil/fill;
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. As part of development, installation of a vapor barrier system beneath the building slab and outside foundation sidewalls below grade The barrier chosen for this project is the VaporBlock Plus 20 manufactured by Raven Industries, Inc.
14. Construction of a ventilated parking garage per NYC Building's codes and regulations
15. As part of development, construction and maintenance of an engineered composite cover consisting of a 5-inch concrete cellar slab and a 2-inch asphalt capped rear yard to prevent human exposure to residual soil/fill remaining under the Site;
16. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations;
17. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations. Based on the proposed development, excavations will be conducted above the water table and groundwater is not anticipated to be encountered. If groundwater is encountered then dewatering would be required during excavation. Site-wide dewatering will be completed in accordance with a New York City Department of Environmental Protection (NYCDEP) permit;
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, and describes all Engineering and Institutional Controls to be implemented at the Site, and lists any changes from this RAWP, and, if Track 1 SCOs are not achieved, describes all Engineering and Institutional Controls to be implemented at the Site;
19. If Track 1 is not achieved; submission of an approved Site Management Plan (SMP) in the 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; and
20. If Track 1 Unrestricted Use SCOs are not achieved, the property will continue to be registered with an E-Designation by 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;

This remedy 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.

### **Description of Selected Remedy for Air Quality**

The elements of the remedial action selected for Air Quality for the 3677 White Plains Road site are as follows:

In order to satisfy the requirements of E-279, natural gas will be utilized at the site to fire the heating systems and hot water systems. The heating units for the apartments will be individual wall mounted Islandaire EZ series 42 packaged terminal air conditioning (PTAC) units. Two Viessmann, Vitocell 100-V hot water heaters located in a boiler room in the cellar level will serve the entire building. Four Wascomat gas dryers will be located in the laundry room in the sub-cellar level.

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

The elements of the remedial action selected for Noise for the 3677 White Plains Road site are as follows:

The noise E-Designation requirements for Block 4647 and Lot(s) 43, 46 and 55 requires 33 dBA of window/wall attenuation and an alternate means on ventilation.

Noise monitoring/sampling was performed on site and a reduction of the required window/wall attenuation to 31dBA on the façade facing White Plains Road and 28 dBA on the remaining facades was deemed appropriate and approved by the Office of Environmental Remediation and the Department of City Planning on July 10th, 2014.

In order to satisfy the requirements of E-279, a window/wall attenuation of 31dBA on the façade facing White Plains Road and 28 dBA on the remaining facades will be achieved. In order to achieve such attenuation, windows manufactured by Crystal Windows & Door Systems Ltd. including Double Hung Windows, Series/Model 2000A with glazing dimensions of 1/4" lamination, 1/2" air filled and 1/8" annealed with OITC of 27 dBA will be installed in the residential spaces.

In order to satisfy the requirements of E-279 Alternate Means of Ventilation (AMV) will be installed in order to maintain a closed window condition. AMV for this project will be achieved by installing individual Islandaire EZ series 42 PTAC units in each bedroom and each living room, which are capable of introducing fresh air into the units. The parking space in cellar and sub-cellar will be ventilated via ductwork to roof top exhaust fans with capacity of 10,000 cubic foot per minute (CFM) and also a 650 CFM automatic exhaust fan connecting with carbon monoxide detectors on both the cellar and sub-cellars levels. The fans will be Penn Dynamo model D36.

8-25-2014

Date



Rebecca Bub  
Project Manager

8-25-2014

Date



Maurizio Bertini  
Assistant Director – Noise E

8-25-2014

Date



Shaminder Chawla  
Deputy Director

Developer: Jay Martino, [jmartino@stagggroup.com](mailto:jmartino@stagggroup.com)

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