



**OFFICE OF ENVIRONMENTAL REMEDIATION**

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

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

Tel: (212) 788-8841

**NOTICE TO PROCEED**  
**DOB Job Number NB-421085916**

April 15, 2016

**Re: 264-12 Hillside Avenue - Hazardous Materials and Noise “E” Designation**  
**Block 8794, Lot 22, Queens CD 13**  
**E-299, Bellerose-Floral Park-Glen Oaks Rezoning – CEQR Number 13DCP093Q**  
**OER Project Number 15EH-N558Q/ 16CVCP063Q**

Dear Queens 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 Noise remedial action plan and a Hazardous Materials remedial action work plan that are acceptable to this Office. 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 Noel Anderson at 212-341-2073.

Sincerely,

Hannah Moore  
Assistant Director

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

April 15, 2016

**Re: 264-12 Hillside Avenue - Hazardous Materials and Noise “E” Designation**  
**Block 8794, Lot 22, Queens CD 13**  
**E-299, Bellerose-Floral Park-Glen Oaks Rezoning – CEQR Number 13DCP093Q**  
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The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) for Hazardous Materials and the Remedial Action Plan for Noise dated March 2016 for the above-referenced project. These plans were submitted to OER under the E-Designation Program and the NYC Voluntary Cleanup Program. The RAWP was released for public comment for 30 days as required by program rule. Any comments received will be evaluated prior to start of construction. That comment period ends April 15, 2016.

**Project Description**

The proposed future use of the Site will consist of a new 2-story temple with a full cellar. The 5,550 square foot (sf) first floor will contain a prayer hall, a store, an elevator lobby, a vestibule, two storage rooms, a shoe rack room, an office, a bathroom, an elevator, and a stairwell. The second floor will consist of 3 private priests' studies, storage, a bathroom, mechanical room, elevator and stairwell, as well as the care takers apartment. The cellar will contain a dining hall, a kitchen, a walk in cooler, two bathrooms, two storage closets, a mechanical room, a utility closet, a stairwell and an elevator. The cellar level will require excavation to a total depth of approximately 13 feet below grade and is approximately a 74 feet by 75 feet area. The remaining areas will not be excavated and will be paved or landscaped.

**Statement of Purpose and Basis**

This document presents the remedial action for the E-Designation Program and the NYC Voluntary Cleanup Program project known as “264-12 Hillside 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 264-12 Hillside Avenue site is protective of public health and the environment. The elements of the selected remedy are as follows:

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 2 Restricted Residential Soil Cleanup Objectives (SCOs) and groundwater protection SCOs for alpha and gamma chlordane. Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of 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 2 Restricted Residential SCOs.  
A 75 x 74 area (the cellar) will be excavated to a depth of approximately 13 feet below grade for development purposes. In addition the area of the elevator pit will be excavated an additional 5 feet. Excavation and removal of all locations where alpha-Chlordane and gamma-Chlordane exceed SCOs.
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. 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. Removal of the waste oil UST and the heating oil UST. Registration of tanks and reporting of any petroleum spills associated with UST's and appropriate closure of these petroleum spills in compliance with applicable local, State and Federal laws and regulations.
10. 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.
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 six-inch thick concrete building slab in the cellar area. A six inch concrete slab or two feet of clean soil will be used to cover the unexcavated areas.
14. Installation of a vapor barrier system consisting of vapor barrier beneath the building slab and outside of sub-grade foundation sidewalls. The vapor barrier system will consist of a 20-mil Raven Industries VaporBlock 20+ below the slab throughout the full building area and a 20-mil Raven Industries VaporBlock 20+ 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 RAR that the vapor barrier system was designed and properly installed to mitigate soil vapor migration into the building.
15. Installation of an active sub-slab depressurization system (SSDS) consisting of two loops installed beneath the basement slab of the building. The SSDS loops will provide the correct coverage in accordance with USEPA sub-slab depressurization design specifications which recommend a separate vent loop for every 4,000 ft<sup>2</sup> of slab area. The horizontal vent line is to be constructed of a continuous loop of perforated 4-inch HDPE pipe fitted with a filter sock. Fill material around the horizontal vent piping will be ¾ inch gravel with round edges. The horizontal pipe will extend to an adjacent utility chase-way where it will be piped to the roof via a 6-inch schedule 40 Cast Iron line. The exhaust stack will be located a minimum of 10 feet from windows and ventilation inlets and a minimum of 6" above the roof line as per MC512.4. All other applicable provisions of the NYC BC, MC, and PC shall be complied with. The active SSDS will be hardwired and will include a blower installed on the roof line and a pressure gauge and alarm located in an accessible area in the basement. The active sub-slab depressurization system is an Engineering Control for the remedial action. The remedial engineer will certify in the RAR that the active sub-slab depressurization system 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. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations.
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 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.

20. 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.
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 264-12 Hillside Avenue site are as follows:

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

1. 31 dBA for all facades;

The following windows will be installed:

<b>Façade Floor Range</b>	<b>OITC Rating</b>	<b>OITC Certification</b>	<b>Manufacturer and Model</b>	<b>Glazing</b>
All Facades  1 <sup>st</sup> floor and 2 <sup>nd</sup> floor  Commercial and Residential	31	ASTM E-90 Lab Test Report	Gameco; W250 HC; picture and casement; # 1 & 2	1” insulated glass unit (1/4” laminated exterior, 1/2” air space, 1/4” laminated interior)

The acoustical reports described above are representative of the acoustical performance of all proposed windows/doors/curtain walls.

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:** Installing Trimvent SM trickle vents manufactured by Titon in within the 2<sup>nd</sup> floor residence. Fresh air will be provided to all bedrooms and living rooms by the trickle vents. Floor plans showing the locations of trickle vents are included in Appendix A. Manufacturer specifications for the trickle vents are included as Appendix F.
2. **Central System:** Installing two roof top packaged HVAC units manufactured by Greenheck, model # RV-120-35 and RV-50-20 (RTU 1 and RTU 2 on plans) serving 1<sup>st</sup> floor prayer hall and cellar dining hall will provide AMV. Fresh air intakes are located on the roof will provide fresh air to the living spaces. P.E./R.A. certified mechanical drawings depicting the AMV system and the pathway of fresh air delivery into each of the living spaces are provided in Appendix G. A letter from the engineer who designed the HVAC system that describes the system, the equipment involved (stating the manufacturer and model information), and how fresh air is delivered into each of the living spaces is attached as Appendix H.
3. **Compliance with Mechanical Code:** Providing outside air to commercial spaces and common areas such as lobbies and corridors in accordance with the NYC Mechanical Code.

4. **Heating and Cooling of Spaces:** Heating will be provided via electric base board heaters or ceiling mounted electrical heaters (manufactured by Trane, Markel or CDI Indeeco) and air conditioned air will be provided the roof top HVAC units or a split system air conditioning unit.

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

April 15, 2016

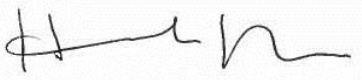
Date



Noel Anderson  
Project Manager

April 15, 2016

Date



Hannah Moore  
Assistant Director

April 15, 2016

Date



Maurizio Bertini, Ph.D.  
Assistant Director

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