



OFFICE OF ENVIRONMENTAL REMEDIATION

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

November 4, 2022

Re: 1001-1015 East Gun Hill Road
Bronx Block 4693, Lots 33
Hazardous Materials, Air Quality, Noise E Designation,
E-279: Williamsbridge/ Baychester Rezoning - CEQR 11DCP148X - 10/5/2011
OER Project Number 22EHAN093X / 22CVCP070X

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated March 2022, with Stipulation Letter dated November 2, 2022, and the Remedial Action Plan for Air Quality and Noise dated October 2022, 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 04/16/2022. There were no public comments. OER briefed NYSDEC and NYC DOHMH in January 2022.

Project Description

The applicant is proposing to build a new 7-story residential building with a partial cellar. The building will be used for utility services space in the cellar level, residential lobby and laundries facility and accessory off street spaces on grade, residential units on floors, 1-7, and residential amenity spaces: children's playroom on floor 7. Proposed building is approximately 68.93 feet in height which will cover approximately 9,611.38 square feet of the allowable 19,000.00 square feet lot size. The propose building is subject to the affordability requirement for a period commencing upon the completion date and termination on a date which is thirty-five years from the completion date. There will be 27- affordable housing unit at 80% of AMI in the building as identified in Exhibit A and 57- market rate units out of 84 total proposed residential dwelling units.

The site development will require excavation within the perimeter of the proposed partial basement to the depth of 9 feet below grade surface (bgs) for the building slab and to 14 feet bgs for the spread footings, to 4 feet bgs for the building slab on-grade and to 1-foot bgs in undeveloped portions.

Statement of Purpose and Basis

This document presents the remedial action for the NYC Voluntary Cleanup Program and E-Designation Program project known as "1001-1015 East Gun Hill Road" pursuant to Subchapter 7 of Chapter 14 of Title 43 and the Zoning Resolution and §43-1474 of the Rules of the City of New York.

Description of Selected Remedy for Hazardous Materials

The remedial action selected for the 1001-1015 East Gun Hill Road site is protective of public health and the environment. 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. Establishment of Track 4 Site-specific Soil Cleanup Objectives (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 including a delineation of two lead hot spots 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 4 Site Specific SCOs. The entire footprint of the Site will be excavated for development purposes.
 - To a depth of 4 feet below grade for the footings beneath the building slab on-grade
 - To a depth of 1-foot below grade in the undeveloped portions
 - To a depth of 4 feet below grade for building slab on-grade
 - To a depth of 9 feet below grade for the layout of partial basement
 - To a depth of 14 feet below grade for the footings of partial basement
 - To a depth of 5 feet below grade in the areas of two hot spots around SP-3 and SP-8;
 - Approximately 2,340 cubic yards or 3,042 tons of soil will be removed from the Site and properly disposed at an appropriately licensed or permitted facility
7. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID.
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 all UST's that are encountered during soil/fill removal actions. 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. Collection and analysis of five (5) end-point samples to determine the performance of the remedy with respect to attainment of Track 4 SCOs.
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. Dewatering in compliance with city, state, and federal laws and regulations. Extracted groundwater, if encountered, will either be containerized for off-site licensed or permitted disposal or will be treated under a permit from New York City Department of Environmental Protection (NYCDEP) to meet pretreatment requirements prior to discharge to the sewer system.
14. Construction of an engineered composite cover across the entire Site consisting of a 6-inch reinforced concrete slab in basement and a 4-inch concrete slab on-grade within the building footprint and in open space.
15. Installation of a vapor barrier system consisting of a minimum 20-mil vapor barrier system beneath the slab and outside of sub-grade foundation sidewalls to mitigate soil vapor migration into the building. 21-mil Grace Florprufe 120 membrane (or OER approved equivalent) will be installed beneath the partial basement slab and beneath the building slab on-grade. A 32-mil Grace Preprufe 160R & 59-mil Grace Bithutene® 3000 will be installed on the exterior sides of the sub-grade walls of the partial basement.
16. 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.
17. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
18. 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.

19. 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.
20. 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 Air Quality

The elements of the remedial action selected for Air Quality for the 1001-1015 East Gun Hill Road site are as follows:

To satisfy the requirements of the E-designation, the proposed building design will utilize electric at the site for space heating, hot water, and HVAC systems:

Appliance Type	Energy Source	Serving	Make and Model
eHWH	Electrical	Residential Units	AO Smith DHE-250-216

Additionally, the proposed building is designed with electrical wall mounted split units for its residential space cooling and heating needs for all floors. See below for details. In order to satisfy the requirements of the E Designation, electrical conceal ceiling mounts split units will be used for cooling and heating needs, and electric hot water for residential hot water. See below for details:

Quantity	Appliance Type	Location	Make and Model
65	Condenser	Roof	Mitsubishi MXZ-2C20NAHZ
15	Condenser	Roof	Mitsubishi MXZ-3C24NAHZ
8	Condenser	Roof	Mitsubishi MUZ-FS09NAH-U1
93	Air Handler	Bedrooms	Mitsubishi MSZ-FS06NA-U1
84	Air Handler	Living Rooms	Mitsubishi MSZ-FS09NA-U1
2	Air Handler	Recreational Rm	Mitsubishi MSZ-FS09NA-U1
3	Air Handler	Lobby & Laundry	Mitsubishi MSZ-FS09NA-U1
1	Air Handler	Cellar	Mitsubishi MSZ-FS09NA-U1
84	ERV	Foyer closet	Mitsubishi LGH-F300RVX2-E
1	ERV	Laundry	Mitsubishi LGH-F300RVX2-E

Description of Selected Remedy for Noise

The elements of the remedial action selected for Noise for the 1001-1015 East Gun Hill Road site are as follows:

The windows and exterior doors on the north, east and west sides of the building will be installed as follows:

Façade Floor Range	OITC Rating	OITC Certification	Manufacturer and Model	Glazing
All Facades Floors 1-7 (less than 100' above street level) Residential	OITC- 30 Full assembly (Required 33) (Composite Calculation rating 33.3)	See ASTM E-90 Lab Test Report No. J8864.02-113-11-R0, Option No. J8864.02B in Appendix G.	Supera Casement CW by Intus Windows	34 mm (1-11/32") IG [6 mm (1/4") annealed exterior, 24 mm (15/16") argon, 4 mm (5/32") annealed interior]

Façade Floor Range	OITC Rating	OITC Certification	Manufacturer and Model	Glazing
All Facades Floors 1-7 (less than 100' above street level) Residential	OITC- 31 Full assembly (Required 33) (Composite Calculation rating 33.3)	See ASTM E-90 Lab Test Report No. J8864.01-113-11-R0, Option No. J8864.01E in Appendix G.	Supera Fixed CW by Intus Windows	44.76 mm (1-25/32") IG [8.76 mm (5/16") laminated exterior, 12 mm (1/2") argon, 4 mm (5/32") annealed center, 14 mm (9/16") argon, 6 mm (1/4") annealed interior] glass temperature 75F

To satisfy the requirements of the E-Designation, Alternate Means of Ventilation (AMV) will be installed to maintain a closed window condition. AMV for this project will be achieved by: Trickle Vents, in all residential apartments, installing SM1000/1200 trickle vents manufactured by BROOKVENT in bedroom and Livingroom. Fresh air will be provided to all bedrooms and living rooms by the trickle vents. Heating and cooling will be provided to residential spaces receiving fresh air via trickle vents by wall mount mini split heat pump unit which provide heating and cooling.

The remedies for Hazardous Materials, Air Quality, 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.

11/04/2022

Date



William Quinones
Project Manager

11/04/2022

Date



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