



OFFICE OF ENVIRONMENTAL REMEDIATION
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Director

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NOTICE TO PROCEED

DOB Job No. NB - 420880504

October 2, 2013

Derek Lee, R.A.
Queens Borough Commissioner
NYC Department of Buildings
120-55 Queens Boulevard
Kew Gardens, NY 11424

Re: **41-15 23rd Street – Hazardous Materials “E” Designation**
E-104: Block 413, Lot 16, Queens CD 1
Long Island City Rezoning - CEQR # 00DCP055Q
OER Project # 14EHAZ129Q / NYC VCP Site # 14CVCP175Q

Dear Commissioner Lee:

The New York City Office of Environmental Remediation (OER) has reviewed EBC's September 2013 CVCP Remedial Action Work Plan (RAWP) and October 2013 RAWP Stipulation List for the above referenced site. We have also received a site-specific Construction Health and Safety Plan (CHASP). These documents were prepared on behalf of YBG Construction of NY, LLC (the applicant) to support the construction of a new 11-story residential apartment building. The structure will cover approximately 50% of the Lot and includes a cellar beneath the footprint of the building. The entire footprint of the new building will be excavated to a depth of approximately 8 feet below grade and the rear yard will be excavated to two feet below grade for development purposes. Groundwater exists at approximately 10 feet below grade. The NYC Department of City Planning placed an “E” Designation for Hazardous Materials (E-104) on the subject parcel as part of the Long Island City Rezoning action (CEQR # 00DCP055Q). This site is also enrolled in the NYC Voluntary Cleanup Program (NYC VCP Site # 14CVCP175Q).

OER has determined that EBC's CVCP RAWP and Stipulation letter are acceptable. Upon completion of the remedial action, a P.E. certified Remedial Closure Report (RCR or equivalent CVCP RAR) documenting proof of the following will be submitted to OER: 1) 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; 2) installation of a Raven Industries VaporBlock 20 Plus (20-mil) vapor barrier system beneath new concrete slab as well as upwards along all sidewalls to grade; 3) CAMP implementation; 4) proper closure of any known/identified USTs in accordance with all applicable federal, state, and local regulations, etc.

OER has concluded that the applicant may proceed with remediation/construction, provided that a P.E. certified RCR (or RAR equivalent) be submitted by the applicant to OER for review and approval at the conclusion of remediation/construction activities. 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 Mr. Eric Iljevich at (212) 341-2034.

Sincerely,

Shaminder Chawla
Deputy Director

cc: D. Walsh, S. Chawla, E. Iljevich, PMA-OER
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