



OFFICE OF ENVIRONMENTAL REMEDIATION

100 Gold Street – 2nd Floor
New York, New York 10038

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Acting Director
Tel: (212) 788-8841

NOTICE TO PROCEED
DOB Job Number B00685767-i1

February 02, 2023

Re: 659 Grand Street
Brooklyn Block 2781, Lot 31
Hazardous Materials and Noise “E” Designation
E-232: Greenpoint - Williamsburg Contextual Rezoning - CEQR 09DCP056K - 7/29/2009
OER Project Number 22EH-N128K / 23CVCP053K

Dear Brooklyn 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 Numbers. This correspondence is provided pursuant to OER’s responsibilities as established in Subchapter 7 of Chapter 14 of Title 43 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 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, the Zoning Resolution and §43-1474 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 Kestana Anokye at 212-788-8319.

Sincerely,

Maurizio Bertini, Ph.D.
Assistant Director

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DECISION DOCUMENT
NYC VCP Remedial Action Work Plan Approval

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The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated September 2023 with Stipulation Letter dated September 2023 and the Remedial Action Plan for Noise dated January 2024 for the above-referenced project.

These Plans were submitted to OER under the NYC Voluntary Cleanup Program.

The RAWP was released for public comment for 30 days as required by program rule. That comment period ended on 9/3/2023. There were no public comments.

Project Description

This property will be redeveloped as a new 6-story residential building with a full basement and penthouse level. Total of 6 apartments will be located on first through 6th floors. The existing basement will be extended horizontally towards north (towards the current rear yard).

Statement of Purpose and Basis

This document presents the remedial action for the NYC Voluntary Cleanup Program and E-Designation Program project known as “659 Grand Street” pursuant to Title 43 of the Rules of the City of New York Chapter 14, Subchapter 1 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 659 Grand Street 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 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.

A partial cellar in the southern portion and minor excavation of an elevator pit in the central east portion of the site will be excavated to a depth of approximately 8 feet below grade for development purposes. A small portion of the proposed yard will be excavated to the depths of 6 feet below grade for a drywell installation.

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. 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.
10. Collection and analysis of three end-point samples to determine the performance of the remedy with respect to attainment of SCOs.
11. Demarcation of residual soil/fill in landscaped areas if plans change.
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 4-inch thick concrete building slab with an 4-inch clean granular sub-base beneath all building areas. The landscaped area will be built over concrete slab. The entirety of the tax lot will be covered with concrete slab.
14. Installation of a vapor barrier system consisting of vapor barrier beneath the building slab and outside of sub-grade foundation sidewalls to mitigate soil vapor migration into the building. The vapor barrier system will consist of a 32-mil and 46-mil Grace Preprufe manufactured by Grace Construction Products or approved equal such as 20-mil Stego Wrap manufactured by Stego Industries below the slab throughout the full building area and outside all sub-grade foundation sidewalls to grade. 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. 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.
16. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
17. 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.
18. 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.
19. 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 659 Grand Street site are as follows:

The following windows will be installed:

Façade Floor Range	OITC Rating	OITC Certification	Manufacturer and Model	Glazing
North and South Façades Roof (Residential)	35 dBA (required 35 dBA)	ASTM E-90 Lab Test Report and OITC compliance letter on Aoland AD 130T side door and fix; Report Number: 231201004SHF-003	Aoland AD 130T side door and fixed window	6 CL TG+ 1.52PVB+8 CL LOW-E TG + 20AR+ 5MM CL+0.76 PVB+5MM CL
South Façade Floors 1-6 North Façade Floors 2-6 (Residential)	35 dBA (required 35 dBA)	ASTM E-90 Lab Test Report and OITC compliance letter on Aoland AD-65T Awning Windows; Report Number: 231201004SHF-001	Aoland AD 65T Awning Window and fix	6 CL TG+ 1.52PVB+8 CL LOW-E TG + 20AR+ 5MM CL+0.76 PVB+5MM CL
North Façade Floors 1-6, Roof (Residential)	36 dBA (required 35 dBA)	ASTM E-90 Lab Test Report OITC compliance letter on Aoland AD 130T Heavy duty sliding door; Report Number: 231201004SHF-002	Aoland AD 130T side door	6 CL TG+ 1.52PVB+8 CL LOW-E TG + 20AR+ 5MM CL+0.76 PVB+5MM CL

Alternate Means of Ventilation

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:

- Trickle Vents:** Installing GuangzhouZupon G80 Acoustic Trickle Vents manufactured by GuangzhouZupon AP Development Co., Ltd in residential units on the first through seventh floors. Fresh air will be provided to all bedrooms and living rooms by the trickle vents.
- heating of every residential unit will be provided by split electrical heat pump systems. There will be 10 Daikin Model FXAQ09PVJU, 9 Daikin model FXAQ18PVJU, 7 Daikin Model RXTQ36TAVJ9 HEAT PUMP UNITS, 1 Daikin model RX12AXVJU HEAT PUMP UNIT and 1 Daikin Model FTX12AXVJU. Condensing Units. Each condensing unit will be connected to the wall mounted air handlers, installed in each living/bedroom space. The cooling capacity of the air handlers will vary for .75 ton to 3 ton and will depend on the cooling load of a particular space inside the apartments. The heating capacities vary from 10,500 MBH to 20,000 BTUH and depend on the heating load of a particular space inside the apartments wall mounted air handlers manufactured by Daikin Model No. FXAQ09PVJU (300 CFM), FXAQ18PVJU (300 CFM), and FTX12AXVJU(400 CFM).
- Compliance with Mechanical Code:** Providing outside air to common areas such as lobbies and corridors in accordance with the NYC Mechanical Code 2014 NYC MC 403.3.

The remedies for Hazardous Materials, 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.



02/2/24

Date

Kestana Anokye
Project Manager



02/2/24

Date

Maurizio Bertini
Assistant Director

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