OFFICE OF ENVIRONMENTAL REMEDIATION
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NOTICE TO PROCEED
DOB Job Number NB 520136031

October 22, 2018

Re: 825-829 Father Capodanno Boulevard
Staten Island Block 3832, Lot 21
Hazardous Materials, Air Quality, and Noise "E" Designation
E-423: SI East Shore Special Coastal District Text Amendement & Rezoning - CEQR 17DCP150R - 9/7/2017
OER Project Number 18EHAN377R / 19CVCP017R

Dear Staten Island 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 Hazardous Materials remedial action work plan, Noise remedial action plan, and Air Quality 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 §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 Samantha Catalanotto at 212-788-2676.

Sincerely,

Zach Schreiber, Ph D.
Assistant Director

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

October 22, 2018

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Staten Island Block 3832, Lots 21
Hazardous Materials, Air Quality, and Noise "E" Designation
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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 October 2018 with Stipulation Letter dated October 18, 2018 and the Remedial Action Plan for Air Quality and Noise dated September 2018 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 ends on October 24, 2018. This remedy may be modified if substantial public comments are received.

Project Description
The proposed future use of the Site will consist of the construction of a new five-story school with a cellar. The footprint of the cellar will occupy approximately 8,317.80 square feet (SF) of the existing lot, built to the extent of the property boundary lines along Iona Street, Father Capodanno Boulevard, and Seaver Avenue, and will be set back eight 8 feet 8 inches from the northern property line, abutting residential buildings. The first floor will be set back approximately 20 feet from Father Capodanno Boulevard. Existing grade elevation varies from 8.92 to 9.81 feet (east to west) along the southern property line along Father Capodanno Boulevard and 3.40 to 4.8 feet (east to west) along the northern property line. The proposed cellar grade elevation is approximately 2.17 feet, which is above the groundwater level, which is zero grade. The basement of the new building will be partially aboveground. There will be an 8 foot 8 inches wide by 120 feet long side yard consisting of a small landscaping area and four-inch thick concrete that will remain unexcavated. Approximately 7.2 feet shall be excavated along Father Capodanno Boulevard and 2.5 feet shall be excavated along the northern property border. Elevator pits shall be constructed five feet below the cellar slab, approximately 2.83 feet below groundwater and shall contain submersible pumps. The excavation will also encompass the basement footprint of the existing on-site building.

Statement of Purpose and Basis
This document presents the remedial action for the NYC Voluntary Cleanup Program and E-Designation Program project known as "829 Father Capodanno Boulevard" 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 Hazardous Materials
The remedial action selected for the 829 Father Capodanno Boulevard 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. Selection of Unrestricted Use (Track 1) 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 exceeding Unrestricted Use (Track 1) SCOs within a hotspot that will initially be delineated at approximately 3-feet by 3-feet by 5.5-feet deep. Additional removal will occur if delineation samples show additional contaminated soil. Soil removed from the hot spot will be disposed at an appropriately licensed or permitted facility, soil from the remainder of the Site will be disposed of as non-hazardous. The building footprint (8,317-square feet) shall be excavated to a depth of 7.2 feet below grade along the southern portion and 2.5 feet below grade along the northern portion. The rear side of the building will not be excavated. Approximately 2,237.70 tons of soil will be removed from the Site.
7. Screening of excavated soil 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 impacted material and non-impacted materials.
9. Removal of all USTs that are encountered during soil removal actions. Registration of tanks and reporting any petroleum spills associated with USTs 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 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.
11. Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of Track 1 SCOs.
12. 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.
13. Dewatering is not anticipated, however if encountered during remedial work, it will 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).
14. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
15. Submission of a Remedial Action Report (RAR) that describes the remedial activities performed, certifies that the remedial requirements have been achieved, defines the Site boundaries, and lists any changes from this RAWP.

If Track 1 Unrestricted Use SCOs are not achieved, the following construction elements implemented as part of new development will constitute Engineering and Institutional Controls:

16. As part of development, construction of an engineered composite cover consisting of an eight-inch thick concrete building slab, landscaping area, and four-inch thick pavement.
17. As part of development, 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 20-mil vapor barrier below the slab throughout the full building area and outside all sub-grade foundation sidewalls. For this project, Stego Wrap Vapor Barrier (20-Mil) or similar product shall be utilized. All welds, seams and penetrations will be properly sealed to prevent preferential pathways for vapor migration.

Description of Selected Remedy for Air Quality

The elements of the remedial action selected for Air Quality for the 829 Father Capodanno Boulevard site are as follows:

The stack locations requirements are modified based on the March 2014 edition of the CEQR Technical Manual, Appendix “Air Quality” Stationary Source Screen. The analysis demonstrated that the proposed development size and height (62.83’ (Elevation 75.83' NAVD)) is greater than 400 feet away from the nearest building of similar

height. Based on this assessment, "a potential significant impact due to boiler stack emissions is unlikely..." A potential significant impact due to boiler stack emissions is unlikely from the building and there is no restriction on the building's stack location.

In order to satisfy the requirements of the "E" designation, natural gas will be utilized at the site for hot water and HVAC systems.

Description of Selected Remedy for Noise

The elements of the remedial action selected for Noise for the 829 Father Capodanno Boulevard 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. 28 dBA for all facades.

The following windows will be installed:

Façade Floor Range	**OITC Rating**	**OITC Certification**	**Manufacturer and Model**	**Glazing**
All Facades Windows Floors 1-5 School	30 (28 required)	See ASTM E-90 acoustical report for the exact window and glazing in Appendix I	Aluminum-Framed Storefront, Kawneer, Trifab 451UT Framing System	1" IG (1/4" laminated, 1/2" air space, 1/4" laminated)
Balcony doors East, West and South Facades Floors 3 and 5	28 (28 required)	See ASTM E-90 acoustical report in Appendix I	AA250 by Kawneer	1" IG (1/4" tempered, 1/2" air space, 1/4" tempered)

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. Combination of Dedicated Fresh Air/ HVAC System. Installing seven gas fired furnaces located at cellar ceiling with condensing units on 3rd floor's terrace, manufactured by GOODMAN, model #GMVM97 to provide fresh air to the cellar from 1st floor rear wall. Installing three gas fired furnaces located at 1st floor with condensing units on the roof of the bulkhead, manufactured by GOODMAN, model #GMVM97 to provide fresh air from rear wall. Installing four gas fired furnaces located at 2nd floor's ceiling with condensing units on the roof of the bulkhead, manufactured by GOODMAN, model #GMVM97 to provide fresh air from rear wall. Installing one gas fired furnace, located at 3rd floor's ceiling with condensing units on the roof of the bulkhead, manufactured by GOODMAN, model #GMVM97 to provide fresh air from rear wall. Installing two gas fired roof top units, located on main roof, manufactured by DAIKIN, model #MPSH04C to provide fresh air to all classrooms and corridor on 4th floor. Installing one gas fired roof top units, located on main roof, manufactured by DAIKIN, model #MPSH03C to provide fresh air to all classrooms and corridor on 5th floor.
2. Compliance with Mechanical Code: Providing outside air to classroom spaces and common areas such as

lobbies and corridors in accordance with the 2014 NYC Mechanical Code.

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.

10/22/18

Date

Samantha Catalanotto
Project Manager

10/22/18

Date

Zach Schreiber, PhD
Assistant Director

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