



OFFICE OF ENVIRONMENTAL REMEDIATION

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

Mark P. McIntyre, Esq.
Director

Tel: (212) 788-8841

NOTICE TO PROCEED
DOB Job Number NB 420667264

February 16, 2021

Re: 19-15 Cornaga Avenue; 19-19 Cornaga Avenue; 19-09 – 19-13 Cornaga Avenue
Queens Block 15564, Lots 42, 40
Hazardous Materials and Noise “E” Designation
E-415: Downtown Far Rockaway Redevelopment Project - CEQR 16DME010Q - 9/7/2017
OER Project Number 20EH-N150Q / 20CVCP048Q

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 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 §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,

Shaminder Chawla
Deputy Director

cc: Bennett Baumer, Brisa Builders - BennettBaumer@brisabuilders.com
Ericka Keller, BRISA CORNAGA ASSOCIATES LLC - ERICKAKELLER@BRISABUILDERS.COM
Chris Hirschmann, Hillmann Consulting, LLC - chirschmann@hillmannngroup.com
Ryan Powell, Hillmann Consulting, LLC - rpowell@hillmannngroup.com
Paul Castrucci, Paul Castrucci, Architect - paul@castrucciarchitect.com
Mark McIntyre, Zach Schreiber, Maurizio Bertini, Sarah Pong
Samantha Catalanotto, PMA-OER



OFFICE OF ENVIRONMENTAL REMEDIATION

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

Mark P. McIntyre, Esq.
Director

Tel: (212) 788-8841

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

February 16, 2021

Re: 19-15 Cornaga Avenue; 19-19 Cornaga Avenue; 19-09 – 19-13 Cornaga Avenue
Queens Block 15564, Lots 42, 40
Hazardous Materials and Noise “E” Designation
E-415: Downtown Far Rockaway Redevelopment Project - CEQR 16DME010Q - 9/7/2017
OER Project Number 20EH-N150Q / 20CVCP048Q

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated June 2020 with Stipulation Letter dated December 21, 2020 and the Remedial Action Plan for Noise dated December 2020 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 June 12, 2020. There were no public comments. NYSDEC and NYCDOHMH were briefed on April 2, 2020.

Project Description

The proposed future use of the Site will consist of a 9-story residential building with affordable housing. The development project is proposed to construct a 92 unit building with 60 units of supportive housing and 32 units of family housing over approximately 60,200 SF with a community facility. The building is slated to rise eight-stories and contain 70 studios, 11 one-bedroom and 10 two bedroom apartments. A basement will be excavated to 10 feet below ground surface (bgs) and a rear recreation area present behind the building. Excavation is not anticipated to occur below the water table. The current zoning designation is R6/C2-4. The proposed use will be consistent with existing zoning for the property.

Statement of Purpose and Basis

This document presents the remedial action for the NYC Voluntary Cleanup Program and E-Designation Program project known as “19-15 CORNAGA AVENUE” 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 19-15 CORNAGA AVENUE 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.
7. The footprint of the partial basement will be excavated to a depth of 10 feet below grade and the slab on grade area excavated to 2 feet for development purposes. Landscaped areas of the site will be excavated to 2 feet bgs.
8. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID.
9. 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.
10. If encountered, removal of all USTs during soil/fill removal actions. Registration of tanks and reporting of any petroleum spills associated with USTs and appropriate closure of these petroleum spills in compliance with applicable local, State and Federal laws and regulations.
11. 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.
12. Collection and analysis of eight (8) end-point soil samples to determine the performance of the remedy with respect to attainment of SCOs.
13. Demarcation of residual soil/fill in landscaped areas.
14. Construction of an engineered composite cover consisting of a 12-inch thick concrete building slab with a 6-inch clean granular sub-base beneath all building areas, 4-inch poured concrete on a 6-inch sub-base in sidewalk areas, and two feet of clean soil in all open space and landscaped areas.
15. Installation of a vapor barrier system consisting of a vapor barrier beneath the building slab and up the subgrade perimeter foundation sidewalls to mitigate soil vapor migration into the building. The vapor barrier system will consist of a 20-mil Stego® Wrap vapor barrier or OER-approved equivalent installed below the slab throughout the full building area, covering the footings, and running up the subgrade foundation sidewalls meeting at surface 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.
16. Installation of an active sub-slab depressurization system (SSDS) consisting of a network of horizontal pipe set in the middle of a gas permeable layer immediately beneath the building slab and vapor barrier system. The horizontal piping will consist of fabric wrapped, perforated schedule 40 4-inch PVC pipe connected to a 4-inch PVC riser pipe that penetrates the slab and travels through the building to the roof. The gas permeable layer will consist of a 6-inch thick layer of 2-inch trap rock stone or bluestone. The pipe will be finished at the roof line with a 6-inch goose neck pipe to prevent rain infiltration. The active SSDS will be hardwired and will include a Corrosive Backward Inclined (CBI) Series blower installed on the roof line and a pressure gauge and alarm located in an accessible area in the basement. The active SSDS is an Engineering Control for the remedial action. The remedial engineer will certify in the RAR that the active SSDS 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.
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.
22. Placement of a deed restriction to record the ECs/ICs on the deed to ensure that future owners of the Site continue to comply with the SMP, as required.

Description of Selected Remedy for Noise

The elements of the remedial action selected for Noise for the 19-15 CORNAGA AVENUE site are as follows:

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

1. 33 dBA for all façades;
2. 28 dBA in the commercial space based on an allowed reduction of 5 dBA from the attenuation requirement outlined in the E-Designation. It is understood that this reduction may prevent the project from obtaining a Final Notice of Satisfaction for the Noise E as this site is not protective for all allowable uses (see Section 1.2).

The following windows will be installed:

Façade Floor Range	OITC Rating	OITC Certification	Manufacturer and Model	Glazing
All Facades 1 st Floor Commercial	31 (required 28)	Full assembly rating based on glass only OITC 28 manufacturer data in Appendix C. Full assembly ASTM E90 test report to be provided to OER prior to purchase and installation	Glass manufactured by Pella, Impervia Direct Set Window	1" IG (7/16" laminated exterior, 3/8" air space, 3/16 inch interior)
Northern and Southern Façades Floors 2-9 Residential	35 (required 33)	See ASTM E-90 acoustical report in Appendix C, data file no. F6721.01C	Thermo uPVC. Tilt & Turn window manufactured by Zola Windows	1-27/32" IG (1/4" annealed exterior, 9/16" air space, 5/32" annealed center 9/16" air space, 5/16" laminated interior)

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. **PTAC Units:** Installing Standard RSNU PTAC units manufactured by ICE_AIR LLC in all residential units from 2nd to 9th floors, the PTAC units to be installed are heating and cooling individual units of dimension of 42 inches wide and 16 inches height. Fresh air will be provided to all bedrooms and living

rooms by the PTAC units. Floor plans showing the locations of PTAC units are included in Appendix E. Manufacturer specifications showing the fresh air intake for the PTAC units are included as Appendix E. Ventilation air will be provided at a rate equal to the dwelling unit's exhaust airflow for a balanced system which will provide the residential units with hot and cooling. The units will be connected to hot water piping risers served by boilers that will enable the PTAC units to provide heating. PTAC units will be provided with Ice Air's ThermalGuard wall sleeve, eliminating heat transfer through the wall sleeve casing. PTAC units will be provided with Ice Air's XstreamAir™ outside air module to deliver filtered, tempered fresh air for a balanced ventilation system. PTAC units will be provided with Ice Air's SoundShield™, effective for certified NYC Noise E-Designation. Units model split systems with condensing systems manufactured by Air Exchange on the roof. Façade mounted louvers will be located on the north and south facades. In all cases, the rate of outside air (cfm) delivered to each habitable space (bedrooms and living spaces) will meet or exceed that specified in the 2014 New York City Mechanical Code table 2014. These rates will be the greater of 0.35 air changes per hour or 15 cfm per person, representing the outdoor ventilation otherwise provided by the operable windows. A letter from the engineer who designed the dedicated fresh air/ HVAC system describing 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 F.

2. **Compliance with Mechanical Code:** Providing outside air to commercial spaces and common areas such as lobbies and corridors in accordance with the 2014 NYC Mechanical Code.

The remedies for Hazardous Materials and 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.

<p>2/16/2021</p> <hr/> <p>Date</p>	 <hr/> <p>Samantha Catalanotto Project Manager</p>
<p>2/16/2021</p> <hr/> <p>Date</p>	 <hr/> <p>Maurizio Bertini, Ph.D. Assistant Director –Noise</p>
<p>2/16/2021</p> <hr/> <p>Date</p>	 <hr/> <p>Shaminder Chawla Deputy Director – Hazardous Materials</p>

cc: Bennett Baumer, Brisa Builders - BennettBaumer@brisabuilders.com
 Ericka Keller, BRISA CORNAGA ASSOCIATES LLC - ERICKAKELLER@BRISABUILDERS.COM
 Chris Hirschmann, Hillmann Consulting, LLC - chirschmann@hillmanngroup.com
 Ryan Powell, Hillmann Consulting, LLC - rpowell@hillmanngroup.com
 Paul Castrucci, Paul Castrucci, Architect - paul@castrucciarchitect.com
 Mark McIntyre, Zach Schreiber, Sarah Pong
 Samantha Catalanotto, PMA-OER