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

February 24, 2015

Re: **1926 Longfellow Avenue**
Bronx Block 3016, Lot 38
Hazardous Materials, Air Quality, and Noise "E" Designation
E-277: October 5, 2011 Crotona Parkeast / West Farms Rezoning - CEQR 10DCP017X
OER Project Number 14EHAN171X / VCP Number 14CVCP229X

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated March 2014 with Stipulation Letter dated January 2015 and the Remedial Action Plan for Air Quality and Noise dated February 2015 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 April 21, 2014. There were no public comments.

Project Description
The proposed future use of the Site will consist of a2 8-story residential and commercial building with a cellar. The cellar will contain bicycle storage, laundry, general storage and mechanical rooms. The ground floor will consist of a residential lobby and commercial space. Remaining floors two through eight will consist of affordable housing residential space. The cellar slab will be at a depth of 12 feet below grade. The maximum depth of excavation for the footings is anticipated to be 14 feet below grade. The building will occupy the entire footprint of the lot, with no setbacks.

Statement of Purpose and Basis
This document presents the remedial action for the NYC Voluntary Cleanup Program and E-Designation Program project known as "1926 Longfellow 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 Hazmat
The remedial action selected for the 1926 Longfellow Avenue site is protective of public health and the environment. The elements of the selected remedy are as follows:

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 a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
3. Establishment of Site Specific (Track 4) Soil Cleanup Objectives (SCOs).
4. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas.
5. Excavation and removal of soil/fill exceeding Track 4 Site Specific SCOs. Entire property will be excavated to a depth of approximately 12 to 14 feet below grade for development purposes.

6. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID. Appropriate segregation of excavated media on-Site.
7. Removal of underground storage tanks (if encountered) and closure of petroleum spills (if evidence of a spill/leak is encountered during Site excavation) in compliance with applicable local, State and Federal laws and regulations.
8. Transportation and off-Site disposal of all soil/fill material at 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 onsite.
9. Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs.
10. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations.
11. Installation of a vapor barrier system beneath the building slab and outside foundation sidewalls below grade.
12. Collection of one soil vapor sample after soil excavation to evaluate the need for a SSDS;
13. Installation and operation of an Sub-Slab Depressurization System (SSDS) under the vapor barrier system of occupied building areas if needed;
14. Construction and maintenance of an engineered composite cover consisting of a 4-inch concrete building slab to prevent human exposure to residual soil/fill remaining under the Site.
15. Performance of all activities required for the remedial action, including permitting requirements and 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 Remedial Action Report (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 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 Air Quality

The elements of the remedial action selected for Air Quality for the 1926 Longfellow Avenue site are as follows:

In order to satisfy the requirements of the E-designation, natural gas will be utilized at the site using AERCO Benchmark boilers. This will include two Model No. BMK750 boilers for domestic water. Heating and cooling for the residential spaces will be provided via Mitsubishi Electric CITY MULTI VRF zoning system. The Y-Series system consists of PUHY outdoor units and multiple wall-mounted PKFY indoor units and direct digital controls. Indoor unit models are PKFY-P08NHMU-E2 and PKFY-P12NHMU-E2. Outdoor unit models are PUHY-P120TJMU-A, PUHY-HP144TJMU-A, and PUHY-HP168TJMU-A. Heating and cooling for the common hallways will be provided by one Trane Model 4YCC3060A3096 gas-fired/electric rooftop HVAC unit. Heating for the commercial spaces will be provided at a later date as part of the future tenant fit-out. One stack will be located on the roof of the new building. The stack will be set back 74 feet, 8 inches from the lot line facing Rodman Place. As the proposed development will utilize natural gas, this set back from the lot line satisfies the requirement of E-277 with regard to stack location.

Description of Selected Remedy for Noise

The elements of the remedial action selected for Noise for the 1926 Longfellow Avenue site are as follows:

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

1. 42 dBA in residential spaces;
2. 37 dBA in the commercial space based on an allowed reduction of 5 dBA from the attenuation requirement outlined in the E-Designation

Distance attenuation and composite masonry/wall calculations were used to calculate the attenuation requirements per location.

In order to satisfy the required window/wall attenuation, windows manufactured by Wausau, model 4250iV will be installed throughout the residential areas of the building. Wausau Model 4250i-TD will be used for the residential terrace doors. Model 6250 Superwall will be installed in the commercial areas and common areas. Acoustical laboratory testing reports for each window type are provided in Appendix H.

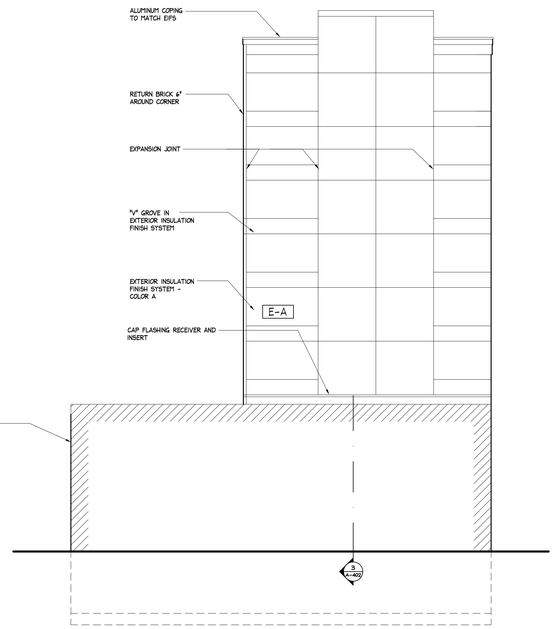
The following table and figure provide a summary of the glass type and OITC ratings for the proposed windows:

	OITC Rating	Glazing	Designation on Window Schedule
Wausau, model 4250iV Casement Window	38	1” insulated glass with secondary panel low e-coated tinted (3/8” laminated exterior, 3/8” air space, 3/16” annealed interior), 2 3/4” air space, 5/16” secondary panel	B1 / C1 / D1
Wausau Model 6250 Superwall	36	1” insulated low e-coated (1/4” annealed, 1/2” air space, ¼” annealed) secondary panel/access door, ¼” annealed with a 2 7/16” air space	H, I, J, K, L, M, N, O
Wausau Model 4250i-TD Terrace-Patio Door	30	1” insulated (1/4” exterior lite, ½” argon filled air space, ¼” interior)	G
Wausau Model 4250iV Casement Window	28	1” insulated low e-coated (1/4” annealed exterior, ½” air space, ¼” annealed interior)	A3 / C3

1 A-201 ELEVATION-LONGFELLOW AVE.
Scale: 3/32" = 1'-0"

2 A-201 ELEVATION-SOUTH SIDE
Scale: 3/32" = 1'-0"

3 A-201 ELEVATION-EAST SIDE
Scale: 3/32" = 1'-0"

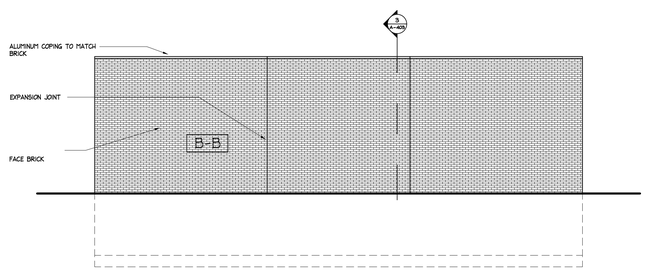


4 A-201 ELEVATION-NORTH SIDE
Scale: 3/32" = 1'-0"

FINISH SCHEDULE

B-A	FACE BRICK BY WATSONTOWN CO. MANHATTAN SERIES- PARK AVENUE TYPE 8, COLOR 'A' TBD
B-B	ACCENT BRICK BY WATSONTOWN CO. MANHATTAN SERIES- PARK AVENUE TYPE 8, COLOR 'B' TBD
ST-1	SIMULATED STONE MANUFACTURED BY CONTINENTAL CAST STONE COLOR: ST. THOMAS TAN
E-A	EIFS - COLOR A
E-B	EIFS - COLOR B

COLOR	OITC RATING	DESCRIPTION	GLAZING
	OITC RATING 38	RESIDENTIAL CASEMENT/FIXED WINDOW ASSEMBLY - WAUSAU SERIES 4250IV	1" insulated glass with secondary panel low e-coated tinted (3/8" laminated exterior, 3/8" air space, 3/16" annealed interior), 2 3/4" air space, 5/16" secondary panel
	OITC RATING 36	WINDOWS STORE FRONT WAUSAU MODEL 6250 SUPERWALL	1" insulated low e-coated (1/4" annealed, 1/2" air space, ¼" annealed) secondary panel/access door, ½" annealed with a 2 7/16" air space
	OITC RATING 30	RESIDENTIAL TERRACE - FIXED WINDOW/ OPERABLE DOOR ASSEMBLY - WAUSAU SERIES 4250I-TD	1" insulated low e-coated (1/4" tempered, 1/2" air space argon filled, ¼" tempered) operable door, ½" tempered with a 2 7/16" air space
	OITC RATING 28	RESIDENTIAL CASEMENT/FIXED WINDOW ASSEMBLY - WAUSAU SERIES 4250IV	1" insulated low e-coated (1/4" annealed exterior, ½" air space, ½" annealed interior)



5 A-201 ELEVATION-EAST SIDE
Scale: 3/32" = 1'-0"

REV.	DATE	DESCRIPTION
	1/28/15	ISSUED TO OER
	1/20/15	ISSUED TO OER
	10/3/14	ISSUED TO OER
	4/15/14	ISSUED TO DOB
	10/07/13	REVISED PER HPD COMMENTS
	04/19/13	REVISED PER HPD COMMENTS
	12/6/12	ISSUED TO DOB
	11/1/12	ISSUED FOR PRICING
	09/24/12	REVISED PER HPD COMMENTS
	02/10/12	ISSUED FOR PRICING
	12/05/11	REVISED PER HPD COMMENTS
	05/12/11	ISSUED TO HPD

REVISIONS:

NEWMAN DESIGN
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NDG ARCHITECT, P.C.
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PROJECT:

1926 LONGFELLOW AVE

BRONX, NEW YORK

TITLE:

BUILDING 2 ELEVATIONS

STAMP:

REGISTERED ARCHITECT MITCHELL D. NEWMAN 18609 STATE OF NEW YORK

DATE: 09/24/12
JOB #: 09-51
DRAWN BY: KS
SCALE: AS NOTED

DRAWING NO:

A-201.00

FILE No. :

SHEET:

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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. **Trickle Vents:** Installing Trimvent 4000 trickle vents manufactured by Titon in all residential units. Fresh air will be provided to all bedrooms and living rooms by the trickle vents (a minimum of at least one trickle vent per living room or bedroom).
2. **Compliance with Mechanical Code:** Providing outside air to commercial spaces and common areas such as lobbies and corridors in accordance with the NYC Mechanical Code.

The remedies for Hazardous Materials, Air Quality, and Noise described above conform to the promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration OER guidance, as appropriate.

02-24-2015

Date

Shana Holberton
Project Manager

02-24-2015

Date

Shaminder Chawla
Deputy Director

02-24-2015

Date

Maurizio Bertini
Assistant Director

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