OFFICE OF ENVIRONMENTAL REMEDIATION
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DECISION DOCUMENT
NYC VCP and E-Designation
Remedial Action Work Plan Approval

December 3, 2015

Re: 200 East 135th Street: 198 East 135th Street
Bronx Block 2319, Lot 60 (previously part of Lot 55)
Hazardous Materials, Air Quality and Noise "E" Designation
E-143: 3/9/2005 Port Morris/Bruckner Boulevard Rezoning – CEQR 05 DCP 005X
OER Project Number 13EHAN270X / VCP Number 16CVCP013X

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated September 2015 with Stipulation Letter dated November 6, 2015 and the Remedial Action Plan for Air Quality and Noise dated December 2015 for the above-referenced project.

These Plans were submitted to OER under the NYC Voluntary Cleanup Program (VCP) and E-Designation Program.

The RAWP was released for public comment for 30 days as required by program rule. That comment period ended on October 30, 2015. There were no public comments. The Site is preparing to enroll into the VCP.

Project Description

The Site is located at 200 East 135th Street in the Port Morris neighborhood of Bronx, New York and is identified as Block 2319 and Lot 60 (previously part of Lot 55) on the New York City Tax Map. The Site is 48,976-square feet in area and consists of a vacant lot; the ground surface consists of gravel.

The proposed future use of the Site will consist of a 25-story mixed-use commercial and residential use building. The proposed building will occupy 75% of the lot and will have a basement that will occupy 10,248-square feet of the building footprint (25% of the entire lot); the basement will be used for residential amenity, laundry, superintendent's office and building mechanics. The first floor will be used for parking, commercial space, and a residential lobby. The second floor will also be used for parking. Floors 3-25 will consist of residential units. The remainder of the Site will be reserved for the open air parking on the 1st and 2nd floors. Excavation is anticipated to extend to 10 feet below grade surface (bgs) for construction of the basement level; this depth will extend below the water table, which is approximately 8-12 feet bgs. Approximately 7,072 tons of soil will be excavated and removed from this Site. The current zoning designation is M1-3/R8/MX-1. The proposed use is 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 "200 East 135th Street" 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 200 East 135th Street 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 (CPP);
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. Completion of a Waste Characterization Study prior to excavation activities. Waste characterization soil samples will be collected at a frequency dictated by disposal facility. A Waste Characterization Report documenting sample procedures, location, analytical results shall be submitted to NYCOER prior to start of remedial action;
5. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas;
6. Excavation and removal of soil/fill exceeding Track 4 Site-Specific SCOs. For development purposes, the area of the proposed cellar level (25% of the Site) will be excavated approximately 10 feet and the remainder of building footprint will be excavated 2 feet. The rest of the Site will be excavated 2 feet and will be capped with asphalt to provide open air parking spaces. An estimated 7,072 tons of soil will be removed;
7. 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 onsite;
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. Removal of underground storage tanks (USTs) that are encountered during soil/fill removal actions. Registration of tanks and reporting of any petroleum spills associated with UST's 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/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 onsite;
11. Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
12. Collection and analysis of a groundwater sample from MW-1 to confirm results from the remedial investigation;
13. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations;
14. Construction of an engineered composite cover consisting of 6 inch thick concrete slab across the footprint of the new building and 6-inch thick asphalt cap in the rear yard area;
15. Installation of a vapor barrier/waterproofing system beneath the concrete building slab and outside of sub-grade foundation sidewalls to mitigate soil vapor migration into the building. The vapor barrier system will consist of 46-mil Grace Preprufe 300R waterproofing membrane beneath the slab and will be extended up to grade level by attaching it to the exterior sides of foundation walls using Grace 32-mil Preprufe 160R waterproofing membrane;
16. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations;
17. Performance of all activities required for the remedial action, including acquisition of required permits requirements and attainment of pretreatment requirements, in compliance with applicable laws and regulations;
18. Dewatering will be performed in full compliance with applicable laws, rules and regulations. Dewatering permit will be obtained from NYCDEP prior to construction activities.
19. Submission of a Remedial action report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, describes all Engineering and Institutional Controls to be implemented at the Site, and lists any changes from this RAWP;
20. 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; and

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.

Description of Selected Remedy for Air Quality

The elements of the remedial action selected for Air Quality for the 200 East 135th Street site are as follows:

In order to satisfy the requirements of the E-designation, natural gas will be utilized at the site for space heating and hot water. Remaining systems, including HVAC systems will be powered electrically.

Description of Selected Remedy for Noise

The elements of the remedial action selected for Noise for the 200 East 135th Street site are as follows:

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

1. 35 dBA in all residential spaces.

2. 26 dBA in the parking, commercial and residential lobby spaces on the 1st and 2nd floor based on an allowed reduction of 5 dBA from the attenuation requirement outlined in the E-designation.

The following windows will be installed:

Façade Floor Range	**OITC Rating**	**OITC Certification**	**Manufacturer and Model**	**Glazing**
Front and South Facades 1st Floor (Commercial)	35	See ASTM E-90 Acoustical Lab Test Report E4498.01F for the exact window and glazing in Appendix F	CW50 curtain wall storefront manufactured by Reynaers Aluminum Systems, LTD.	1 ¾" IGU (5/16" annealed exterior, 15/16" air space, ½" laminated interior)
Front Facade 1st Floor Main Entrance Doors	35	See ASTM E-90 Acoustical Lab Test Report E4499.01A3 for the exact window and glazing in Appendix F	CS77HID terrace door manufactured by Reynaers Aluminum Systems, LTD.	1 ¾" IGU (5/16" annealed exterior, 15/16" space, ½" laminated interior)
All Facades Floors 2-25 Residential Windows	35	See ASTM E-90 Acoustical Lab Test Report D1170.01D for the exact window and glazing in Appendix F	CS68 tilt-turn window manufactured by Reynaers Aluminum Systems, LTD.	1 ¾" IGU (1/2" laminated exterior, 7/8" space, 3/8" annealed interior)

Façade Floor Range	OITC Rating	OITC Certification	Manufacturer and Model	Glazing
All Facades Floors 2-25 Residential Balcony Doors	35	See ASTM E-90 Acoustical Lab Test Report E5940.01G for the exact window and glazing in Appendix F	CS68 terrace door manufactured by Reynaers Aluminum Systems, LTD.	1 3/8" IGU (1/4" laminated exterior, 3/4" space, 3/8" annealed interior)

The acoustical reports described above are representative of the acoustical performance of all proposed windows/doors/curtain walls.

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 Islandair PTAC units with 1-3/4" firewall manufactured by R.E. Hansen Industries, in all residential apartments. Fresh air will be provided to all bedrooms and living rooms by the PTAC units utilizing a motorized outside air-intake. Floor plans showing the locations of PTAC units are referred to in Appendix H - Alternate Means of Ventilation Plans, which simply states that the PTAC units are shown on Appendix A - Architectural Drawings.

   Manufacturer specifications showing the fresh air intake for the PTAC units are included as Appendix G. The PTAC units contain motorized fresh air dampers which supply fresh air to the interior. Test report and model information is for Islandaire Serial Number C13-07334, OITC 29, Model # EZ12A2LTG1S14AB.

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 common corridors and lobbies will be served by a combination of packaged roof-top and split packaged outdoor air supply units. The units provide the means for 100% outside air ventilation to be delivered to the spaces via vertical risers and ductwork distribution according with NYC mechanical ventilation requirements. Allocations for future commercial space ventilations requirements will be provided through the installation of outdoor louvers at the exterior walls above the ground floor storefronts. The future tenants shall connect to the louvers with insulated ductwork from their respective air handling units to distributed conditioned air throughout the premises.

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.

December 3, 2015
Date

Sarah Pong
Project Manager

December 3, 2015
Date

Shaminder Chawla
Deputy Director – VCP

December 3, 2015
Date

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