



OFFICE OF ENVIRONMENTAL REMEDIATION

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DECISION DOCUMENT

NYC VCP and E-Designation Remedial Action Work Plan Approval

September 22, 2016

Re: **284 West 127 Street**
Manhattan, Block 1932, Lot 160
Hazardous Materials “E” Designation
E-204: 5/14/2008 - Unity Funeral Chapel Rezoning – CEQR: 07DME009M
OER Project Number: 16EHAZ244M / VCP Number: 16CVCP086M

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated June 28, 2016 with Stipulation Letter dated September 13, 2016 for the above-referenced project.

The Plan was 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 July 31, 2016. There were no public comments.

Project Description

The proposed future use of the Site will consist of a new two-family residential building that will have four floors and cellar. The first floor and second floor will house one apartment with the third floor and fourth floor housing a second apartment. The cellar will be used as accessory space to house extra storage space for each apartment and meter rooms.

The new construction will occupy approximately 600 ft² of the available 750 ft² lot due to a five foot set-back along West 127th Street to accommodate zoning requirements. Based upon the Proposed Development each floor will be 601.4 ft² in size with a total of 2,405.6 ft² for residence and 601.4 ft² for accessory use (cellar). The total zoning floor area is to be 3,007 ft².

The new foundation will consist of a reinforced concrete footing approximately 4' x 2' with a 6" reinforced concrete slab and 1' thick reinforced concrete foundation walls. The base elevation of the cellar is anticipated to be 22' above mean sea level (9' below grade).

The current zoning designation is R7-2 with a C2-4 commercial overlay. 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 project known as “284 West 127 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 284 West 127 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.
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.
6. Excavation and removal of soil/fill exceeding Unrestricted Use (Track 1) SCOs. The entire footprint of the building area (about 80% of the property) will be excavated to a depth of approximately 10 feet below grade for development purposes. A small portion of property will be excavated to the depth of 11 feet below grade for foundation footings. Setback area will be excavated to two feet depths. Approximately 285 cubic yards of soil/fill will be removed from the Site and properly disposed at an appropriately licensed or permitted facility.
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 on-Site.
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 two (2) end-point samples to determine the performance of the remedy with respect to attainment of Track 1 SCOs.
11. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations.
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. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
14. Submission of a Remedial Action Report (RAR) that describes the remedial activities, 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:

15. As part of development, construction of an engineered composite cover consisting of a reinforced concrete footing approximately 4' x 2' with a 6" reinforced concrete slab and 1' thick reinforced concrete foundation walls.
16. 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 Raven Industries' Vaporblock Plus VBP 20-mil vapor barrier laid below the slab, footings and outside all sub-grade foundation sidewalls. All welds, seams and penetrations will be properly sealed to prevent preferential pathways for vapor migration.
17. If Track 1 Unrestricted Use SCOs are not achieved, the property will continue to maintain E-Designation for Hazardous Materials.

The remedy for Hazardous Materials 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.

September 22, 2016



Date

William Wong
Project Manager

September 22, 2016



Date

Shaminder Chawla
Deputy Director

September 22, 2016



Date

Maurizio Bertini, Ph. D
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