



OFFICE OF ENVIRONMENTAL REMEDIATION

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

Daniel Walsh, Ph.D.

Director

Tel: (212) 788-8841

Fax: (212) 788-2941

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

March 10, 2015

Re: Crotona Plaza Building B – 1825 Boston Road, Bronx, NY 10460
Bronx Block 2984, Lot 46
Hazardous Materials, Air Quality, and Noise “E” Designation
E-243: June 9, 2010 1825 Boston Road Zoning Map Amendment - CEQR # 08 DCP 054X
Restrictive Declaration Recorded on 05/10/2010 (CRFN No.: 2010000155241)
OER Project # 15RHAN071X / NYC VCP Site # 15CVCP064X / DEPTECH # 09DEPTECH236X

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated January 2015 with Stipulation Letter dated February 16, 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 March 3, 2015. There were no public comments.

Project Description

The proposed development consists of one building identified as “Building B”. The redevelopment plan for Building B includes the development of an eight (8)-story low-income residential and commercial use building. All residential units will be affordable housing. Parking, utility rooms, and commercial space are proposed for the first floor and residential apartments are proposed for the second through eighth floors, ranging from zero (0) bedrooms to three (3) bedrooms. When the development is complete, the site will offer the following:

- 108 residential apartments (approximately 119,017 square feet)
- 7,155 square feet of commercial/retail space on the first floor
- 27 at-grade parking spaces (approximately 8,165 square feet)

The anticipated excavation depth for the building is four (4) feet below surface grade (bsg) across the site, and excavation depths for the elevator pit and foundation components range from six (6) to eight (8) feet bsg.

Statement of Purpose and Basis

This document presents the remedial action for the NYC Voluntary Cleanup Program and E-Designation/Restrictive Declaration Program project known as “Crotona Plaza Building B” 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 Crotona Plaza Building B 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 Plan (CAMP) for particulates and VOCs;
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. Completion of a Waste Characterization Investigation prior to excavation activities. Waste characterization soil samples will be collected at a frequency dictated by the selected disposal facility(s) acceptance criteria.
6. Excavation and removal of soil/fill exceeding SCOs. For development purposes, average excavation depth is anticipated to be four (4) feet bsg and excavation depths for foundation components and the elevator pit will range from six (6) to eight (8) feet bsg. Approximately, 5,500 tons of soil will be excavated and removed from this development;
7. Excavation and removal of a Hazardous Lead hotspot area within the vicinity of soil boring SB02 to the approximate depth of seven (7) feet below grade. Post-excavation soil sampling will be conducted to determine the removal of all hazardous material;
8. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a photoionization detector (PID) and appropriate segregation of excavated media on-site;
9. Management of excavated materials including temporarily stockpiling and segregating in accordance with defined material types to prevent co-mingling of contaminated material and non-contaminated materials.
10. Removal of USTs (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;
11. 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 with 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 soil and soil vapor end point samples to determine the performance of the remedy with respect to attainment of SCOs;
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. Demarcation of residual soil/fill in the landscaped areas;
15. Installation of a vapor barrier below the concrete slab underneath the building. The vapor barrier will consist of Raven Industries' VaporBlock 20 Plus, which is a seven-layer co-extruded barrier made from polyethylene and EVOH resins;
16. Construction and maintenance of an engineered composite cover consisting of a ten(10)-inch structural concrete building slab to prevent human exposure to residual soil/fill remaining under the Site;
17. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations. Since groundwater ranges in depth between 13 and 17 feet bsg, dewatering is not anticipated;
18. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations;
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, lists any changes from this RAWP, and describes all ECs and ICs to be implemented at the Site;

20. Submission of an approved SMP in the RAR for long-term management of residual contamination, including plans for maintenance and inspection of ECs and ICs and reporting at a specified frequency; and,
21. The property will continue to be registered with a Restrictive Declaration at the NYC DOB. ECs and ICs in this RAWP will be established, with a requirement that management of these controls must be in compliance with an approved SMP. ICs 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 Crotona Plaza Building B site are as follows:

In order to satisfy the Air Quality requirements of the E-designation, natural gas will be utilized at the site for HVAC systems. Remaining systems, including space heating and/or hot water, will be powered electrically. Six (6) boilers, Model NTH 750 manufactured by LAARS Heating Systems Company, will be installed in the boiler room on the 7th floor.

Description of Selected Remedy for Noise

The elements of the remedial action selected for Noise for the Crotona Plaza Building B site are as follows:

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

1. 30 dBA for all facades;
2. 28 dBA in the commercial space 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
All Facades: 1 st Floor (Commercial)	31	ASTM E-90 acoustical report for the exact window and glazing	Kawneer Trifab VG 451T Front, Store Front System	The glass is comprised of two sheets of glass separated by an air gap. The first sheet is two 0.128” thick pieces of glass with a 0.030” thick laminating sheet in between. The second sheet is two 0.130” thick pieces of glass with a 0.030” thick laminating sheet in between. The air gap in between the two sheets is 0.526”.

Façade Floor Range	OITC Rating	OITC Certification	Manufacturer and Model	Glazing
All Façades: Floors 2-8 (less than 100' above street level) Residential	30	ASTM E-90 acoustical report for the exact window and glazing	Double Hung window manufactured by Window Tech Systems Inc. - Model 7000	1/4" laminated exterior – 3/8" air space – 3/16" annealed interior
All Façades: Floors 1-8 Hallway Windows (outside of commercial and residential)	26	ASTM E-90 acoustical report for the exact window and glazing	Fixed windows manufactured by Window Tech Systems Inc. - Model 7500	3/16" annealed interior – 5/8" air space – 1/8" annealed exterior

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® SM aluminum slot ventilator trickle vents manufactured by Titon Inc. in residential space. Fresh air will be provided to all bedrooms and living rooms by the trickle vents. Central heating and through wall A/C sleeves will be provided for heating and cooling of the residential spaces.
2. **Central System:** Installing Model 48XL-A manufactured by Carrier on the roof. The recreational spaces of the building will consist of ducted outdoor air from the Carrier Model 48XL-A unit. The air conditioning units provide fresh air through dedicated outdoor air duct and damper. The air conditioning units will be natural gas fired rooftop units.
3. **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.

03-10-2015



Date

Shana Holberton
Project Manager

03-10-2015



Date

Shaminder Chawla
Deputy Director

03-10-2015



Date

Maurizio Bertini
Assistant Director

cc: Jovana Villanueva, Joy Construction Corp. – jovana@joycon1st.com
 Doug Harm, Brinkerhoff Environmental Services, Inc. – dharm@brinkenv.com
 Sean Harrison, Brinkerhoff Environmental Services, Inc. – sharrison@brinkenv.com
 Ariel Aufgang, R.A., Aufgang Architects LLC – ariel@aufgang.com
 Daniel Walsh, Shaminder Chawla, Zach Schreiber, Maurizio Bertini, Hannah Moore
 Shana Holberton, PMA-OER