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

February 24, 2015

Re: **1939 West Farms Road**
Bronx Block 3016, Lot 50
Hazardous Materials, Air Quality, and Noise "E" Designation
E-277: October 5, 2011 Crotona Parkeast / West Farms Rezoning - CEQR 10DCP017X
OER Project Number 14EHAN170X / VCP Number 14CVCP226X

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 a 14-story residential and commercial building with a cellar. The ground floor will consist of a residential lobby and commercial space. Remaining floors two through fourteen 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, will be to 14 feet below grade. The cellar will contain a parking garage. 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 "1939 West Farms Road" 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 1939 West Farms Road 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 implementation of a Citizen Participation Plan.
2. Perform a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
3. Establish 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. The 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 20-mil vapor barrier system beneath the building slab and outside foundation sidewalls below grade.
12. Construction and maintenance of an engineered composite cover consisting of a 4 to 6-inch concrete building slab to prevent human exposure to residual soil/fill remaining under the Site.
13. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations.
14. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
15. Operation of a DOB-compliant ventilated parking garage.
16. 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.
17. 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.
18. 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 1939 West Farms Road 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. BMK1500 boilers for domestic water and one Model No. BMK1000 boiler for the commercial space. 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, PKFY-P12NHMU-E2, and PKFY-P24NHMU-E2. Outdoor unit models are PUHY-P120TJMU-A, PUHY-HP144TJMU-A, PUHY-HP168TJMU-A and PUHY-P192TSJMU-A. Heating and cooling for the common hallways will be provided by two Trane Model YHC06E3 gas-fired/electric rooftop HVAC units. Heating and cooling for the lounge will be provided by one rooftop gas-fired/electric HVAC unit (Trane Model YHC060E3). 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 151 feet, 2 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 1939 West Farms Road 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:

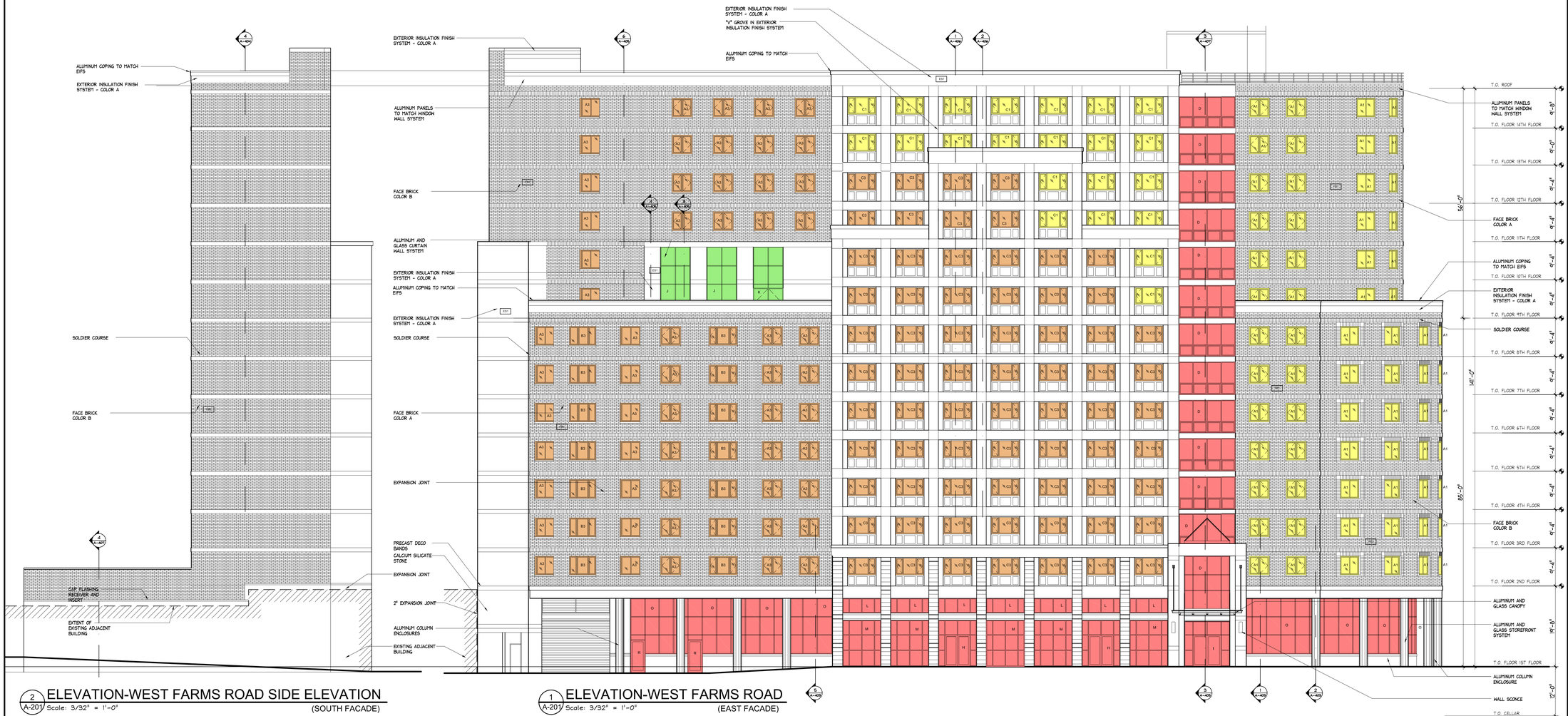
1. 42 dBA in residential spaces;
2. 37 dBA in the commercial space based on an allowed reduction of 5 dBA from the attenuation requirement outlined in the E-Designation

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. Model 6250 Superwall will be installed in the commercial areas and some of the common areas.

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

	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	A1 / B1 / C1
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	D, H, I, L, M, N, O, Q, R
Wausau Visuline Casement Window	33	1" insulated low e-coated tinted (3/8" annealed exterior, 7/16" air space, 3/16" annealed interior)	A2
Wausau Model 6250 Superwall	29	1"insulated low e-coated (1/4" annealed, ½"air space argon filled, ¼"annealed secondary panel / access door ¼"annealed with a 2 7/16"air space	J, K
Wausau Model 4250iV Casement Window	28	1" insulated low e-coated (1/4" annealed exterior, ½" air space, ¼" annealed interior)	A3 / B3 / C3



2 A-201 ELEVATION-WEST FARMS ROAD SIDE ELEVATION
Scale: 3/32" = 1'-0" (SOUTH FACADE)

1 A-201 ELEVATION-WEST FARMS ROAD
Scale: 3/32" = 1'-0" (EAST FACADE)

EXTERIOR MATERIAL		COLOR	OITC RATING	DESCRIPTION	GLAZING
FB1	FACE BRICK BY WATSONTOWN CO. MANHATTAN SERIES- PARK AVENUE TYPE 8 COLOR 'A' TBD		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
FB2	ACCENT BRICK BY WATSONTOWN CO. MANHATTAN SERIES- PARK AVENUE TYPE 8 COLOR 'B' TBD		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, ¼" annealed with a 2 7/16" air space
ES1	EXTERIOR INSULATION SYSTEM (COLOR A, TBD)		OITC RATING 33	RESIDENTIAL CASEMENT/FIXED WINDOW ASSEMBLY - WAUSAU VISULINE CASEMENT WINDOW	1" insulated low e-coated tinted (3/8" annealed exterior, 7/16" air space, 3/16" annealed interior)
ES2	EXTERIOR INSULATION SYSTEM (COLOR B, TBD)		OITC RATING 29	WINDOWS STORE FRONT WAUSAU MODEL 6250 SUPERWALL	1" insulated low e-coated (1/4" annealed, 1/2" air space argon filled, ¼" annealed) secondary panel/access door, ¼" annealed 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, ¼" annealed interior)

REV.	DATE	DESCRIPTION
	1/28/15	ISSUED TO OER
	1/20/15	ISSUED TO OER
	10/24/14	ISSUED TO DOB
	10/3/14	ISSUED TO OER
	8/12/14	ISSUED TO DOB
	10/7/13	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
	08/30/12	PRELIMINARY SET FOR REVIEW
	02/10/12	ISSUED FOR PRICING
	12/05/11	REVISED PER HPD COMMENTS
	05/12/11	ISSUED TO HPD

REVISIONS:

NEWMAN DESIGN
ARCHITECTURE • URBAN PLANNING
NDG ARCHITECT, P.C.
210 West Rogues Path • Cold Spring Hills, NY 11743
TEL: 212.673.3110 • TEL: 631.673.3111 • FAX: 631.673.2031
www.ndarchitects.com

PROJECT:

1939 WEST FARMS ROAD

BRONX, NEW YORK

TITLE:

PROPOSED ELEVATIONS

STAMP: REGISTERED ARCHITECT MITCHELL D. NEWMAN 16078 STATE OF NEW YORK

DATE:	11/1/12
JOB #:	09-51
DRAWN BY:	KS
SCALE:	AS NOTED

DRAWING NO: **A-201.00**

FILE No. :

SHEET: **25 OF 51**

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EXTERIOR MATERIAL		COLOR	OITC RATING	DESCRIPTION	GLAZING
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ES2	EXTERIOR INSULATION SYSTEM (COLOR B, TBD)		OITC RATING 29	WINDOWS STORE FRONT WAUSAU MODEL 6250 SUPERWALL	1" insulated low e-coated (1/4" annealed, 1/2" air space argon filled, ¼" annealed) secondary panel/access door, ¼" annealed with a 2 7/16" air space
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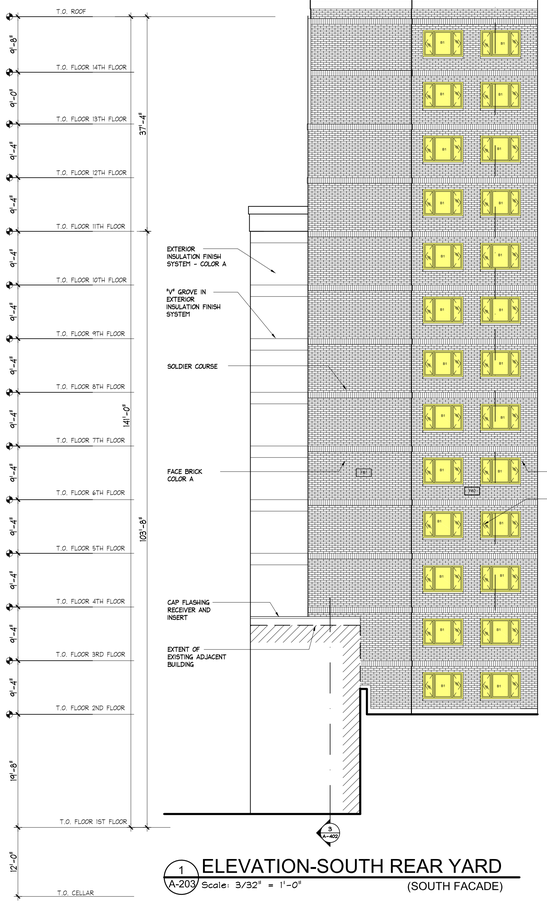
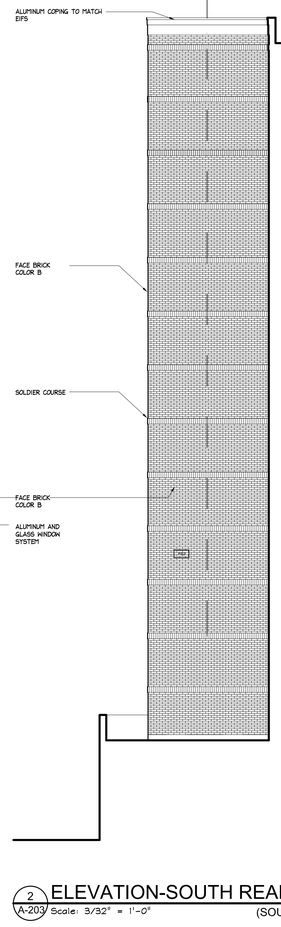


1 A-203 ELEVATION-SOUTH REAR YARD (SOUTH FACADE)
Scale: 3/32" = 1'-0"



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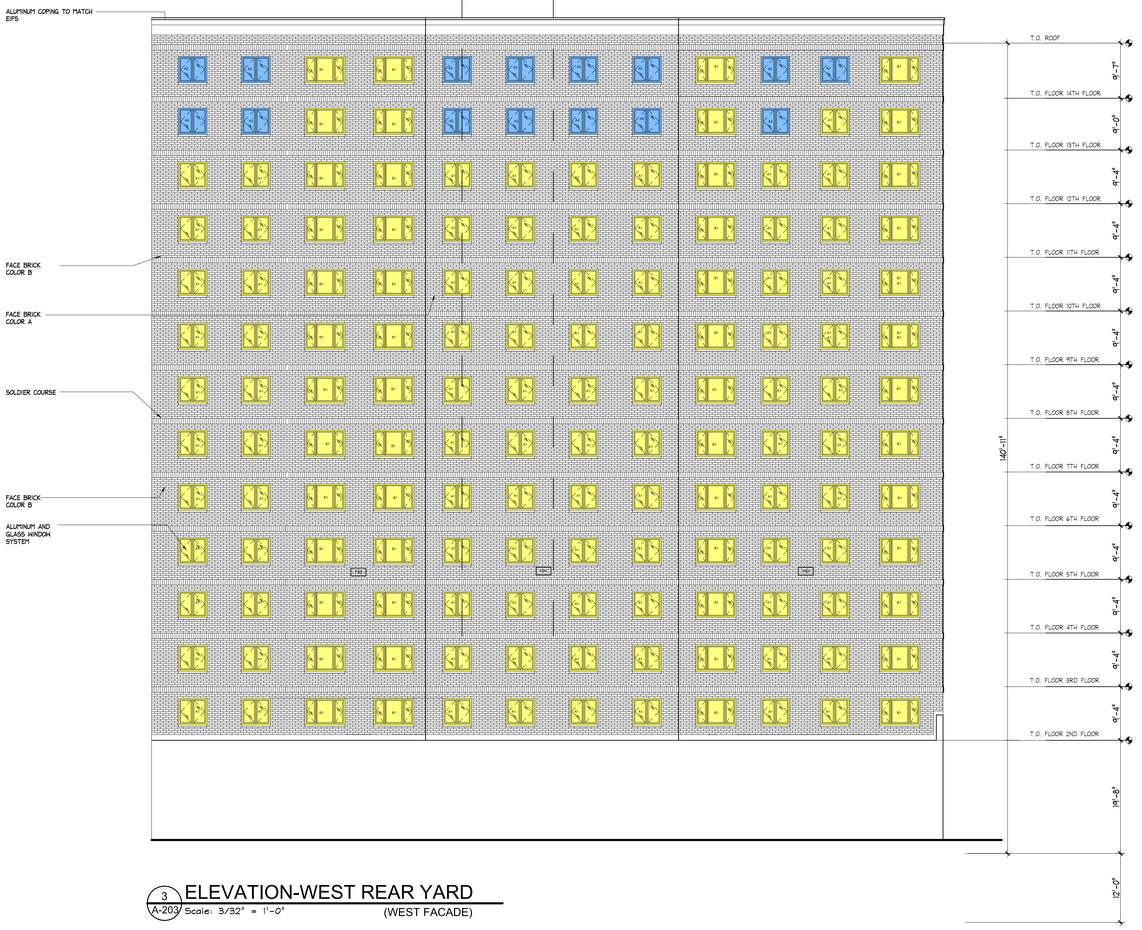
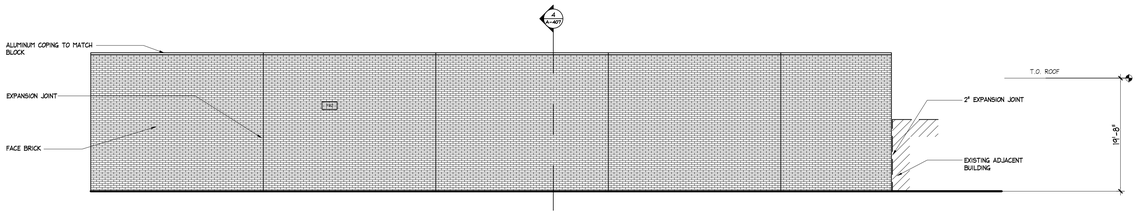
Scale: 3/32" = 1'-0"



3 A-203 ELEVATION-WEST REAR YARD (WEST FACADE)
Scale: 3/32" = 1'-0"



4 A-203 ELEVATION-WEST REAR YARD (WEST FACADE)
Scale: 3/32" = 1'-0"

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FB2	ACCENT BRICK BY WATSONTOWN CO. MANHATTAN SERIES- PARK AVENUE TYPE 8 COLOR 'B' TBD		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, ¼" annealed with a 2 7/16" air space
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REGISTERED ARCHITECT MITCHELL D. NEWMAN 18603 STATE OF NEW YORK

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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). Floor plans showing the locations of trickle vents are included in Appendix A. Manufacturer specifications for the trickle vents are included as Appendix J.
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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Daniel Walsh, Shaminder Chawla, Zach Schreiber, Maurizio Bertini, Hannah Moore
Shana Holberton, PMA-OER