



OFFICE OF ENVIRONMENTAL REMEDIATION

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

Mark P. McIntyre, Esq.
Director

Tel: (212) 788-8841

NOTICE TO PROCEED
DOB Job Number B08027412-I1

June 30, 2023

Re: 171-185 Harrison Avenue
Brooklyn Block 2266, Lot 52
Hazardous Materials "E" Designation
East Williamsburg - CEQR 09HPD019K
OER Project Number 23EHAZ151K / NYS VCP Site No. V-00350-2

Dear Brooklyn Borough Commissioner:

The New York City Office of Environmental Remediation (OER) hereby issues a Notice to Proceed for the above-referenced Department of Buildings Job Number. This correspondence is provided pursuant to OER's responsibilities as established in Subchapter 7 of Chapter 14 of Title 43 of the Rules of the City of New York and Section 11-15 of the Zoning Resolution of the City of New York. The Applicant has filed a New York State Department of Environmental Conservation (NYSDEC) 15 Day Notification of Ground Intrusive Work, Hazardous Materials summary plan, and Air Quality Remedial Action Plan that is acceptable to this Office and has prepared a Construction Health and Safety Plan for implementation on this project. OER's Decision Document that defines the remedial actions required for this project has been prepared and filed and is available on request.

At the conclusion of remedial activities required under this action, the Zoning Resolution and §43-1474 of the Rules of the City of New York requires that OER issue a Notice of Satisfaction signifying that all remedial action requirements established for this project have been satisfied prior to issuance of the Certificate of Occupancy or Temporary Certificate of Occupancy by Department of Buildings.

If you have any questions or comments, please feel free to contact William Quinones at 212-788-2773.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Bertini".

Maurizio Bertini, Ph.D.
Assistant Director

cc: Leopold Teitelbaum, United Talmudical Academy – 208b@utaw.org
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DECISION DOCUMENT

NYC VCP, E-Designation Remedial Action Work Plan Approval

June 30, 2023

Re: 171-185 Harrison Avenue
Brooklyn Block 2266, Lot 52
Hazardous Materials “E” Designation
East Williamsburg - CEQR 09HPD019K
OER Project Number 23EHAZ151K

The New York City Office of Environmental Remediation (OER) has completed its review of the New York State Department of Environmental Conservation (NYSDEC) 15 Day Notification of Ground Intrusive Work, Hazardous Materials summary plan, and the Remedial Action Plan for Air Quality dated May 2023 for the above-referenced project.

These Plans were submitted to OER under the E-Designation Program.

Project Description

The applicant is proposing to build an extension to Bais Ruchel High School (BRHS), which occupies the western-adjoint Block 2266, Lot 1. The addition will have 60 feet of frontage along Gerry Street approximately 149 feet east of the Gerry Street intersection with Harrison Avenue. The new extension will consist of a 5-story building with a full cellar and 4-story and 1-story setbacks away from Gerry Street. The new building will be connected to the existing BRHS building on Lot 1 and will include high school classrooms, a lunch room, maintenance and storage areas, and an outdoor play area on the roof of the 4-story setback. The height of the building in the 5-story portion along Gerry Street will be about 65 feet.

Statement of Purpose and Basis

This document presents the remedial action for the NYC Voluntary Cleanup Program and E-Designation Program project known as “177 Harrison Avenue” pursuant to Subchapter 7 of Chapter 14 of Title 43 of the Rules of the City of New York and the Zoning Resolution and §43-1474 of the Rules of the City of New York.

Description of Selected Remedy

The elements of the remedial action selected for the 177 Harrison Avenue site are as follows:

The Site is enrolled in the NYS Voluntary Cleanup Program (NYS VCP Site No. V-00350-2). In an effort to satisfy the Hazardous Materials “E” Designation requirements for this project, the applicant submitted all necessary documents to OER office for review.

Project related documents are available through OER portal at:

<https://a002-epic.nyc.gov/app/workspace/34270/docrepository>

Full remedy details and all project related documents are available on the NYS DEC online repository:

<https://www.dec.ny.gov/cfm/extapps/derexternal/haz/details.cfm?ProgNo=V00350>

Description of Selected Remedy for Air Quality

The remedial action selected for Air Quality for the 177 Harrison Avenue site are as follows:

In order to satisfy the requirements of the E-designation, no fuel oil or natural gas will be utilized in the new

building. Heating, cooling and ventilation are being provided via electrical air source heat pumps.

The ventilation is provided by (2) RTU and DOAS unit, manufactured by AAON. All the units are located on the roof and powered by electric. The RTU-1 model number RN-025-8-0-E60E-18A:1EDH-UNB-DQH-HGA-EDKD5Y1-00-DJE0000VB provides ventilation for the classes and offices. RTU-3 model number AAON / RN-018-8-0-E60E-16A:1ELF-UNB-DQG-HGA-EDKC5Y1-00-DJE0000VB provides ventilation for the lunch room. DOAS-1 model AAON / RQ-005-8-V-E609-11A:GEJD-U0B-QKD-HGA-EDKA5Y1-00-OJE0000VB provides ventilation for the corridors. All units will provide 100% outside air. If the specified manufacturer or model is changed, OER shall be notified.

Heating and cooling is being provided to all the spaces via an electric VRF heat pump system manufactured by Mitsubishi. The outdoor condenser unit models are as follows: PUHY-P96TNU-A, PUHY-P120TNU-A, PURY-P144TNU-A and PURY-P96TNU-A. The indoor unit models are as follows: PLFY-P05NFMU-E, PLFY-P12NFMU-E, PLFY-P18NFMU-E, PLFY-P24NEMU-ER1, PEFY-P54NMAU-E4 and PKFY-P12NLMU-E.

As the new addition will be located entirely on Lot 52, which is a minimum 149 feet east of the Lot 1 eastern lot line and will contain no exhaust stacks, the project will be in compliance with the exhaust stack set-back E-Designation requirement (i.e., a minimum of 70 feet from the eastern lot line of Lot 1).

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

06/30/2023

Date



William Quinones
Project Manager

06/30/2023

Date



Maurizio Bertini, Ph.D.
Assistant Director

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