

DEPT BLDGS 121324290 Job Number

ES3562

DEPT BLDGS Job No. 122706241

Scan Code ESHS0918820



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

NOTICE TO PROCEED

DEPT BLDGS. 122128777 Job Number
SC140401008 Scan Code

January 22, 2013

Martin Rebholz, R.A.
Manhattan Borough Commissioner
NYC Department of Buildings
280 Broadway, 3rd Floor
New York, NY 10007

Re: 513 West 30th Street "Hudson Yards Terra Firma - Tower C" - Hazardous Materials & Noise "E" Designation
E-137: Block 702, Lots 50 and P/O Lot 1, Manhattan CD 4
Hudson Yards Rezoning - CEQR # 03 DCP 031M
OER Project # 12EH-N230M

Dear Commissioner Rebholz:

The New York City Office of Environmental Remediation (OER) has reviewed Langan's May 2012 Hazardous Materials Remedial Action Plan (RAP) and site-specific Construction Health and Safety Plan (CHASP) as well as the October 2012, R.A. certified Noise RAP and December 2012 supporting documentation for the above referenced site. These documents were submitted on behalf of The Related Companies (applicant) for the Terra Firma Development project known as "Tower C". The site has been designated with a Hazardous Materials and Noise "E" designation by the NYC Department of City Planning as part of the Hudson Yards Rezoning action (CEQR # 03 DCP 031M).

Hazardous Materials - as per the attached Notice Of No Objection for SOE / Foundation work (only) issued by OER on July 25, 2012, the hazardous materials RAP was approved.

Noise - In order to meet and maintain an interior noise level of 50 dBA, the developer has committed to installing three different glass types:

- G1 - a 36% reflective out, low-e coating on No. 2 surface 1.125" Insulating Glass Units (IGU) consisting of 1/4" Starphire glass (VRE-46 #2) - 1/4" airspace - 1/4" Starphire glass with an OITC rating of 30;
- G2 - an uncoated laminated glass consisting of 1/4" clear glass - 0.030" PVB layer - 1/4" clear glass, with an OITC rating of 33;
- G3 - a neutral low-e coated insulated glass with a thickness of 1.125" IGU consisting of 1/4" clear glass (VE-2M #2) - 1/4" air space - 1/4" clear glass, with an OITC rating of 30.

Glass Type G1 will be installed in each façade of the tower from floor 6 and above. Glass Type G2 will be installed in the tower's atrium and podium. Glass Type G3 will be installed in the East and West lobby storefront, and in the commercial space along 30th Street. Because of the commercial/office use the alternate means of ventilation will be provided as per NYC Mechanical Code.

OER finds the Langan Noise RAP acceptable. OER has concluded that the applicant may proceed with site-wide construction, provided that a P.E. certified Hazardous Materials RCR and P.E./R.A. certified Noise Installation Report be submitted by the applicant to OER for review and approval at the conclusion of remedial/construction activities. No other permits (i.e., Temporary or Certificate of Occupancy) should be issued by the NYC Department of Buildings (DOB) until OER has issued a "Notice of Satisfaction" for the proposed project. Based on the size of this development, it's likely that OER will issue a Notice Of No Objection(s) for interim TCO applications (only) as construction progresses.

If you have any questions or comments, please contact me at 212.341.0964.

Sincerely,

Daniel L. Cole, P.G.
Assistant Director

cc: D. Walsh, S. Chawla, M. Bertini, PMA-OER
Ana Bertuna, Related - abertuna@related.com
Jason Hayes, Langan - jahayes@langan.com