



OFFICE OF ENVIRONMENTAL REMEDIATION

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DECISION DOCUMENT

E-Designation Remedial Action Work Plan Approval

August 27, 2024

Re: 521 Tremont Avenue
Bronx Block 3043, Lot 77; former lots 46, 72, 77, and 80
Hazardous Materials, Air Quality, Noise E Designation,
E-687: 521 East Tremont Avenue Rezoning - CEQR 22DCP123X - 3/16/2023
E-255: Third Avenue/ East Tremont Avenue Rezoning - CEQR 10DCP043X - 10/13/2010
OER Project Number 24EHAN125X / NYSDEC BCP Site No. C203161

The New York City Office of Environmental Remediation (OER) has received documents related to the New York State Brownfield Cleanup Program (NYS BCP) for the Hazardous Materials component of the project as well as the Remedial Action Plan for Air Quality and Noise dated January 2024.

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

Project Description

The applicant is proposing to build a new 14-story mixed-use building with a partial cellar. The building will include commercial space, community facility space, and administration social services on the lower floors, and residential units on the 2nd through the 14th floors.

Statement of Purpose and Basis

This document presents the remedial action for the E-Designation Program project known as “521 Tremont Avenue” pursuant to the Zoning Resolution and §43-1474 of the Rules of the City of New York.

Description of Selected Remedy for Hazardous Materials

The remedial action selected for the 521 Tremont Avenue site outlined in the June 2024 New York State Department of Conservation (NYSDEC)-approved Remedial Work Plan is protective of public health and the environment.

This Site is enrolled in the NYS Brownfield Cleanup Program (NYS BCP Site No. C203161). To satisfy the Hazardous Materials “E” Designation requirements for this project, the applicant submitted all necessary documents to OER for review. This documentation included the NYSDEC-approved June 2024 Remedial Action Work Plan and the July 2024 Decision Document issued by NYSDEC. The remedial action selected for the 521 Tremont Avenue Site as outlined in the RAWP, will include excavation and removal of soils which exceed the selecting Soil Cleanup Objectives, Engineering and Institutional Controls, and a Site Management Plan.

The NYS BCP project manager for this project is Jennifer Gonzalez.

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

<https://www.dec.ny.gov/data/DecDocs/C203161/>

Description of Selected Remedy for Air Quality

The elements of the remedial action selected for Air Quality for the 521 Tremont Avenue site are as follows:

In order to satisfy the requirements of the E-designation, electric equipment will be utilized at the site for space heating, hot water, and HVAC systems.

The following electrically powered equipment will be installed:

- Two Air cooled condensing units (ACCU) manufactured by LG, model no. ARUM072BTE5 serving the cellar air handling units (AHU), 2nd floor social services, and the 1st floor lobbies.
- Two ACCUs manufactured by LG, model no. ARUM144BTE5 serving the cellar AHUs and dental suite AHUs.
- Two ACCUs manufactured by LG, model no. ARUM121BTE5 serving 2nd floor community spaces, and dental suite AHUs.
- One ACCU manufactured by LG, model no. LS120HSV5 serving the dental suite IT room.
- One ACCU manufactured by LG, model no. LS180HSV5 serving the elevator machine room.
- Two Renewaire Energy Recovery Ventilators (ERV), model nos. LE-6XJINHNS35GGDVNTFAWL and HE1.5-JRTH-S11EE-DGNTF-L for common area ventilation.
- Three Renewaire ERVs, model nos. HE07-JRTH-S15EE-DGNTF-L, HE07-JRTH-S15BBDGNTF-L, and HE10-JRTH-S15EE-DGNTF-L, for dental suite ventilation.
- Packaged Terminal Air Conditioning Units (PTACs) model nos. RSXC09, RSXC13, and RSVC18 for space heating and cooling in residential spaces.
- Berko electric heaters model nos. FFCH-548, SRA1512DSFPB, HUHAA520, HUHAA320, and RUX300832 serving staircases, the storage room in the cellar, first and second floor vestibules, a storage room on the second floor, tenant storage in the cellar, the water meter room/pump room in the cellar, bicycle room in the cellar, and the gas meter room in the cellar.
- AO Smith electric hot water heater model no. DRE-120-27 serving the second-floor tenant.
- LYNC domestic hot water pump model no. AEGISA-500 providing domestic hot water for the remaining portions of the building.

Emergency power will be provided by one Generac 130 KW gas-fired emergency generator. The generator will only operate for testing purposes outside of an emergency condition due to a loss of utility power.

Description of Selected Remedy for Noise

The elements of the remedial action selected for Noise for the 521 Tremont Avenue site are as follows:

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

1. 31 dB(A) in all spaces

The following windows will be installed:

Façade Floor Range	OITC Rating	OITC Certification	Manufacturer and Model	Glazing
North at Rear Yard, East, South Facades Floors 1 and 2 Commercial and Community Facility	31 31 dB(A) Required	ASTM E90 Test Report Architectural Testing, Inc. Report No. C3191.01-113-11 Data File No. C3191.01	YKK AP America YCW75XT (6 inch System) Two-Lite Curtain Wall System or OER-approved equivalent	7/16" laminated exterior, 3/8" air space, 3/16" annealed interior
All Facades Floors 2 to 14 Residential	31 31 dB(A) Required	ASTM E90 Test Report Intertek Report No. I6989.01-113-11-R1 Option I6989.01H	Intus Windows Supera Casement CW, Casement Window or OER-approved equivalent	5/32" annealed exterior, 25/32" argon, 5/16" laminated interior
All Facades Floors 2 to 14 Residential	31 31 dB(A) Required	ASTM E90 Test Report Intertek Report No. I6988.01-113-11-R0 Option I6988.01E	Intus Windows Supera Fixed CW/AW, Fixed Window or OER-approved equivalent	5/32" annealed exterior, 9/16" argon, 3/8" annealed interior

The acoustical reports described above are representative of the acoustical performance of all proposed windows/doors/curtain walls. The applicant commits to demonstrating that the selected manufacturer's window products achieve the minimum OITC requirement outlined in the table above. If the selected manufacturer does not have ASTM E90 test on file for the specific window assemblies to be installed, a mockup will be laboratory tested as per ASTM E90 to demonstrate compliance with the minimum OITC requirement.

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. **PTAC Units:** Installing RSXC09, RSXC13, and RSXC18 PTAC units manufactured by Ice Air in all residential units. Fresh air will be provided to all bedrooms and living rooms by the PTAC units. The PTAC units continuously provide outdoor air via an automatic opening, which comes factory installed with manufacturer warranty.
2. **Central System:** Installing LE-6XJINHNS35GG--DVNTFAWL Side Connections, HE-07-JRTH-S15EE--DGNTF--L Side Connections, HE07-JRTH-S15BB--DGNTF--L Side Connections, HE10-JRTH-S15EE--DGNTF--L Side Connections, and HE1.5-JRTHS11EE-- DGNTF--L Side Connections model energy recovery ventilators manufactured by Renewaire on the roof and ARNU123SJA4, ARNU123M1A4, ARNU183TAA4, ARNU183M1A4, ARNU243M1A4, ARNU283M2A4, and ARNU363M2A4 model air handling units manufactured by LG in amenity, office, exam room, social service, community room uses. Fresh air intakes is provided by the rooftop ERVs and the air handling units and associated ducting will provide fresh air to each space. In all cases, the rate of outside air (cfm) delivered to each amenity space will meet or exceed that specified in the 2022 New York City Mechanical Code table 403.3.1.1. These rates will be the greater of 0.35 air changes per hour or 15 cfm per person, representing the outdoor ventilation otherwise provided by the operable windows.
3. **Compliance with Mechanical Code:** Providing outside air to commercial spaces and common areas such as lobbies and corridors in accordance with the 2022 NYC Mechanical Code.

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

8/27/2024

Date



Adrian Singleton
Project Manager

8/27/2024

Date



Shaminder Chawla
Acting Director

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