



Office of Environmental Remediation

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Decision Document
NYC Voluntary Cleanup Program
E-Designation
Remedial Action Work Plan Approval

August 21, 2025

Re: 1320-1328 Inwood Avenue
Bronx Block 2856, Lots 1
Hazardous Materials, Air Quality, Noise E Designation ,
E-442: Jerome Avenue Rezoning - CEQR 17DCP019X - 3/21/2018
OER Project Number 23EHAN146X / 25CVCP029X

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan dated July 2025 with Stipulation Letter dated August 2025 and the Remedial Action Plan for Air Quality and Noise dated January 2025 for the above-referenced project.

These Plans were submitted to OER under the NYC Voluntary Cleanup Program and E-Designation Program.

Due to elevated chlorinated compounds in soil vapor, OER briefed DEC in June 2023. DEC is tracking this Site through a “P” referral letter issued on July 2, 2025.

The RAWP was released for public comment for 30 days as required by program rule. That comment period ended on 08/18/2025. There were no public comments. NYSDEC and NYC DOHMH were briefed on the site on 05/08/2024.

Project Description

The applicant is proposing to build a new 14-story building with a partial cellar. The building will be used for the following: mechanical space in the cellar level; office, residential lobby, residential amenity space, parking and outdoor recreation space at grade; residential units on floors 2-12; residential amenity space and units on floor 13; and residential units on floor 14. The building will include 210 residential units; 125 supportive units, 48 inclusionary housing units, 71 market rate units, and one super’s unit.

Statement of Purpose and Basis

This document presents the remedial action for the NYC Voluntary Cleanup Program and E-Designation Program project known as “1320 Inwood Avenue” pursuant to Title 43 of the Rules of the City of New York Chapter 14, Subchapter 1 and 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 1320 Inwood Avenue site is protective of public health and the environment. The elements of the selected remedy are as follows:

The proposed remedial action will consist of:

1. Preparation of a Community Protection Statement and performance of all required NYC VCP Citizen Participation activities according to an approved Citizen Participation Plan. Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
2. Establishment of Track 4 Site-Specific SCOs for Restricted-Residential Use.
3. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas.
4. Completion of a waste characterization study prior to excavation activities. Waste characterization soil samples will be collected at a frequency dictated by disposal facility(s).
5. Excavation and removal of soil/fill exceeding Track 4 Site-specific SCOs. The entire footprint of the building area (about 70% of the property) will be excavated to a depth of approximately 4 feet bgs for development purposes. Excavations for the proposed cellar will extend between 11 to 15 feet bgs. Landscaped portions of the building exterior will be excavated to approximately 2 feet bgs; hardscaped portions of the exterior building will be excavated to approximately 8-12 inches. Targeted contaminated soil (hot spots) outside of the excavation area required for building construction will be removed in order to achieve the required Track 4 cleanup; additional excavation will be performed to approximately 5 feet bgs near sample location GBSB-02 at the southern portion of the Site (area: 160 sf, resulting in approximately 36 tons) and to approximately 7 feet bgs near GBSB-04 at the western portion (area: 160 sf, resulting in approximately 50 tons). Additionally, the area at the northwestern corner of the Site where elevated vapor levels were recorded (an area covering approximately 9% of the Site) will be excavated to bedrock, which is approximately 6 to 8 feet bgs (572 tons). Approximately 3,368 tons of soil/fill will be removed from the Site and properly disposed at an appropriately licensed or permitted facility.
6. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a photo ionization detector (PID), and appropriate segregation of excavated media on-Site.
7. Management of excavated materials including temporarily stockpiling and segregating in accordance with defined material types and to prevent co-mingling of contaminated material and non-contaminated materials.
8. Removal of all underground storage tanks (USTs) that are encountered during soil/fill removal actions.
9. Registration of tanks and reporting of any petroleum spills associated with USTs and appropriate closure of these petroleum spills in compliance with applicable local, State and Federal laws and regulations.
10. Transportation and off-Site disposal of all soil/fill material at licensed or 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 on-Site.
11. Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs. Based on the results of the RI and the identified contaminants of concern (COC), endpoint samples will be analyzed for Target Compound List (TCL) VOCs and SVOCs, and Target Analyte List (TAL) metals.
12. Import of materials to be used for backfill (and, if needed, for use in a clean cover) in compliance with this plan and in accordance with applicable laws and regulations.
13. Construction of an engineered composite cover consisting of a minimum 6-inch thick concrete building slab underlain by at least 6 inches of ASTM#5 at the cellar and slab-on-grade portion of the building, and a minimum of 4 inches of concrete or asphalt, and/or 2 feet of imported clean soil, in all exterior open space and landscaped areas. Residual contaminated soil will be demarcated in accordance with Part 375 requirements.
14. Installation of a vapor barrier system consisting of vapor barrier beneath the building slab and outside of sub-grade foundation sidewalls to mitigate soil vapor migration into the building. The vapor barrier system will consist of a 20-mil vapor barrier below the slab throughout the full building area and outside all sub-grade foundation sidewalls (20-mil Stego Wrap manufactured by Stego Industries). All welds, seams and penetrations will be properly sealed to prevent preferential pathways for vapor migration. The vapor barrier system is an Engineering Control for the remedial action. The Remedial Engineer will certify in the Remedial Action Report (RAR) that the vapor barrier system was designed and properly installed to mitigate soil vapor migration into the building.
15. Installation of an active sub-slab depressurization system (SSDS; final design to be provided to OER for review and approval in a Stipulation Letter). A network of horizontal pipe will be set in the middle of a gas permeable layer immediately beneath the building slab and vapor barrier system. The horizontal piping will consist of fabric wrapped, perforated schedule 40 4-inch PVC pipe connected to a 4-inch cast iron riser pipe that penetrates the slab and travels through the building to the roof. The gas permeable layer

will consist of a 6-inch thick layer of appropriately-sized crushed stone. The active SSDS will be hardwired and will include a powered blower installed above the roof line and a pressure gauge and alarm located in an accessible area in the cellar or first floor. The active SSDS is an Engineering Control for the remedial action. The Remedial Engineer will certify in the RAR that the active SSDS was designed and properly installed to establish a vacuum in the gas permeable layer and a negative (decreasing outward) pressure gradient across the building slab to prevent vapor migration into the building.

16. Installation of a soil vapor extraction system at the northwestern portion of the Site, in the vicinity of the former automotive repair facility. The design and construction of the SVES will be specified in a SVES Work Plan prepared by the Remedial Engineer and submitted to OER for review and approval in a stipulation letter prior to the issuance of a Notice to Proceed. Pilot testing will be performed post-demolition to confirm design assumptions and provide guidance for any modifications required for proper operation. A final SVES design will be submitted with a revised stipulation letter prior to construction. The SVES is an Engineering Control for the remedial action. The Remedial Engineer will certify in the RAR that the SVES was designed and properly installed in order to remove CVOCs previously identified in soil vapor.
17. Implementation of a baseline soil vapor intrusion (SVI) study, in accordance with NYSDOH guidance, at the completion of the new on-Site building. The sampling program will include concurrent collection of samples of sub-slab vapor, indoor air, and outdoor ambient air. A SVI Work Plan will be submitted to OER for review and approval.
18. Performance of all activities required for the remedial action, including acquisition of required permits and attainment of pretreatment requirements, in compliance with applicable laws and regulations.
19. Dewatering, if needed as a contingency condition, will be in compliance with local, state, and federal laws and regulations. Extracted groundwater will either be containerized for off-Site licensed or permitted disposal or will be treated under a permit from New York City Department of Environmental Protection (NYCDEP) to meet pretreatment requirements prior to discharge to the sewer system.
20. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
21. Submission of a 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 implementation of all Site Engineering and Institutional Controls.
22. Submission of an approved Site Management Plan (SMP) 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.
23. 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.
24. Placement of a Deed Restriction on the property to document the installation of, and continued operation of, the all required Engineering Controls. The deed restriction may be removed if OER confirms that the operation of ECs are no longer warranted.

Description of Selected Remedy for Air Quality

The elements of the remedial action selected for Air Quality for the 1320 Inwood Avenue site are as follows:

In order to satisfy the requirements of the E-designation, electrical equipment will be utilized at the site for space heating, hot water, and HVAC systems. Natural gas will only be utilized for the emergency generator located in the at grade parking lot. A copy of the stamped Mechanical Equipment Schedule and Specifications are provided in Appendix G of the Air Quality and Noise RAP.

Description of Selected Remedy for Noise

The elements of the remedial action selected for Noise for the 1320 Inwood Avenue site are as follows:

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

1. 31 dBA in residential spaces;
2. 26 dBA in the commercial space based on an allowed reduction of 5 dBA from the attenuation requirement outlined in the E-Designation. It is understood that this reduction may prevent the

project from obtaining a Final Notice of Satisfaction for the Noise E as the site is not protective for all allowable uses (see Section 1.2);

The following windows will be installed:

Façade Floor Range	OITC Rating	OITC Certification	Manufacturer and Model	Glazing
West, East and South Façades Residential Floors 9-14	31 dBA required 32 dBA	Intertek Test Report Number I6989.01-113-11-R1 Data File Number 16989.01E	Intus Supera 74 CW Operable Window	28 mm (1-3/32") IG (4 mm [5/32"] annealed exterior, 14 mm [9/16"] argon, 10 mm [3/8"] annealed interior) Glass Temperature 75°F
West, East and South Façades Residential Floors 2-8	31 dBA required 36 dBA	Intertek Test Report Number I6989.01-113-11-R1 Data File Number 16989.01K	Intus Supera 74 CW Operable Window	38.38 mm (1-9/16") IG (10 mm [3/8"] annealed exterior, 20mm [7/8"] argon, 8.38 mm [5/16"] laminated interior) Glass Temperature 75°F
West, East and South Façades Residential Floors 9-14	31 dBA required 31 dBA	Intertek Test Report Number I6988.01-113-11-R0 Data File Number 16988.01E	Intus Supera 74 CW Fixed Window	28 mm (1-3/32") IG (4 mm [5/32"] annealed exterior, 14 mm [9/16"] argon, 10 mm [3/8"] annealed interior) Glass Temperature 75°F
West, East and South Façades Residential Floors 2-8	31 dBA required 33 dBA	Intertek Test Report Number I6988.01-113-11-R0 Data File Number 16988.01K	Intus Supera 74 CW Fixed Window	38.38 mm (1-1/2") IG (10 mm [3/8"] annealed exterior, 20mm [13/16"] argon, 8.38 mm [5/16"] laminated interior) Glass Temperature 75°F
West and East Façade Community Facility, Office, Lobby, Corridors West and East Façade Floors 1-14, South Façade 1 st Floor	31 dBA (26 dBA with 5-point reduction for commercial spaces) 27 dBA	Architectural Testing, Inc. Report No. A6539.01-113-11 Data File No. A6539.01	Kawneer Model 1600 UT Two-Lite Curtain Wall System	1-3/4" Insulated Glass (IG) (1/4" tempered, 1/2" air space, 1/4" tempered)

Façade Floor Range	OITC Rating	OITC Certification	Manufacturer and Model	Glazing
West, East and South Facades Community Facility, Office, Lobby, Corridors	31 dBA required	Intertek-ATI Report Number F0243.01-113-11 Data File Number F0243.01A	Kawneer Model 250T Acoustical Entrance Door	1" IG (1/4" tempered exterior, 1/2" air space, 1/4" laminated interior) Glass temperature 75°F
West and East Façade 1 st Floor, South Façade 13 th Floor	32 dBA			

The acoustical reports described above are representative of the acoustical performance of all proposed windows/doors/curtain walls. Color coded elevations and the labeled window schedule attached in Appendix H of the Air Quality and Noise RAP show the locations of the window/ door types.

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.

Alternate Means of Ventilation

(AMV) will be installed in order to maintain a closed window condition. AMV for this project will be achieved by:

- VRF System:** The building will be heated and cooled via heat recovery refrigerant flow (VRF) split system, as manufactured by Mitsubishi, which consist of air-cooled condensers at the roof, piped down to air handling units (AHU) within the apartments and common areas. The Mitsubishi outdoor unit models are PURY-EP72TNU-A, PURY-EP120TNU-A, PURY-EP144TNU-A, MXZ-SM48NAM-U1, with nominal cooling capacity from 48,000 to 144,000 btu/hr and nominal heating capacity from 54,000 to 160,000 btu/hr. The indoor AHU models are PKFY-P06NLMU-E, PKFY-P08NLMU-E, PKFY-P12NLMU-E, PEFY-P06NMAU-E4, PEFY-P08NMAU-E4, PEFY-P12NMAU-E4, PEFY-P18NMAU-E4, PEFY-P24NMAU-E4, PEFY-P48NMAU-E4, PEFY-P36NMHU-E2, PLFY-P08NFMU-E, and PLFY-EP12NEMU-ER1. Please refer to the drawings for unit locations and models within each apartment – Appendix K of the Air Quality and Noise RAP.

Cellar and First Floor


- Rooftop Units:** Package rooftop energy recovery ventilators (ERVs), manufactured by Renewaire models HE10JINH, HE3XJINH, and HE1.5JINH will supply fresh air to the cellar, and the community room, fitness room, laundry room, lobby, mailroom, offices, and bike storage on the first floor. Outside air will be ducted down from the rooftop units and distributed with horizontal branch take-offs connected directly to the spaces or to the AHU that will serve the space. In all cases, the rate of outside air (cfm) delivered to each habitable space will meet or exceed that specified in the 2022 New York City Mechanical Code section 403.3.1.1. These rates will be the greater of 0.35 air changes per hour or 15 cfm per person and greater of 0.30CFM/sqft for amenity space, representing the outdoor ventilation. P.E./R.A. certified mechanical drawings depicting the AMV system and how fresh air is delivered into each of the living spaces are provided in Appendix K of the Air Quality and Noise RAP. A letter from the engineer who designed the dedicated fresh air/ HVAC system describing the system, the equipment involved (stating the manufacturer and model information), and how fresh air is delivered into each of the living spaces is attached as Appendix L of the Air Quality and Noise

RAP.

Floors 2 thru 14

- **Rooftop Units:** Package rooftop energy recovery ventilators (ERVs), manufactured by Swegon models Gold F RX 011, and Gold F RX 035 will supply fresh air into the corridors and elevator lobbies on floors 2 through 14, apartments on floors 2 through 14, and the activity room on floor 13. Outside air will be ducted down from the rooftop units and distributed with horizontal branch take-offs connected directly to the spaces or to the AHU that will serve the space. In all cases, the rate of outside air (cfm) delivered to each habitable space (bedrooms and living spaces) will meet or exceed that specified in the 2022 New York City Mechanical Code section 403.3.1.1. These rates will be the greater of 0.35 air changes per hour or 15 cfm per person and greater of 0.30CFM/sqft for amenity space, representing the outdoor ventilation. P.E./R.A. certified mechanical drawings depicting the AMV system and how fresh air is delivered into each of the living spaces are provided in Appendix K of the Air Quality and Noise RAP. A letter from the engineer who designed the dedicated fresh air/ HVAC system describing the system, the equipment involved (stating the manufacturer and model information), and how fresh air is delivered into each of the living spaces is attached as Appendix L of the Air Quality and Noise RAP.

The remedies for Hazardous Materials, Air Quality, and Noise E Designations 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.



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