

Where can I view project documents?

In person at:

Sedgwick Library
1701 Dr. Martin L. King Jr. Blvd.
Bronx, NY 10453

Please call (718) 731-2074 for
hours of Operation

and electronically at:

[http://www.nyc.gov/html/oer/html/
repository/RBronx.shtml](http://www.nyc.gov/html/oer/html/repository/RBronx.shtml)

Whom can I contact for project information?

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For more information visit:
www.nyc.gov/oer

NYC BCP Cleanup Plan Remedial Activities to Begin

The New York City Office of Environmental Remediation (OER) provides this Fact Sheet pursuant to the New York City's Voluntary Cleanup Program (VCP). OER has approved the Remedial Action Work Plan (RAWP) submitted by Promesa West Tremont Residence for the property located at 92 West Tremont Avenue on Block 2867, Lots 125 & 128 in Bronx, New York. The Remedial work in accordance with the approved RAWP started in August 2013. The RAWP can be reviewed electronically or in person at the document repository identified in the box at left.

Site Description

The site consists of a 25,475 square-foot parcel that is currently vacant and undeveloped. The development calls for a five story senior citizens' residence building with a cellar level.

Summary of RIR

Historic records identified a dry cleaning facility from 1948 to 1979 on Lot 125 and a parking area on Lot 128. The environmental investigation identified presence of urban fill from grade to approximately 10 feet below grade surface. Investigations identified VOCs impacting the soil in the vicinity of old dry cleaning area. Soils were also impacted with metals, pesticides and SVOC's. Groundwater identified low levels of VOC's and metals. Soil vapor samples identified petroleum related and chlorinated hydrocarbons at various locations of the property.

Summary of the Remedy

The specific elements of the proposed remedial action include:

- Preparation of a Community Protection Statement and implementation of an approved Citizen Participation Plan (CPP);
- Performance of a Community Air Monitoring Program for dust particulates and VOC's;
- Establishment of Track 2 Restricted Residential Soil Cleanup Objectives (SCO's);
- Excavation and removal of soil/fill Track 2 SCO's to a depth of 10 feet below grade;
- Transportation and off-site disposal of all soil/fill material at permitted facilities in accordance with all federal, state and city laws and regulations for handling, transport, and disposal;
- Construction and maintenance of an engineered composite cover consisting of a concrete foundation, two foot of soil or concrete cover in landscaped areas or open spaces;
- Placement of a vapor barrier beneath the proposed building slab and around the sub-grade foundation walls to prevent the potential impact of soil vapors from entering the building;
- Installation of an active sub-slab depressurization system beneath the proposed building slabs to address the potential impact of soil vapors;
- Collection and analysis of endpoint samples to evaluate the performance of the remedy with respect to attainment of Track 2 SCOs;
- Recording of deed restrictions to inform future owners of residual contamination at the site and to prevent future exposure to any residual contamination at the site; and
- Preparation of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination.

Cleanup activities are scheduled to begin in August 2013 and are expected to take approximately six months to complete.

Next Steps

After the enrollee completes the remedial work, a Remedial Action Report will be prepared and submitted to OER. The RAR will describe the cleanup activities and certify that all cleanup requirements were achieved. Once the RAR is approved, OER will issue a Notice of Completion, a city liability release, and a New York City Green Property Certificate. OER will issue a fact sheet announcing the completion of the remedy and identify all engineering and institutional controls (if required) to be used at the Site

If you have any questions or know of any neighbor that would like to be added to the site contact list, please contact the OER Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants, and/or post it in a prominent area of your building. For information regarding New York City's Voluntary Cleanup Program, please visit our website at:

www.nyc.gov/oer

Direct Link to Document Repository: <http://www.nyc.gov/html/oer/html/repository/RBronx.shtml>

Site Location Map



92 West Tremont Avenue