

Monthly Progress Report No. 97
2409 Jerome Avenue
Bronx, New York
Brownfield Cleanup Program Site #: C203087
Reporting Period: December 2025

1. Introduction

In accordance with the reporting requirements of the Brownfield Cleanup Agreement (BCA) for the above-referenced site, Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) has prepared this monthly progress report to summarize the work performed at 2409 Jerome Avenue (site) from December 1 – December 31, 2025.

The site is located at 2409 Jerome Avenue, in the Fordham Heights neighborhood of the Bronx, New York and is referenced as Block 3199, Lots 106 and 113, on the Bronx Borough Tax Map. The rectangular-shaped site encompasses an area of about 25,200 square feet (0.58 acres) and is occupied by an asphalt-paved parking lot (Lot 113) and two one-story structures used for automotive repair (Lot 106).

2. Investigation or Remedial Actions Relative to the Site During This Reporting Period

Langan awaited a response from the New York State Department of Environmental Conservation (NYSDEC) regarding the revised draft Remedial Action Work Plan (RAWP).

Langan performed the annual site inspection and soil vapor intrusion monitoring event in accordance with the NYSDEC-approved interim Site Management Plan (iSMP) on December 19, 2025.

3. Actions Relative to the Site Anticipated for the Next Reporting Period

Langan will finalize the RAWP, pending any further comments from the NYSDEC and/or NYSDOH.

Langan will prepare and submit a Soil Vapor Intrusion Investigation Work Plan to the NYSDEC for the additional soil vapor intrusion sampling of the Davidson Avenue properties.

Langan will prepare and submit the 2025 Periodic Review Report (PRR). Langan will also prepare and submit the electronic data deliverable (EDD) with the analytical data from the December 2025 sampling event to the NYSDEC.

4. Approved Activity Modifications (changes of work scope and/or schedule)

None.

5. Results of Sampling, Testing and Other Relevant Data

Langan will present observations and analytical results from the soil vapor intrusion monitoring event in the 2025 PRR as required by the NYSDEC-approved iSMP.

6. Deliverables Submitted During This Reporting Period

None.

7. Information Regarding Percentage of Completion

The Remedial Investigation (RI) and Supplemental Remedial Investigation (SRI), including the off-site soil vapor intrusion studies, are complete.

8. Unresolved Delays Encountered or Anticipated That May Affect the Schedule and Mitigation Efforts

None.

9. Citizen Participation (CP) Plan Activities during This Reporting Period

The public comment period for the RAWP began on October 8, 2025 and was anticipated to end on November 22, 2025.

10. Activities Anticipated in Support of the CP Plan for the Next Reporting Period

None.

11. Miscellaneous Information

None.