

**Monthly Progress Report No. 98**  
2409 Jerome Avenue  
Bronx, New York  
Brownfield Cleanup Program Site #: C203087  
Reporting Period: January 2026

**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 January 1 – January 31, 2026.

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**

The Participant received a Decision Document and approval of the Remedial Action Work Plan (RAWP) from the New York State Department of Environmental Conservation (NYSDEC) on January 23, 2026.

Langan began preparing the 2025 Periodic Review Report (PRR) and a Soil Vapor Intrusion Investigation Work Plan for the additional soil vapor intrusion sampling of the Davidson Avenue properties.

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

Langan will submit the 2025 PRR and Soil Vapor Intrusion Investigation Work Plan to the NYSDEC. Langan will also 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**

None.

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

None.

**11. Miscellaneous Information**

None.