

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites electronically by email.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go “Paperless”:

- ☒ Get site information faster and share it easily;
- ☒ Receive information about all sites in a chosen county - read what you want, delete the rest;
- ☒ It helps the environment and stretches your tax dollars.

If “paperless” is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.

521 East Tremont Avenue

Brownfield Cleanup Program

Site No. C203161

Bronx, Bronx County



Department of
Environmental
Conservation

December 2025

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the 521 East Tremont Avenue site ("the Site") located at 521 East Tremont Avenue, Bronx, Bronx County, NY. Please see the map for the Site location. The cleanup activities will be performed by 521 Tremont Owner LLC and M521 Tremont LLC ("Volunteers") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Action Work Plan (RAWP) protects public health and the environment and has approved the plan.

- Access the approved RAWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C203161/>.
- Documents also are available at the location(s) identified under "Where to Find Information."

Cleanup activities are expected to begin in December 2025 and last about 6 months.

Highlights of the Upcoming Cleanup Activities

The goal of the cleanup action for the Site is to achieve cleanup levels that protect public health and the environment. The key components of the cleanup are:

- Excavation and off-site disposal of soil that exceeds the Restricted Residential Soil Cleanup Objectives within the upper 15 feet below surface grade within the southern half of the site (Track 2 portion) and excavation to at least 2 feet below surface grade in the northern half of the site (Track 4 portion);
- Removal and off-site disposal of underground storage tanks, fill ports and vents and any associated grossly contaminated soil, if found;
- Performance of an in-situ (i.e. in place) groundwater treatment program;
- Collection and analysis of post-remedial soil and groundwater samples to evaluate the effectiveness of the cleanup;
- Installation of a sub-slab depressurization system to prevent vapors from entering the new building that will be constructed;
- Placement of a cover system, including a demarcation layer to address contamination remaining above cleanup standards;
- Importation of clean material that meets the established cleanup standards;
- Implementation of Site Management Plan for long-term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper use of the Site.

A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during cleanup activities. The HASP and CAMP establish procedures to protect on-site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

Next Steps

After the Volunteers complete the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the Site, it will approve the FER. NYSDEC will then issue a Certificate of Completion to the Volunteers. The Volunteers would be able to redevelop the Site in conjunction with receiving a Certificate of Completion. In addition, the Volunteers would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the Site.

NYSDEC will issue a fact sheet that describes the content of the FER. The fact sheet will identify any institutional controls (for example, environmental easements) or engineering controls (for example, a site cover) necessary at the site in relation to the issuance of the Certificate of Completion.

Site Description

The Site is located at the northwest corner of the intersection of Third Avenue and East Tremont Avenue and is identified as Block 3043, Lot 77 on the NYC Tax map (formerly Lots 72 and 77). The Site is approximately 0.57 acres and consists of an asphalt-paved parking lot on the northern and eastern portions of the site, a private parking area with a gravel surface on the western portion of the site, and vacant land on the southern portion of the site (formerly occupied by structures demolished in October 2025). The Site was developed with residential buildings as early as 1901 and various commercial uses between approximately 1915 through 2023. Historical Site operations included a printing facility between approximately 1915 and 1927 and a dry cleaner between approximately 1961 and 1980. The on-site buildings became vacant in August 2023 and were demolished by October 2025.

The proposed redevelopment plan includes construction of a 10- to 14-story mixed-use residential and commercial building containing affordable and supportive housing units with exterior surface grade parking.

Additional Site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C203161) at:

<https://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>

Brownfield Cleanup Program

New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses may include recreation, housing, business or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

Stay Informed with DEC Delivers

We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

Sign up to receive site updates by email:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://dec.ny.gov/maps/interactive-maps/decinfo-locator>

CONTACT INFORMATION

Project-Related Questions

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Project-Related Health Questions

Shaun Surani
NYSDOH, Bureau of Environmental Exposure and Investigation
Empire State Plaza
Corning Tower Room #1787
Albany, NY 12237
p: (518) 402-7860
bee@health.ny.gov

WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/C203161/>

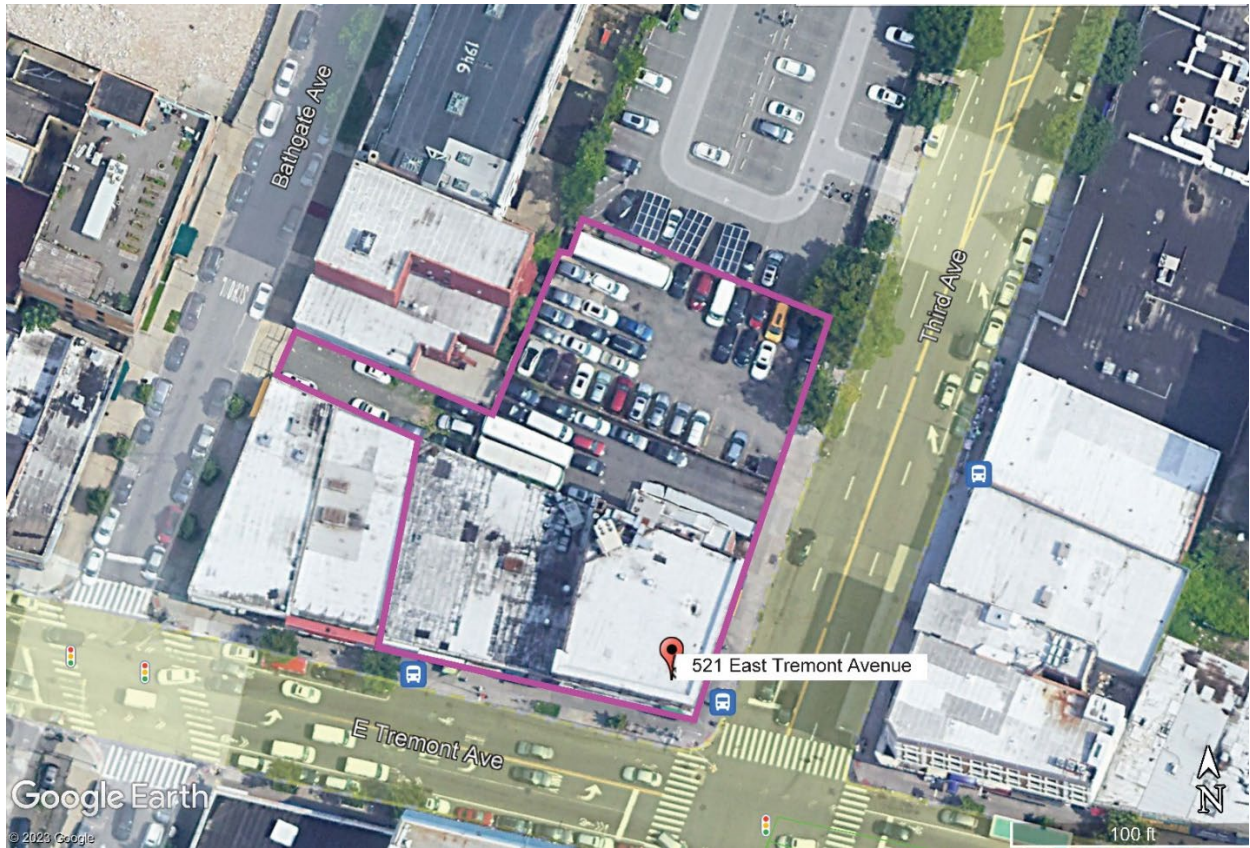
Tremont Library

1866 Washington Avenue
Bronx, NY 10457
Project documents are available online at: <https://www.nypl.org/about/locations/tremont>
(718) 299-5177

Borough Community Board 6

1932 Arthur Avenue, Room 403-A
Bronx, NY 10457
(718) 579-6990

Site Location





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English	To request to have this document translated into your preferred language, please contact the person below. There is no charge for the translation.
Español Spanish	Para solicitar la traducción de este documento al idioma que prefiera, comuníquese con la persona que aparece abajo. La traducción es gratis.
简体字 Simplified Chinese	如需将此文件翻译成您偏好的语言，请与以下人员联系。翻译服务免费。
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אידיש Yiddish	צו פארלאנגען צו האבן די דאקומענט איבערגעזעצט אין אייער שפראך, ביטע פארבינדט זיך מיט די מענטש אנגעוויזן אונטן. מען דארף נישט צאלן פארן איבערזייטשן.
বাঙালি Bengali	এই নথিটি আপনার পছন্দের ভাষায় অনুবাদ করার অনুরোধ করতে, অনুগ্রহ করে नीचे উল্লেখ করা ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন অর্থ লাগবে না।
한국어 Korean	이 파일을 선호하는 언어로 번역하려면 아래 담당자에게 연락해 주세요. 번역 서비스는 무료입니다.
Kreyòl Ayisyen Haitian Creole	Pou w fè demann tradiksyon dokiman sa a nan lang ou prefere a, tanpri kontakte moun ki anba a. Ou p ap peye pou tradiksyon an.
Italiano Italian	Per richiedere la traduzione di questo documento nella tua lingua preferita, contatta la persona indicata qui sotto. La traduzione non prevede costi aggiuntivi.
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Polski Polish	Aby poprosić o przetłumaczenie tego dokumentu na preferowany język, skontaktuj się z osobą wskazaną poniżej. Tłumaczenie nie jest odpłatne.
Français French	Veuillez contacter la personne mentionnée ci-dessous afin de procéder à votre demande de traduction de document pour votre langage de préférence. La traduction est gratuite.
اردو Urdu	اس دستاویز کا ترجمہ آپ کی ترجیحی زبان میں کروانے کی درخواست کرنے کے لیے، براہ کرم ذیل کے فرد سے رابطہ کریں۔ اس ترجمہ کے لیے کوئی چارج نہیں ہے۔