(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 November 2026

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the 521 East Tremont Avenue site (the “Site”) located at 521 East Tremont Avenue in the Bronx, New York under New York State's Brownfield Cleanup Program (BCP). Please see the map for the Site location.

Cleanup activities were performed by M521 Tremont LLC, 521 Tremont Owner LLC, and 521 East Tremont Housing Development Fund Corporation (collectively referred to as, the "Applicant") with oversight provided by the New York State Department of Environmental Conservation (DEC). The Applicant has submitted a proposed Final Engineering Report (FER) for DEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed Site use.

- Access the approved FER 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.”

Highlights of the Site Cleanup

The following activities have been completed to achieve the cleanup objectives:

- Excavation - Excavation and off-site disposal of approximately 9,000 tons of non-hazardous soil and fill, and approximately 232 tons of hazardous lead-impacted soil exceeding the Restricted Residential Use soil cleanup objectives;
- Importation of clean gravel that meets the established cleanup standards to replace the excavated soil and to establish the design grades at the Site;
- In-Situ (in-place) Chemical Oxidation (ISCO) - A chemical oxidant was injected into groundwater to treat residual volatile organic compounds (VOCs) in the groundwater;
- Collection and analysis of post-remedial soil and groundwater samples to evaluate the effectiveness of the cleanup;
- Vapor Barrier and Sub-Slab Depressurization System (SSDS) - A vapor barrier and SSDS was installed beneath the building slab to prevent vapors from entering the new building;
- Site Cover System - The new development will maintain a Site cover, which consists of the structures (buildings, pavement, parking lot, sidewalks) comprising the Site development and a minimum 2-foot clean, imported gravel outside the building footprint;
- Development of a Site Management Plan (SMP) for long-term management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting;
- An Environmental Easement was recorded to prevent future exposure to any contamination remaining at the Site and to ensure implementation of the SMP.

Next Steps

When DEC approves the FER, it will be made available to the public (see "Where to Find Information"). DEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The Applicant would be

able to redevelop the Site after receiving a COC. In addition, the Applicant will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

Site Description

The Site is located at 521 East Tremont Avenue in the Bronx, Bronx County, NY and is identified as Block 3043, Lot 77 on the New York City Tax Map. The Site is approximately 0.57-acres and is bounded by a parking lot and Bronx Charter School for Excellence 5 to the north, East Tremont Avenue followed by commercial buildings to the south, Third Avenue followed by mixed-use buildings, commercial uses, and a church to the east, and a funeral home, commercial buildings followed by Bathgate Avenue to the west.

The 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 DEC'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
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NYSDOH, Bureau of Environmental Exposure and Investigation
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Corning Tower Room #1787
Albany, NY 12237
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beei@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 also available online: https://www.nypl.org/about/locations/tremont
(718) 299-5177

Bronx Community Board 6
1932 Arthur Avenue, Room 403-A
Bronx, NY 10457
(718) 579-6990

Site Location



NEW YORK STATE | Department of Environmental Conservation

www.dec.ny.gov

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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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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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