



## Department of Environmental Conservation

### Where to Find Information

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

**Tremont Library**  
1866 Washington Avenue  
Bronx, NY 10457  
(718) 299-5177

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

### Who to Contact

Comments and questions are welcome and should be directed as follows:

**Project-Related Questions**  
Jennifer Gonzalez, Project Manager  
NYSDEC  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
(718) 482-4508  
[jennifer.gonzalez@dec.ny.gov](mailto:jennifer.gonzalez@dec.ny.gov)

**Project-Related Health Questions**  
Shaun Surani, Project Manager  
NYSDOH  
Empire State Plaza  
Corning Tower, Room 1787  
Albany, NY 12237  
(518) 402-7860  
[beei@health.ny.gov](mailto:beei@health.ny.gov)

**For more information about New York's Brownfield Cleanup Program, visit:**  
[www.dec.ny.gov/chemical/8450.html](https://www.dec.ny.gov/chemical/8450.html)

# FACT SHEET

## Brownfield Cleanup Program

521 East Tremont Avenue  
Bronx, New York  
Bronx County 10457

April 2024

**SITE No. C203161**  
**NYSDEC REGION 2**

### Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the 521 East Tremont Avenue site ("Site") located at 521 East Tremont Avenue and 4223 Third Avenue, Bronx, New York. Please see the map for the Site location.

Based on the findings of previous investigations, NYSDEC in consultation with the NYSDOH has determined that the Site does not pose a significant threat to public health or the environment. This decision was based on the nature of the existing contaminants identified at the Site; the lack of potential off-site migration of contaminants in the groundwater; and the lack of potential human exposure to site-related contaminants through soil vapors. NYSDEC has developed the proposed remedy summarized below to address any potential threat.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **April 11 through May 25, 2024**.

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C203161/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

**Draft Remedial Work Plan:** The proposed Restricted Residential Use remedy consists of:

- 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 encountered;
- 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 remedy;
- Installation of a sub-slab depressurization system to prevent vapors entering the new building that will be constructed;

# BROWNFIELD CLEANUP PROGRAM

- 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 a Health and Safety Plan during all site activities;
- Implementation of Community Air Monitoring Plan during all ground intrusive activities;
- 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.

The proposed remedy was developed by M521 Tremont LLC and 521 Tremont Owner LLC (“Applicants”) after performing a detailed investigation of the Site under New York’s Brownfield Cleanup Program (BCP). A “Remedial Investigation Report”, which describes the results of the Site investigation was submitted to NYSDEC and is also available for review at the locations identified on Page 1.

**Next Steps:** NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The Applicants may then design and perform the cleanup action to address the Site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the Site.

**Site Description:** The Site is located at the northwest corner of the intersection of Third Avenue and East Tremont Avenue in the Bronx and is identified as Block 3043, Lots 72 and 77 on the NYC Tax map. The Site is approximately 0.57-acre and consists of a vacant commercial building to the south and private parking lots to the north and west. Historically, the Site was developed with residential buildings as early as 1901 and various commercial uses between approximately 1915 through August 2023. Historical Site operations included a printing facility on the southeastern portion of the Site between and a dry cleaner in the northeastern portion of the Site. The Site buildings became vacant in August 2023.

The proposed redevelopment plan includes demolition of the existing buildings and 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://www.dec.ny.gov/cfmx/extapps/derexternal/index.cfm?pageid=3>

**Summary of the Investigation:** The primary contaminants of concern at the Site are semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs) and metals in soil site-wide; and tetrachloroethylene (PCE) and trichloroethylene (TCE) in groundwater.

**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://www.dec.ny.gov/chemical/8450.html>

*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.*

## Stay Informed With DEC Delivers

Sign up to receive site updates by email:  
[www.dec.ny.gov/chemical/61092.html](https://www.dec.ny.gov/chemical/61092.html)

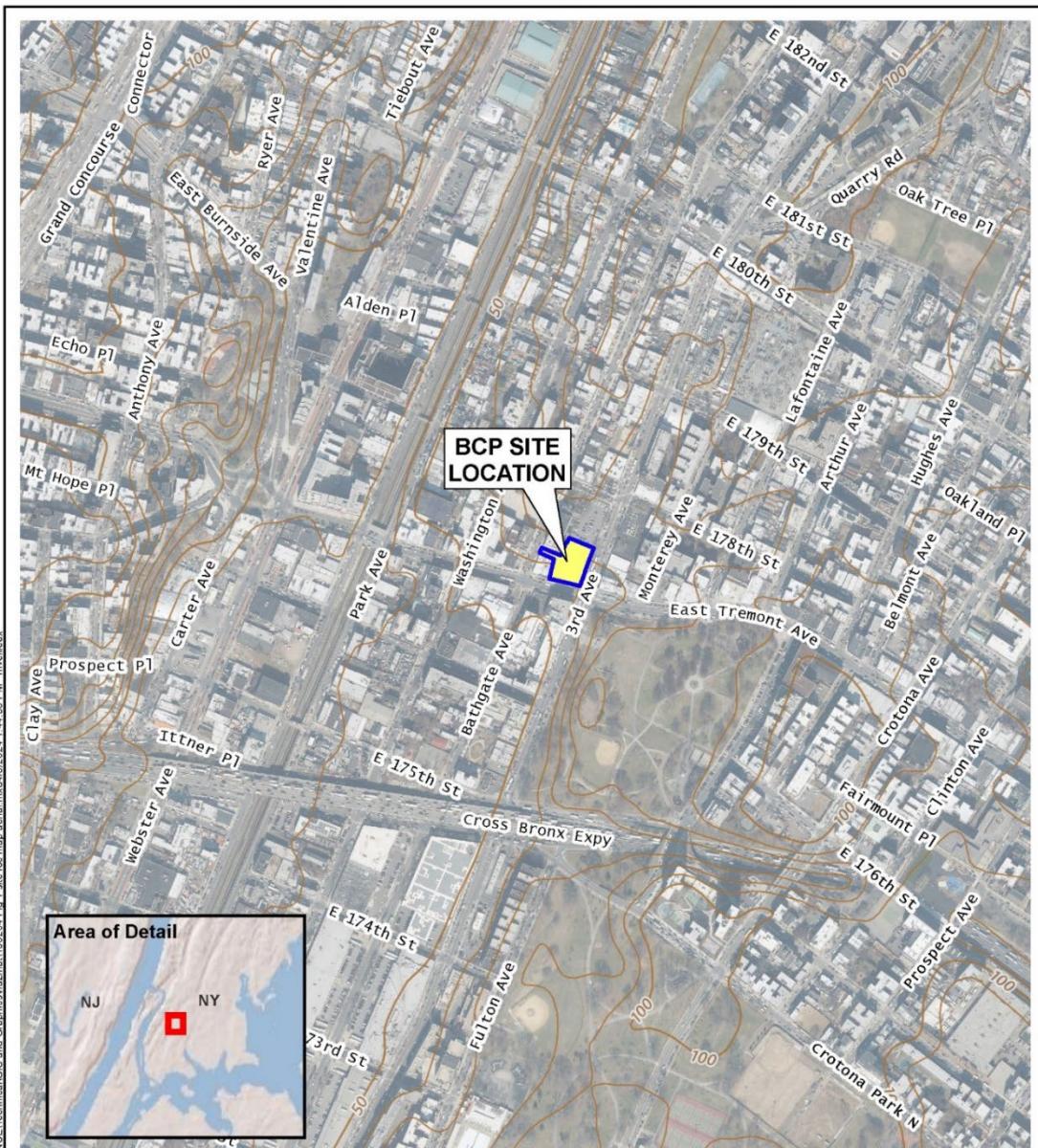
Note: Please disregard if you already have signed up and received this fact sheet electronically.

## DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

# BROWNFIELD CLEANUP PROGRAM

## Site Location



 <p>440 Park Avenue South, New York, NY 10016</p>	<p><b>521 East Tremont Avenue</b> Bronx, New York</p> <p><b>SITE LOCATION</b></p>	<p>DATE <b>4/5/2024</b></p> <p>PROJECT NO. <b>190204</b></p> <p>FIGURE <b>1</b></p>



## Translation Available. Don't see your language? Ask!

<b>English</b>	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
<b>Español</b> <b>Spanish</b>	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
<b>简体字</b> <b>Simplified Chinese</b>	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
<b>Русский</b> <b>Russian</b>	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
<b>אידיש</b> <b>Yiddish</b>	צָו הַאֲבָן דִי דָאַקּוּמָעַנט אַיבָּרְגָּעְטִּיכְּשָׁט אַין אַ שְׁפָרָךְ וּוָאַס אַיְר קָעַנט פֿאָרְשְׁטִיַּין, פֿאָרְבִּינְדַּט זִיךְ מִיט דִי פֿעַרְזָאַן אָונְטַן. דִי אַיבָּרְטִּיכְּשָׁוָן אַין פֿרִי פֿוֹן אַפְּצָאַל.
<b>বাঙালি</b> <b>Bengali</b>	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
<b>한국어</b> <b>Korean</b>	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
<b>Kreyòl Ayisyen</b> <b>Haitian Creole</b>	Pou yo ka tradwi dokiman sa nan yon lang ou ka konprann, kontakte moun ki anba a. Ou p'ap peye anyen pou tradiksyon an.
<b>Italiano</b> <b>Italian</b>	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
<b>العربية</b> <b>Arabic</b>	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
<b>Język Polski</b> <b>Polish</b>	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

Contact: Jennifer Gonzalez, (718) 482-4508, [jennifer.gonzalez@dec.ny.gov](mailto:jennifer.gonzalez@dec.ny.gov)