

Where can I view project documents?**Online at:**

<https://a002-epic.nyc.gov/app/workspace/23827/docrepository>

Internet access to view documents is available at the public library. The closest location is:

Bronx Public Library
Woodstock Branch
761 East 160 Street
Bronx, NY 10456

Please call (718) 665-6255 for hours of operation

Whom can I contact for project information?

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For more information visit:
www.nyc.gov/oer

**NYC VCP Cleanup Plan
Remedial Activities to Begin**

The New York City Office of Environmental Remediation (OER) is providing this Fact Sheet pursuant to the New York City Voluntary Cleanup Program (VCP). OER has approved the Remedial Action Work Plan (RAWP) submitted by AMG Hospitality LLC for 975 Washington Avenue, Bronx, New York (Block 2385, Lot 38). The remedial work will begin in September 2023. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at left.

Site Description

The Site is 8,883 square feet and is currently an asphalt parking area. The proposed use of the Site will consist of a 7-story hotel building with a cellar and lower-level parking lot in the rear.

Summary of RIR

The environmental investigation identified several Semi-Volatile Organic Compounds (SVOCs), metals, one volatile organic compound (VOC), and one PCB above cleanup guidelines. Groundwater samples showed several Volatile Organic Compounds (VOCs), one SVOC, and several metals exceeding Groundwater Quality Standards. Soil vapor samples detected low levels of petroleum-related compounds and chlorinated VOCs, all below the monitoring/mitigation level ranges established by the New York State Department of Health.

Summary of the Remedy

The specific elements of the proposed remedial action include:

- Preparation of a Community Protection Statement and performance of all required NYC VCP Citizen Participation activities according to an approved Citizen Participation Plan;
- Implementation of a Community Air Monitoring Plan for particulates and volatile organic carbon (VOCs) compounds;
- Establishment of Track 4 Site-Specific Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 4 Site-Specific SCOs. The footprint of the new cellar and rear parking will be excavated 10 to 17.5 feet below grade and the remainder of the Site will be excavated to a depth of 10 feet;
- Transportation and off-Site disposal of all soil/fill material at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal, and this plan;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Installation of a vapor barrier/waterproofing system below the concrete slab underneath the building, as well as behind foundation walls of the proposed building;
- Construction and maintenance of an engineered composite cover to prevent human exposure to residual soil/fill remaining under the Site;
- Installation of a passive sub-slab depressurization system (SSDS) and a soil vapor intrusion (SVI) study after building completion
- Spill remediation including chemical oxidant treatment to groundwater and continued monitoring
- Submission of a Remedial Action Report (RAR) that describes the remedial activities and certifies that the remedial requirements have been achieved and lists any changes from this RAWP;
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination; and
- Continued registration with E-designation for the property

Next Steps

After the enrollee completes the remedial work, an RAR will be prepared and submitted to OER. The RAR will describe the cleanup activities and certify that all cleanup requirements were met. Once the RAR is approved, OER will issue a Notice of Completion, a City liability release, and a New York City Green Property Certificate. OER will then issue a fact sheet announcing the completion of the remedial action and identify all engineering and institutional controls to be used at the Site.

If you have any questions or know of any neighbor that would like to be added to the site contact list, please contact the OER Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants and/or post it in a prominent area of your building. For information regarding New York City's Voluntary Cleanup Program, please visit our website at: www.nyc.gov/oer

Direct Link to Document Repository: <https://a002-epic.nyc.gov/app/workspace/23827/docrepository>

or scan with your smart phone to access document repository:



Figure 1 – Site Location Map

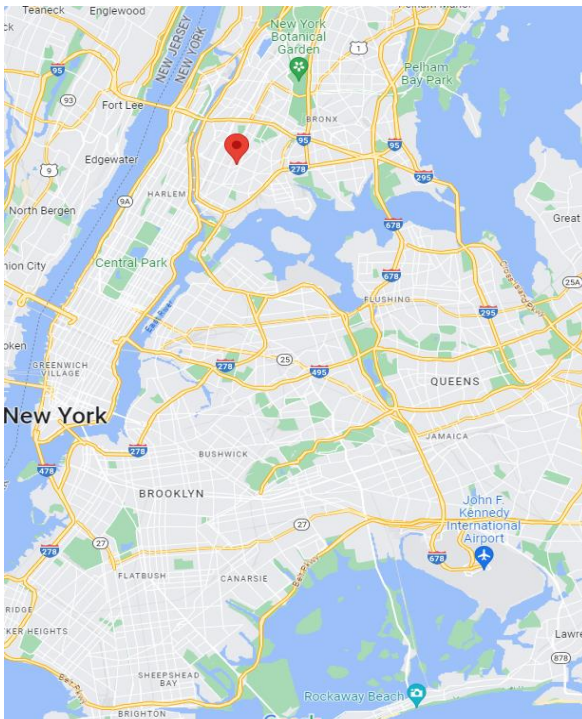


Figure 2 – Site Map



Current Location:

