

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

<https://a002-epic.nyc.gov/app/workspace/21441/docrepository>

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

Bronx Public Library  
Mosholu Branch  
285 E 205th St,  
Bronx, NY 10467

Please call (718)882-8239 for hours of operation

**Whom can I contact for project information?**

Adesa Boja  
Project Manager  
NYCOER  
100 Gold Street, 2<sup>nd</sup> Floor  
New York, NY 10038  
212-788-9877  
[aboja@dep.nyc.gov](mailto:aboja@dep.nyc.gov)

and

Shaminder Chawla  
Deputy Director  
NYCOER  
(212) 442-3007  
[Schawla@dep.nyc.gov](mailto:Schawla@dep.nyc.gov)

**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 3190 Webster Avenue Associates, LLC / Stagg Group for 3184 Webster Avenue, Bronx, New York (Block 3357, Lot 55). The remedial work will begin in January 2022. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at left.

**Site Description**

The Site is 8,708 square feet and is currently a vacant lot. The proposed use of the Site will consist of a 10-story residential building with a cellar occupying 65% of the lot and an open accessory parking space in the rear.

**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 Site-Specific (Track 4) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 4 Site-Specific SCOs. The footprint of the new cellar (65% of the property) will be excavated 9.33 feet below grade, 14.33 ft at the proposed elevator pit and the remainder of the Site will be excavated to depth of 2 feet. Two hotspot areas will be excavated down to 4 (at the rear) and 12 feet (within the building footprint). Approximately 3,380 tons of soil will be excavated and removed from Site;
- 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 the RAWP;
- 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 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 consisting of the 8-inch-thick concrete slab across the footprint of the new building and a 5-inch concrete on top of 1.5 ft of clean soil in the rear area to prevent human exposure to residual soil/fill remaining under the Site;
- Installation and operation of an active sub-slab depressurization system (SSDS);
- 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 the RAWP;
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for maintenance, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency;
- Recording of a Deed restriction to document the operation of the active SSDS;
- 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.

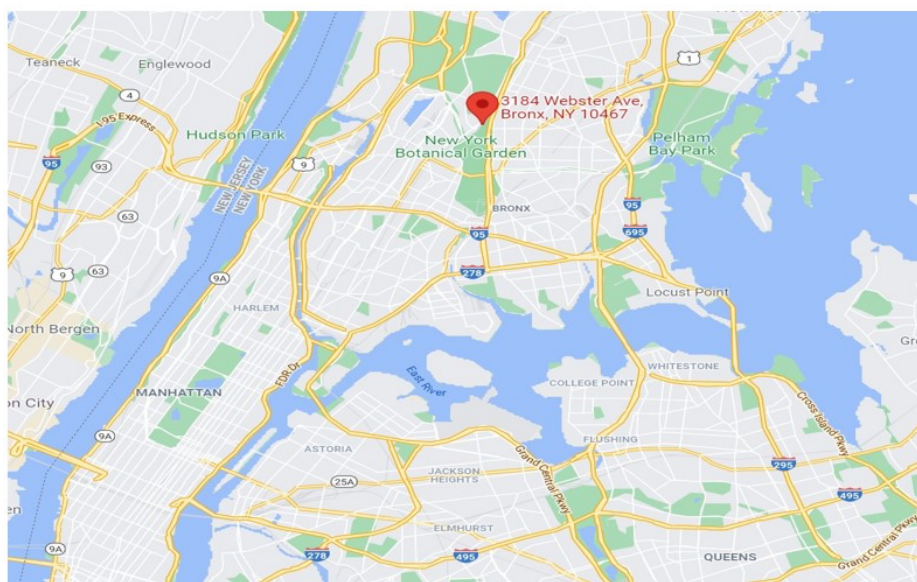
If you have any questions or know of any neighbor that would like to be added to the site contact list, please contact the OER Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants and/or post it in a prominent area of your building.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

Direct Link to Document Repository: <https://a002-epic.nyc.gov/app/workspace/21441/docrepository>

or scan with your smart phone to access document repository:



**Figure 1 – Site Location Map**



**Figure 2 – Site Map**

