

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

<http://www.nyc.gov/html/oer/html/repository/RBronx.shtml>

Internet access to view project documents is available at the following public library:

New York Public Library
Parkchester Library
1985 Westchester Avenue
Bronx, NY 10462

Please call (718) 829-7830 for hours of operation.

**Whom can I contact for
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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 Westchester Mews LLC. for 2035 Newbold Avenue, Bronx, New York (Block 3805, Lot 123). The remedial work will begin July 2017. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at left.

Site Description:

The Site is 29,900-square feet and is currently vacant. The proposed use of the Site will consist of an 10-story mixed residential and commercial building, with the first floor being primarily commercial and the remaining floors being residential.

Summary of the Remedy:

The remedial action for 2035 Newbold Avenue is a Track 4 Site-specific Use cleanup. 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;
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
- Establishment of Track 4 Site-Specific Soil Cleanup Objectives (SCOs);
- Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations;
- Excavation and removal of soil/fill exceeding SCOs throughout the entire site. Proposed excavation depths vary between 12 to 14 ft. during redevelopment of this Site;
- Transportation and off-site disposal of all soil/fill material at permitted facilities in accordance with applicable laws and regulations;
- 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 will be installed beneath the new concrete slab and up foundation sidewalls of the new cellar;
- Construction and maintenance of an engineered composite cover consisting of a new 4 inch reinforced concrete building slab to prevent human exposure to residual soil/fill remaining under the site;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities certifies that the remedial requirements have been achieved, defines the Site boundaries and describes all engineering and institutional controls to be implemented at the Site;
- 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; and
- Continued registration with "E" designation of the property at NYC Department of Buildings.

Cleanup activities are scheduled to begin July 2017 and are expected to take approximately three months to complete.

Next Steps: After the enrollee completes the remedial work, a 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: <http://www.nyc.gov/html/oer/html/repository/RBronx.shtml>

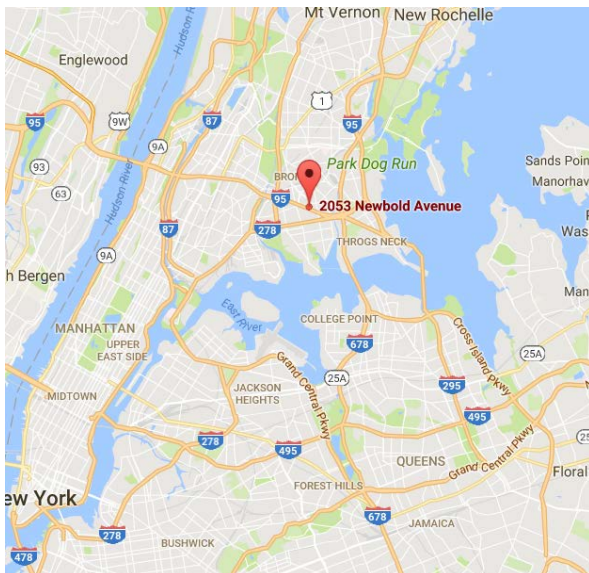


Figure 1: Site Location

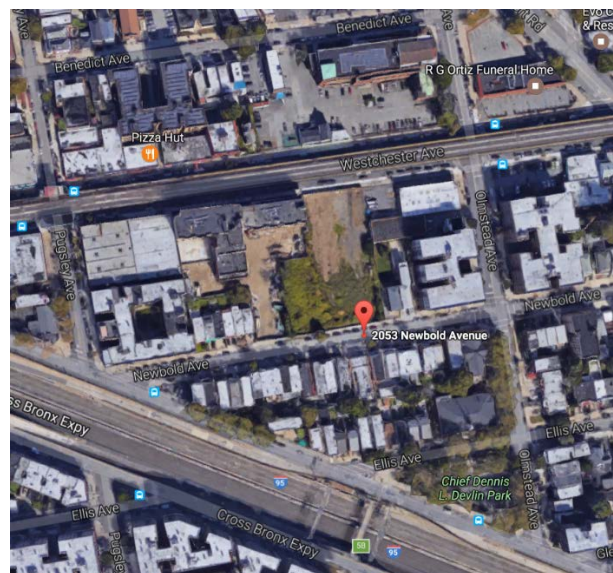


Figure 2: Site Map