

Where can I view project documents?

Online at:

<https://a002-epic.nyc.gov/app/workspace/7526/docrepository>

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

New York Public Library
Sedgwick Library
1701 Martin Luther King, Jr. Blvd.
Bronx, NY 10453

Please call (718) 731-2074 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 Completion of Remedial Activities

The New York City Office of Environmental Remediation (OER) has determined that the cleanup requirements established under the City Voluntary Cleanup Program (VCP) to address contamination at 1769 Jerome Avenue (identified as Block 2861, Lot 163) in Bronx, New York have been met. Cleanup activities were performed under an approved Remedial Action Work Plan (RAWP) by AKRF, Inc. with oversight provided by OER. OER has approved the Remedial Action Report (RAR) and has issued a Notice of Completion for the Site. The remedial work was completed in February 2022 and was documented in the RAR. The RAR is available for review at the document repositories identified in the box to the left.

Site Development

The development converted a 15,635-square-foot vacant lot in the Morris Heights section of the Bronx into a new 16-story residential/commercial building with 175 affordable apartments, 36 of which are permanently affordable under the Mandatory Inclusionary Housing (MIH) program. This building also contains a community facility and retail uses on the first floor.

Summary of Remedial Action

The remedial elements implemented at this Site included:

1. Implemented a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
2. Established Track 4 Site-Specific Soil Cleanup Objectives (SCOs).
3. Collected and analyzed post-excavation endpoint samples and achieved Site-Specific remediation.
4. For development purposes, excavated and removed soil/fill to a depth 12 ft below grade for the partial cellar and 4 ft below grade within the remainder of the slab-on grade building footprint. Beyond the building footprint, soil was removed to a depth of 4 feet below grade for the rear courtyard and to 14 feet below grade for the storm water detention tank. A total of 6,401.77 tons of soil/fill was excavated and removed from the property.
5. Constructed an engineered composite cover system consisting of a 12-to 16-inch-thick concrete slab underlain by a demarcation barrier and 16 inches of gas-permeable aggregate in the building footprint areas; an 8-inch buffer of clean stone underlain by a demarcation barrier in the storm water detention tank area; and plantings and concrete pavers underlain by 2 feet of clean fill and a demarcation barrier in the landscaped areas.
6. Installed a vapor barrier system beneath the entire building slab and behind foundation sidewalls.
7. Installed and operating an active sub-slab depressurization system (SSDS).
8. Submitted a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the property boundaries, and explains any changes from the RAWP.
9. Submitted a Site Management Plan (SMP) for long-term management of residual soil, including plans for operation, maintenance, inspection and certification of the performance of Engineering Controls and Institutional Controls.
10. Maintained the E-Designation on the property and recorded a deed restriction to prevent future exposure to any residual contamination at the site and to inform future owners of the residual historic fill at the site.

Next Steps

OER has issued a Notice of Completion, a city liability release, and a New York City Green Property Certificate for this Site. 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

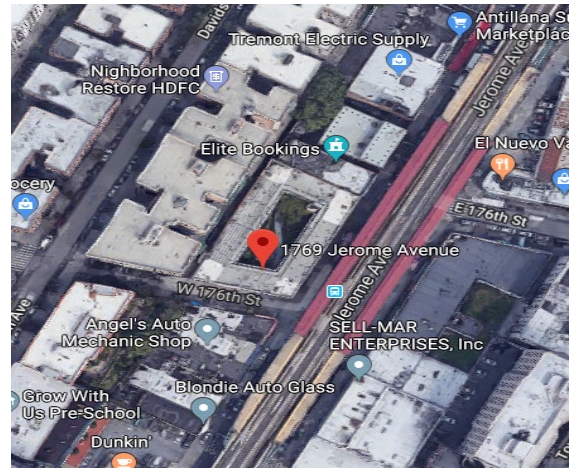
Direct Link to Document Repository: <https://a002-epic.nyc.gov/app/workspace/7526/docrepository>
Or scan with smart phone:



Figure 1: Site Location



Figure 2: Site Map



Pre-Development



New Development

