

## 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:

Bronx Public Library  
Mosholu Branch  
285 E 205<sup>th</sup> Street  
Bronx, NY 10467

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

## Whom can I contact for project information?

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For more information visit:  
[www.nyc.gov/oer](http://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 The Stagg Group for 3084 Webster Avenue, Bronx, New York (Block 3330, Lots 52, 55 and 57). The remedial work will begin in September 2016. The RAWP can be reviewed electronically at the document repositories identified in the box at left.

### Site Description:

The 22,265 square-foot site is currently consists of two vacant lots and a vacant 2-story building. The proposed future use of the Site will consist of a new 11-story mixed-use commercial and residential building spanning the entire Site and a cellar used for building accessory occupying 40% of the Site. The first floor will contain a commercial unit and an indoor parking garage.

### Summary of the Remedy:

The remedial action for 3084 Webster 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 Site-Specific (Track 4) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 4 SCOs. For development purposes, forty percent of the Site will be excavated to a depth of 12 feet below grade for the new basement. The remaining portion of the Site will be excavated approximately 2 feet below grade for construction of the at-grade slab. Approximately 7,195 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;
- 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 beneath the building slab and outside of sub-grade foundation sidewalls to mitigate soil vapor migration into the building;
- Construction and maintenance of an engineered composite cover consisting of a 4-inch thick concrete building slab across the entire 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 September 2016 and are expected to take approximately 16 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](http://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