

NEW YORK STATE
DEPARTMENT OF



ENVIRONMENTAL
CONSERVATION

FACT SHEET #4
BROWNFIELD CLEANUP PROGRAM

December 2011
Site No: C203046

1800 Southern Boulevard

Bronx, New York

**NYSDEC Certifies Remediation Requirements
Achieved at Brownfield Site**

1800 Southern Boulevard Site

Document Repositories

NYSDEC Region 2 Office

47-40 21st Street
Long Island City, NY 11101
Call in advance: (718) 482-4995

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New York Public Library

West Farms Library - Branch
2085 Honeywell Avenue
Bronx, NY 10460
(718) 367-5376

Hours:

Mon., Tues. 10 am to 6 pm
Weds., Thurs. 10 am to 7 pm
Fri., Sat. 10 am to 5 pm
Sun. Closed

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For more information about New York
State's BCP, visit:

www.dec.ny.gov/chemical/8450.html

This fact sheet is being provided to you pursuant to New York State Environmental Conservation Law and the New York State Department of Environmental Conservation's ("NYSDEC") Brownfield Cleanup Program ("BCP"). You have been sent this fact sheet because you own or live on the property near the 1800 Southern Boulevard Site (the "Site") or because the NYSDEC believes you may otherwise be interested in activities at the Site.

The New York State Department of Environmental Conservation (NYSDEC) has determined that SB1800 LLC (the "Volunteer") has achieved remediation requirements to address contamination related to the 1800 Boulevard "Site" No. C203046 located at 1800 Boulevard in the Borough of the Bronx, City of New York, under the Brownfield Cleanup Program (a map of the site is on the second page of this fact sheet). NYSDEC has issued a Certificate of Completion ("COC") to the Volunteer for the Site. A copy of the COC and other project related documents are available at the document repositories identified in this fact sheet (see box at left).

SITE DESCRIPTION AND BACKGROUND:

The Site is located at 1800 Southern Boulevard, Bronx, New York on a triangular shaped parcel of land approximately 0.27 acres in size at the southern tip of the city block where Boston Road and Southern Boulevard cross. The Site is legally defined as Tax Block 2984 Lots 1 and 7. The Site is currently being developed with a new ten (10) story mixed-use building that will provide affordable housing to 68 moderate income households, as well as 12,579 square feet of commercial space and 4,922 square feet of community facility space. Historically the Site has been used as a filling station, auto repair facility and car wash beginning sometime between 1927 and 1940. The car wash operation closed in 1993 and the service station closed in 2003. BP-Amoco was operating the station at the time of closure in 2003. Surrounding land use consists of a commercial property (self-storage) to the north, the intersection of Southern Boulevard, Boston Road and 174th Street to the south, Boston Road to the east, and Southern Boulevard to the west. A Remedial Action Work Plan (RAWP), which summarized the requirements for the cleanup of the site, was approved by the NYSDEC, in cooperation with the New York State Department of Health ("NYSDOH"), in August 2009. The Volunteer has fully implemented the RAWP and has achieved a Track 1 clean up meeting unrestricted use objectives for all soil at the Site. The Volunteer submitted a Final Engineering Report ("FER") dated December 2011, that documents the remedial activities. The FER and other project documents are available at the document repositories.

Certificate of Completion: The COC issued by NYSDEC contains:

- a description of the remedial activities completed;
- a certification that remediation requirements have been achieved; and
- a description of the boundaries of the site.

Site remediation (removal of petroleum-impacted soil) proceeded under the Track 1 (unrestricted use) cleanup objective for all onsite soil.

NEXT STEPS: NYSDEC issued the COC based on review and approval of an FER submitted by the Volunteer. The FER described the remedial activities completed and certified that remediation requirements have been achieved for the site. With its receipt of a COC, the Volunteer is eligible for tax credits related to the redevelopment of the Site.

BROWNFIELD CLEANUP PROGRAM

BROWNFIELD CLEANUP PROGRAM OVERVIEW:

New York established its BCP to address the environmental, legal, and financial barriers that often hinder the redevelopment and reuse of contaminated properties and to enhance private sector cleanups. New York's BCP is a cooperative approach among NYSDEC, NYSDOH, and Volunteers to investigate and/or remediate contaminated Sites. Under the BCP, a Volunteer enters into a Brownfield Cleanup Agreement with the NYSDEC and thereafter submits one or more work plans to investigate and, if necessary, remediate a site. The goal under the BCP is to remediate sites to a level that is protective of public health and the environment consistent with the proposed uses of the site. When the Volunteers complete work, NYSDEC provides a release from liability with standard reservations.

For more information about New York State's BCP, visit:

www.dec.ny.gov/chemical/8450.html

Figure 1

