



# FACT SHEET

## Brownfield Cleanup Program

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2477 Third Avenue Site  
BCP No. C203047  
Bronx, NY 10451

August 2011

### Cleanup Action to Begin at Brownfield Site Announced

Action is about to begin that will address contamination at the 2477 Third Avenue ("Site") located at 2477 Third Avenue in the Bronx under New York's Brownfield Cleanup Program (BCP). See map for site location.

The cleanup action for the Site includes removing on-site petroleum underground storage tanks, excavating soils on the site that contain significant levels of contamination, treating contaminated groundwater, installation of engineering controls to protect the public from potential vapors, and capping the site with clean soil. The cleanup activities will be performed by Jiten, LLC ("Applicant"). The New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH) will provide oversight.

#### Highlights of the Upcoming Cleanup Activities:

The cleanup activities are intended to:

- 1) Address contamination at the site to achieve cleanup levels that protect public health and the environment, and
- 2) Account for the intended or reasonably anticipated future use of the Site.

**Brownfield Cleanup Program:** New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses include recreation, housing, business or other uses.

A **brownfield** is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit:  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

The upcoming cleanup activities will occur on-site and will not extend to off-site locations. The types of contaminants addressed as part of the cleanup include petroleum-contaminated soil and groundwater as a result of the past presence of an on-site gasoline station. The Site and surrounding sidewalks will be enclosed with a construction fence prior to conducting the cleanup. During the cleanup activities, one can expect to see the following:

- Excavation, removal and off-site disposal of underground storage tanks;

- Excavation and off-site transportation and disposal of petroleum-contaminated soil;
- Injection of chemical treatment to groundwater via a drill rig;
- The importation of soil/fill to replace excavated soils;
- Air monitoring activities to ensure vapors and dust are not migrating off-site; and
- Typical construction-related equipment use and other activities.

The cleanup and construction activities are expected to commence in mid-September and continue for approximately eight months (subject to revision). The closure of sidewalks surrounding the Site is anticipated as part of the cleanup actions. During soil excavation activities, construction and soil disposal trucks are expected to travel through the streets surrounding the site. Trucks may be parked temporarily in the streets, particularly in the mornings, as they await the loading of soil for off-site disposal. Dust generated on-site will be continually monitored to insure no significant off-site migration occurs. Noise levels will be increased during cleanup activities but will comply with New York City Department of Buildings requirements. The hours for operation of remedial construction will conform to the New York City Department of Buildings construction code requirements and will be between 7:00 AM and 5:00 PM. There should not be any interruption of water service or other utilities.

#### **Next Steps:**

The Applicant is expected to begin cleanup activities at the site on or about September 15, 2011. These activities are anticipated to take about eight months.

After the applicant completes the cleanup activities, it will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the Site, it will approve the FER. NYSDEC then will issue a Certificate of Completion (COC) to the Applicant.

The Applicant would be eligible to redevelop the Site after it receives a COC. In addition, the Applicant:

- Would have no liability to the State for contamination at or coming from the Site, subject to certain conditions; and
- Would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the Site.

A fact sheet that describes the content of the FER will be sent to the site contact list. The Fact Sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the Site in relation to the issuance of the COC.

#### **Background**

The Site is an approximately 0.214-acre parcel comprising the eastern portion of the city block bound to the north by East 136<sup>th</sup> Street, to the east by Third Avenue, to the south by East 135<sup>th</sup> Street and the Major Deegan Expressway, and to the west by vacant lots. The Site is located in a

**Who to Contact:**

Comments and questions are always welcome and should be directed as follows:

Project-Related Questions

Ralph Keating  
Project Manager  
NYSDEC  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233  
Tel: (518) 402-9768  
Email: rxkeatin@gw.dec.state.ny.us

Site-Related Health Questions

Albert DeMarco  
Public Health Specialist  
Bureau of Environmental Exposure  
Investigation  
New York State Department of Health  
547 River Street  
Troy, NY 12180-2216  
Tel: (518) 402-7880  
Email: BEEI@health.state.ny.us

**We encourage you to share this Fact Sheet with neighbors and tenants, and/or post this Fact Sheet in a prominent area of your building for others to see.**

**Receive Site Fact Sheets by Email**

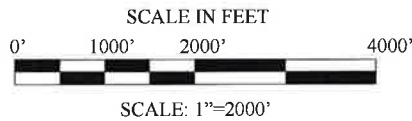
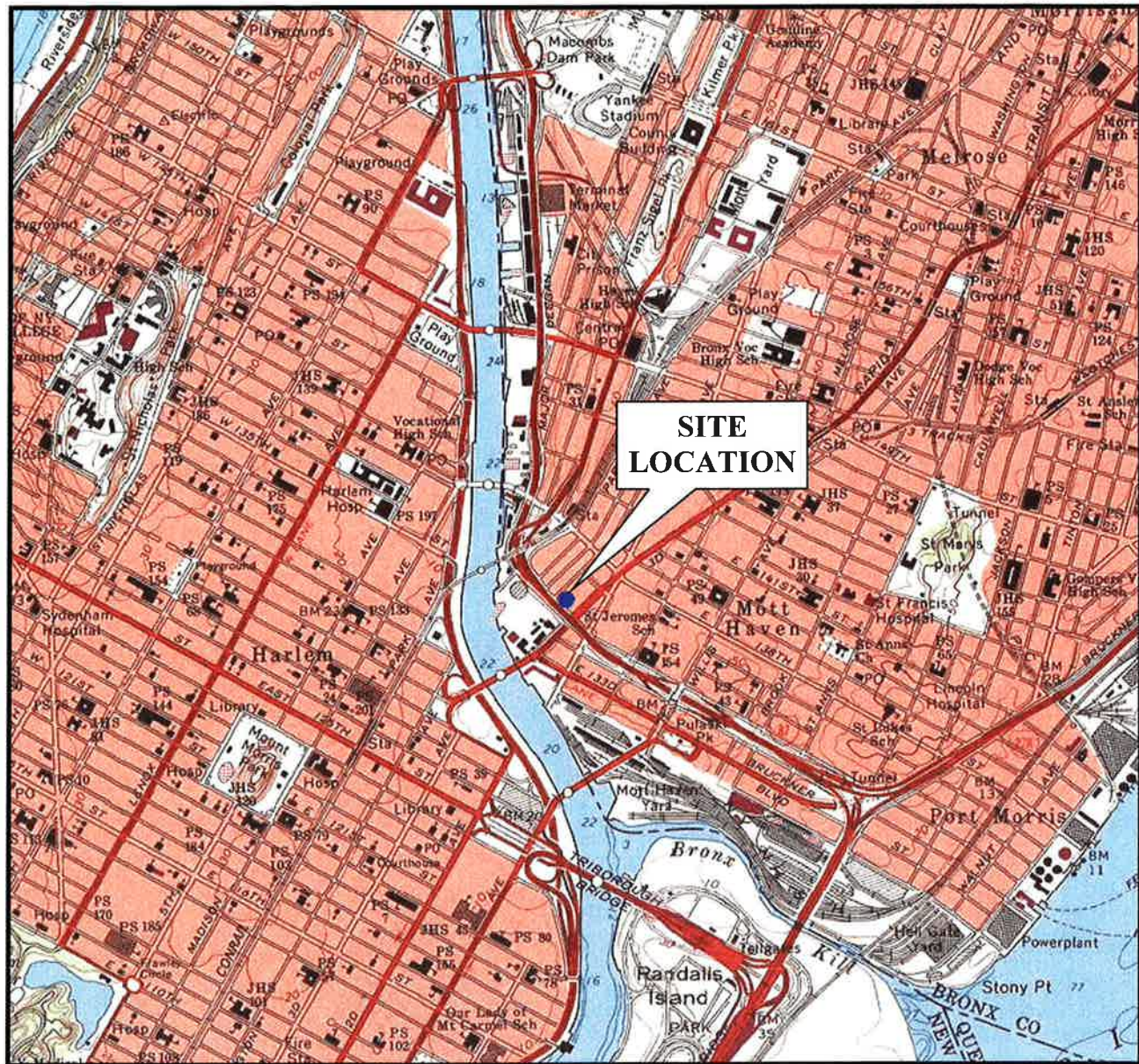
Have site information such as this Fact Sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: [www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html) . It's *quick*, it's *free*, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

**Note:** Please disregard if you already have signed up and received this Fact Sheet electronically.



**SOURCE:**  
7.5 MINUTE SERIES USGS TOPOGRAPHIC MAP  
QUADRANGLE: CENTRAL PARK, NY 1995

**2477 THIRD AVENUE  
BRONX, NEW YORK**

**PROJECT SITE LOCATION**



**Environmental Consultants**  
440 Park Avenue South, New York, N.Y. 10016

DATE  
**1.29.09**

PROJECT No  
**11160**

SCALE  
**AS SHOWN**

FIGURE  
**1**