



FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: 295 Locust Avenue
DEC Site #: C203053
Address: Locust Ave, E. 139th, E. 140th and E. 141st Streets.
Bronx, NY 10454

Have questions?
See
"Who to Contact"
Below

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the 295 Locust Avenue site ("site") located at Locust Ave, E. 139th, E. 140th and E. 141st Streets. Bronx, NY under New York State's Brownfield Cleanup Program. Please see the map for the site location.

The cleanup activities were performed by 295 Locust Associates LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant(s) have submitted a draft Final Engineering Report (FER) for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

Highlights of the Site Cleanup:

1. Contaminants in groundwater were treated through In-Situ Chemical Oxidation (ISCO). In-Situ means the contamination was treated without removing it from the ground. Specifically, persulfate was used to destroy contaminants in three distinct areas. Two areas are located at the northwestern and southwestern walls of the building. The third area is the western corner of the building.
2. A sub-slab depressurization system was installed to address exposures related to soil vapor intrusion in the on-site building.
3. A site cover, which consists of the building foundation and pavement will remain in place to eliminate exposures to soil beneath the site.
4. An environmental easement was placed on the site to restrict groundwater and site use.

Next Steps

When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information" below). NYSDEC then will issue a Certificate of Completion (COC) which will be announced in a fact sheet that is sent to the site contact list.

The applicant(s) would be able to redevelop the site after receiving a COC.

In addition, the applicant(s):

- 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 COC may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

Background

Location Description: The site includes multiple parcels including property located at 275-297 Locust Avenue, 881 East 139th Street, 880-908 East 140th Street, 900-902 East 141st Street and 901-903 East 140th Street, Bronx, NY. The site is 1.83 acres in size.

Site Features: The site is made up of three adjacent lots. Lot 46 comprises an entire block and includes an industrial warehouse. Lots 74 and 86 are two small fenced parking lots situated across E 140th Street from the Lot 46 warehouse.

Current Zoning and Land Use: The site is currently zoned as industrial. The site was used as an automated storage facility until 2008. The site is currently being used as an electric car assembly plant. The surrounding parcels are currently used for industrial purposes. A dry cleaner and a heating fuel distribution center neighbor the site.

Past Use of the Site: Prior uses that may have led to site contamination include a manufactured gas plant, a gas holder, industrial storage, petroleum/diesel stations, and automotive service stations.

The site is a part of the larger East 138th Street site. Consolidated Edison (Con Ed) is currently conducting a site characterization on parcels surrounding the 295 Locust site as a part of the Voluntary Cleanup Agreement Con Ed entered into with the Department. A focused remedial investigation was conducted by Con Ed on the 295 Locust Avenue site.

Site Geology and Hydrogeology: The site is immediately underlain by a fill layer comprising a mix of sand, silt, gravel, cobbles, and historic fill. Beneath this fill layer is a highly organic layer that most likely represents river or marsh deposits. Regional bedrock is known to consist of shist and/or gneiss.

Groundwater is present beneath the site at approximately three (3) to five (5) feet below ground surface. Groundwater is assumed to flow in a southeasterly direction toward the East River and it appears that groundwater elevation and flow direction may be influenced by tidal conditions. Groundwater flow direction may also be influenced by building construction utilities and subsurface variations in geology.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C203053>

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: <http://www.dec.ny.gov/chemical/8450.html>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

The New York Public Library, Mott Haven Branch
Attn: Jeanine Thomas-Cross
321 East 140th Street
Bronx, NY 10454
Phone: (718) 665-4878

NYSDEC Region 2 Office
Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101
Phone: (718) 482-4900

Who to Contact

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

Project-Related Questions

Randy Whitcher
NYS Dept of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
Phone: 518-402-9662
Email: randy.whitcher@dec.ny.gov

Site-Related Health Questions

Christopher Doroski
New York State Department of Health
Empire State Plaza, Corning Tower, Room 1787
Albany, NY 12237
Phone: (518)-402-7860
Email: BEEI@health.ny.gov

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: <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.

Note: Please disregard if you already have signed up and received this fact sheet electronically.

Site Location Figure

