



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

1095 Southern Boulevard
Bronx, NY 10035

SITE No. C203055
NYSDEC REGION 2

September 2021

Where to Find Information

Access project documents through the
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C203055/> and at these location(s):

New York Public Library - Hunts Point Branch

877 Southern Boulevard
Bronx, NY 10459
(718) 617-0338

Bronx Community Board #2

1029 East 163rd Street, 2nd Floor
Bronx, NY 10459
(718) 328-9125

**Repositories may be temporarily
unavailable due to COVID-19 precautions.
If you cannot access the online repository,
please contact the NYSDEC project
manager listed below for assistance.*

Who to Contact

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

Project-Related Questions

Manfred Magloire, Project Manager
NYSDEC Region 2 Office
47-40 21st Street
Long Island City, NY 11101
(718) 482-4078
manfred.magloire@dec.ny.gov

Project-Related Health Questions

Arunesh Ghosh
NYSDOH - Bureau of Environmental
Exposure Investigation
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
(518) 486-1443
beci@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the 1095 Southern Boulevard site ("site") located at 1095 Southern Boulevard, Bronx, New York. Please see the map for the site location. The cleanup activities will be performed by Urban Health Plan, Inc., 1095 Southern Boulevard Urban, LLC, 1095 Southern OpCo, LLC, 1095 Southern HoldCo LLC, 1095 Southern III LLC, and 1095 Southern IV LLC (collectively the "Volunteer") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Action Work Plan (RAWP) protects public health and the environment and has approved the plan.

- Access the approved RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C203055/>
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in October 2021 and last about 6 months.

Highlights of the Upcoming Cleanup Activities: The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The key components of the remedy are:

- Excavation and off-site disposal of on-site soil and fill material to a depth of approximately 19 feet below ground surface (bgs);
- Collection and analysis of documentation soil samples to ensure that all contaminant source material (soil that can contaminate groundwater) has been removed and to evaluate the effectiveness of the remedy with respect to attainment of restricted residential soil cleanup objectives (SCOs);
- In the event source material is encountered deeper than 20 feet bgs, the support of excavation design will accommodate localized excavations to approximately 22 feet bgs;
- Dewatering, with treatment as necessary, to facilitate excavation to approximately 9 feet below the water table;
- Backfilling of excavated areas to development grade, as necessary, with clean fill material;
- As a contingency, implementation of "in-situ" (in-place) chemical oxidation and/or bioaugmentation to achieve the remedial action objectives for groundwater;
- Preparation of a Site Management Plan (SMP) for long-term management of remaining contamination, including plans for: Institutional and Engineering Controls (IC/ECs); monitoring; operation and maintenance; and reporting; and
- Recording of an Environmental Easement, including institutional controls, to ensure implementation of the SMP and proper use of the site.

A site-specific Health and Safety Plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and

BROWNFIELD CLEANUP PROGRAM

CAMP establish procedures to protect on-site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

Next Steps: After the Volunteer completes the cleanup activities, they 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 will then issue a Certificate of Completion (COC) to the Volunteer. The Volunteer would be able to redevelop the site in conjunction with receiving a COC. In addition, the Volunteer would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

NYSDEC will issue a fact sheet that describes the content of the FER. 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.

Site Description: The site is located at 1095 Southern Boulevard in the Bronx and is bordered by Southern Boulevard to the east, residential buildings immediately adjacent to the north and west, and a commercial building immediately adjacent to the south. The site is identified as Block 2727, Lot 41 on the Bronx County Tax Map. The site is approximately 0.23 acres and is currently vacant and undeveloped, following a fire in 2008 which destroyed the on-site building. Previously, the site has been used for several commercial uses, including a one-story automotive service station and most recently as a dry-cleaning facility. The planned redevelopment of the site includes construction of a medical office building.

Additional site details, including environmental and health

assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C203055) at:

<https://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

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 site is any real property where a contaminant is present at levels exceeding the SCOs or other health-based or environmental standards, criteria or guidance adopted by NYSDEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

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

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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

www.dec.ny.gov/chemical/61092.html

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

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites:

<https://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

Site Location

