



Department of  
Environmental  
Conservation

# FACT SHEET

## Brownfield Cleanup Program

447 Gerard Avenue  
Bronx, NY 10451

**SITE No. C203071**  
**NYSDEC REGION 2**

**April 2018**

### Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the 477 Gerard Avenue Site ("site") located at 477 Gerard Avenue, Bronx, NY under New York State's Brownfield Cleanup Program (BCP). The cleanup activities will be performed by Jai Ganesh Realty, LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The Remedial Action Work Plan (RAWP) has been found by the NYSDEC to be protective of public health and the environment and has been approved by NYSDEC and the New York State Department of Health (NYSDOH). The approved RAWP and other documents related to the cleanup of this site can be found at the document repositories listed in the box at left. Remedial activities are expected to commence in the Summer of 2018, and are expected to finish in Winter of 2018.

**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 soils exceeding the unrestricted-use soil cleanup objectives ("UUSCOs") to approximately 20 feet below grade. Additional excavation may occur to remove deeper soils exceeding UUSCOs, depending on end-point sample results.
- Collection and analysis of end-point samples to evaluate the performance of the remedy with respect to attainment of the UUSCOs.
- The excavation is in preparation for a 13-story hotel with parking in the cellar.

A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP establish procedures for the protection of on-site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

**Next Steps:** After the applicant 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/ or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been/ or will be achieved for the site, it will approve the FER. NYSDEC will then issue a Certificate of Completion (COC) to the applicant(s). The applicant would be able to redevelop the site consistent with the cleanup track achieved as indicated on the 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.

#### **Where to Find Information:**

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

#### **New York Public Library**

Mott Haven Library  
321 East 140<sup>th</sup> Street at Alexander Avenue  
Bronx, NY 10454  
(718) 665-4878  
Call for hours

#### **Bronx Community Board One**

3024 Third Avenue  
Bronx, NY 10455  
(718) 585-7117

#### **NYSDEC, Central Office**

625 Broadway  
Albany, NY 12233  
Call in advance: (518) 482-4900  
Hours: Mon. to Fri. 8AM to 4PM

#### **Who to Contact:**

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

#### **Project-Related Questions**

Kyle Forster  
NYSDEC, Central Office  
625 Broadway  
Albany, NY 12233  
(518) 402-8644  
[kyle.forster@dec.ny.gov](mailto:kyle.forster@dec.ny.gov)

#### **Public Health questions:**

Melissa Doroski  
NYSDOH  
Empire State Plaza  
Corning Tower, Rm. 1787  
Albany, NY 12237  
(518) 402-7860  
[beei@health.ny.gov](mailto:beei@health.ny.gov)

**For additional information on the New York's  
Brownfield Cleanup Program, visit:**  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

# BROWNFIELD CLEANUP PROGRAM

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.

## Site Description:

**Location:** The site is located at 477 Gerard Avenue, Bronx, NY on the northwest corner of the intersection of East 146th Street and Gerard Avenue. The site is bounded by the streets above to the east and south, a newly constructed hotel to the west, and a residential building to the north. The site is approximately 0.20 acres in size.

**Site Features:** The site is currently vacant, cleared, and surrounded by a fence.

**Current Zoning and Land Use:** The site is currently vacant and zoned M1-4/R8A as a special mixed-use district meant to enhance the vitality of existing neighborhoods with mixed residential and industrial uses.

**Past Use of the Site:** The site was developed with commercial and industrial uses since at least 1908. Specific past uses include a lumberyard, a sign frame company, auto junkyard, and auto repair facility. Underground storage tanks (USTs) have been reported at the site on historical Sanborn maps, but none were found during the most recent investigation.

**Geology and Hydrogeology:** The subsurface consists of a 15 to 16-foot deep historic fill layer. Beneath the fill layer, the site consists of unconsolidated sand and gravel layers to the depth of bedrock, which is approximately 300 feet below ground surface (bgs). Regional groundwater flows to the southwest towards the Harlem River. Depth to groundwater ranges from 14.5 to 19.5 feet below ground surface (bgs).

A Site Location Map is attached. Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental

Site Remediation Database (by entering the Site ID, (C203071) at:

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

**Brownfield Cleanup Program Overview:** 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 soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<http://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.***

## **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.

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

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