



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

477 Gerard Avenue
Bronx, NY 10451

SITE No. C203071
NYSDEC REGION 2

October 2019

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

New York Public Library – Mott Haven Branch

321 East 140th Street
Bronx, NY 10454
Call for hours: (718) 665-4878

Bronx Community Board No. 1

3024 Third Avenue
Bronx, NY 10455
Call in Advance: (718) 585-7117

Who to Contact

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

Project-Related Questions

Kyle Forster, Project Manager
NYSDEC
625 Broadway
Albany, NY 12233
(518) 402-8644
kyle.forster@dec.ny.gov

Project-Related Health Questions

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

For more information about New York's
Brownfield Cleanup Program, visit:

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

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the 477 Gerard Avenue Site ("site") located at 477 Gerard Avenue in Bronx, NY under New York State's Brownfield Cleanup Program (BCP). Please see the map on the last page of this fact sheet for the site location.

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

- Access project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C203071/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Highlights of the Site Cleanup: The following activities have been or will shortly be completed to achieve the remedial action objectives:

- Excavation and proper disposal of approximately 5,460 tons of contaminated historic fill to a depth of 12 to 16 feet below grade. The project achieved residential cleanup standards. A hotel foundation with parking will occupy the excavation;
- Collection and analysis of end-point samples to document the effectiveness of the remedy; and
- Screening for indications of contamination (by visual means, odor, and monitoring with PID) of all excavated soil during all intrusive site work.

Next Steps: When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information"). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicant(s) would be able to redevelop the site after receiving a COC. In addition, the applicant(s):

- Will have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- Will be eligible for tax credits to offset a portion of 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.

BROWNFIELD CLEANUP PROGRAM

Site Description: The site is located at 477 Gerard Ave in Bronx, NY and is identified as Block 2351, Lot 22 on the New York Tax Map. The site is approximately 0.20 acres and is located on the block bordered by Gerard Avenue to the east, East 146th Street to the south, a hotel to the west, and a residential building to the north. Historical site uses were commercial and industrial since at least 1908, including a lumberyard, sign frame company, auto junkyard, and auto repair facility. Underground storage tanks (USTs) were reported to be present on historical Sanborn maps, but none were found during the remedial activities. The site is being redeveloped into a 13-story residential building with a basement.

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/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 may 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.

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

BROWNFIELD CLEANUP PROGRAM

Site Location Map

