

(Fact Sheet Begins Next)

## Act Now to Continue Receiving Information About This Site!

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

**You must sign up for the DER email listserv:**

[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



### **Why You Should Go “Paperless”:**

Get site information faster and share it easily;

Receive information about all sites in a chosen county - read what you want, delete the rest;

It helps the environment and stretches your tax dollars.

**If “paperless” is not an option for you**, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.

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# FACT SHEET

## Brownfield Cleanup Program

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

**Site Name:** Webster Avenue Residences  
**DEC Site #:** C203075  
**Address:** 1960 - 1982 Webster Ave; 4269 Park Ave  
Bronx, NY 10457

Have questions?  
See  
"Who to Contact"  
Below

### Cleanup Action to Begin at Brownfield Site

Action is about to begin that will address the contamination related to the Webster Avenue Residences site ("site") located at 1960 - 1982 Webster Ave; 4269 Park Ave, Bronx, NY under New York State's Brownfield Cleanup Program. Please see the map for the site location.

Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

The cleanup activities will be performed by Webster Avenue Housing Development Fund Corporation, Webster Avenue Supportive LLC, and Webster Avenue Affordable LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC).

#### 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 cleanup action for the site includes:

Excavation and off-site disposal of soil exceeding restricted residential soil cleanup objectives (SCOs) to a depth of two feet across the entire site.

If underground storage tanks are encountered, the tanks and associated contaminated soils (deeper than two feet) will be removed in compliance with applicable local, State and Federal regulations.

A site cover will be required to allow for restricted residential use of the site. The cover will consist either of the structures such as buildings, pavement, sidewalks comprising the site development or a soil cover with a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of the soil of sufficient quality to maintain a vegetation layer.

Any future on-site buildings will be required to have a sub-slab depressurization system, or a similar engineered system, to prevent the migration of vapors into the building from soil. For on-site buildings with a basement extending to the depth of the water table, a vapor

barrier system will be installed beneath the building slab and on the exterior of the foundation sidewalls below grade.

The applicant will obtain an environmental easement that requires the site owner to complete and to submit to the Department a periodic certification of institutional and engineering controls; to restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the New York State Department of Health (NYSDOH) or New York City Department of Health (NYCDOH); and to require compliance with the Department approved Site Management Plan.

A Site Management Plan is required, which includes an Institutional (environmental easement) and Engineering Control (soil cover, sub-slab depressurization and vapor barrier systems) Plan that identifies all use restrictions and engineering controls for the site; provisions for periodic reviews and certification of the institutional and engineering controls; and an Excavation Plan that the management of future excavations in areas of remaining contamination.

### **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 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 applicant(s).

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 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**

**Location:** The 1.341 acre site is located in an urban area at 1972-1976 Webster Avenue and 4269 Park Avenue in the Tremont section in Bronx, NY. The site is bounded by 1984 Webster Avenue, a warehouse, to the north, East 178th Street and beyond by commercial and residential properties to the south, Park Avenue and beyond by MTA Metro North railway lines to the east, and Webster Avenue and beyond by commercial and residential properties to the west.

**Site Features:** The site is currently improved with an unoccupied one-story/partial two-story steel framed masonry block structure.

Current Zoning and Land Use: The site is currently vacant but is zoned C4-5X (Residential/Commercial).

Past Use of the Site: From 1901 through 1915, a number of residences, retail stores, patent office, paint shop, wagon house and stable were located on-site. The site was the location of a service station and parts department, Studebaker Corporation of America, Park Avenue Auto Body Company Inc. and G Auto Bodies from at least 1927 to at least 1940.

Site Geology and Hydrogeology: Subsurface soil at the site consists of historic fill, which is primarily comprised of brick, concrete, wood and other debris in a brown silty-sand matrix. The historic fill layer extends to a depth of 5 to 8 feet below grade. Native soil consisting of brown sand is present below the historic fill layer. Bedrock is reportedly 50 - 55 feet below grade.

Groundwater exists at a depth of approximately 15 to 19 feet below grade. Surface topography in the general area of the site possesses moderate relief with general slope to the south-southeast. Based on proximity of the East River to the south and the Bronx River to the east, it is anticipated that groundwater flow is to the south or southeast.

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=C203075>

**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.

Tremont Branch - New York Public Library  
Attn: Sandra C. Pugh  
1866 Washington Avenue  
Bronx, NY 10457  
Phone: 718-299-5177

## Who to Contact

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

### Project-Related Questions

John Grathwol  
NYS Department of Environmental  
Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7016  
Tel: 518-402-9767  
Email: john.grathwol@dec.ny.gov

### Site-Related Health Questions

Stephanie Selmer  
New York State Department of Health  
Bureau of Environmental Exposure Investigation  
Empire State Plaza, Corning Tower, Room 1787  
Albany, NY 12237  
Tel: 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**

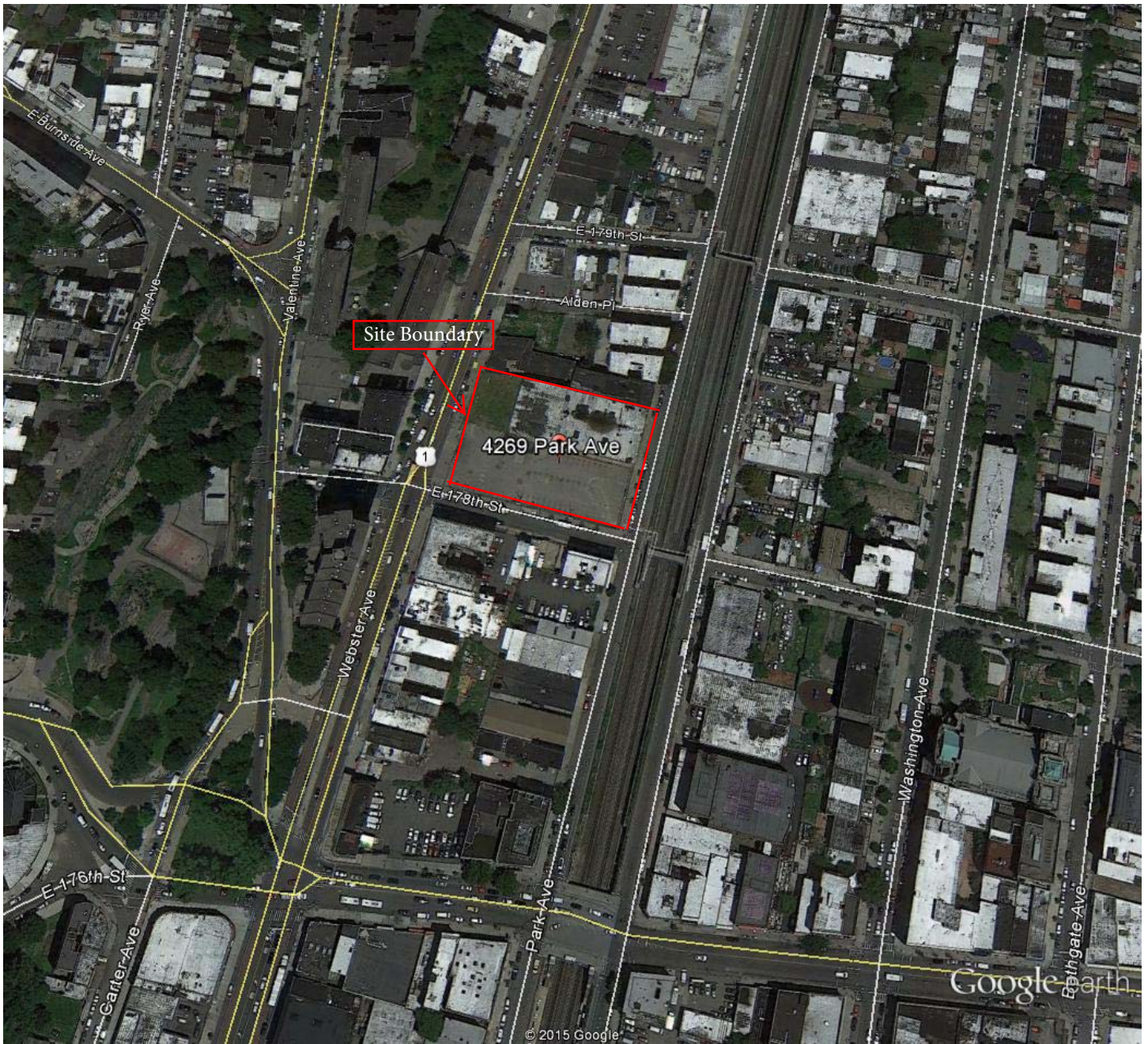
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better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





Google earth

feet 700  
meters 200

