



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: 411 East 178th Street (a/k/a 1973 Webster Avenue) and
4275 Park Avenue, Bronx, NY 10457

Have questions?
See
"Who to Contact"
Below

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Webster Avenue Residences site ("site") located at 4275 Park Avenue and 411 East 178th Street (a/k/a 1973 Webster Avenue), Bronx, NY under New York State's Brownfield Cleanup Program (BCP) have been or will be met. Please see the map for the site location.

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

<http://www.dec.ny.gov/cfm/extapps/derexternal/haz/details.cfm?pageid=3&progno=C203075>

The cleanup activities were performed by Webster Avenue Housing Development Fund Corporation, Webster Avenue Supportive LLC, Webster Avenue Affordable LLC, and Webster Avenue Supportive Housing Development Fund Corporation with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site. Copies of the FER and Notice of the COC are available at the location(s) identified below under "Where to Find Information."

Completion of Project

20,977.45 tons of soil exceeding Restricted Residential Soil Cleanup Objectives (SCOs) were excavated and transported off-site.

One 2,000 gallon and two 550 gallon steel Underground Storage Tanks (USTs) and associated contaminated soils (deeper than 2 feet) were removed and transported off-site in compliance with applicable local, State and Federal regulations. The Department determined that this work completed the remediation of spill #1504063 and closed out this spill project on December 6, 2016.

A site cover was installed and consists either of the structures such as buildings, pavement, sidewalks comprising the site development or of 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.

A Sub-Slab Depressurization System (SSDS) and a vapor barrier system were installed at 4275 Park Avenue and 411 East 178th Street, respectively. Any future on-site buildings will be required to have a SSDS, or a similar engineered system, to prevent the migration of vapors into the building from soil unless this future building has a basement extending to the depth of the water table. In this case, a vapor barrier system will be installed beneath the building slab and on the exterior of the foundation sidewalls below grade.

Webster Avenue Housing Development Fund Corporation, Webster Avenue Supportive LLC, Webster Avenue Affordable LLC, and Webster Avenue Supportive Housing Development Fund Corporation filed environmental easements requiring the site owners to complete and submit to the Department a periodic certification of institutional and engineering controls, which: restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment; and, requires compliance with the Department approved Site Management Plan (SMP).

The SMP requires: certification to the Department that an Institutional Control (environmental easements) and Engineering Controls (soil cover, SSDS and vapor barrier systems) remain in place and are effective; provisions for periodic reviews; and an Excavation Plan for the management of future excavations in areas of remaining contamination.

Final Engineering Report Approved

NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been put in place on the site:

- Site Management Plan
- Environmental Easement

The following engineering controls have been put in place on the site:

- Cover System
- Vapor Mitigation

Next Steps

With its receipt of a COC, the applicant is eligible to redevelop the site. In addition, the applicant:

- Has no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- Is 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, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Background

Location: The 1.4 acre site is located in an urban area at 4275 Park Avenue and 411 East 178th Street (a/k/a 1973 Webster Avenue) in the Tremont section in the Bronx. The site is bounded by a warehouse to the north, commercial and residential properties to the south and to the west, and MTA Metro North railway lines to the east.

Site Features: The site is currently improved with two unoccupied steel framed masonry block structures. There are currently two tax lots (lots 3 and 55) that comprise the site.

Current Zoning and Land Use: The site is being developed and 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 also 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 1940. From the 1940 to 2013, a lamp and shade factory, residential dwellings, a warehouse and a supermarket were located on-site.

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 and flows in a southeast direction. Surface topography in the general area of the site possesses moderate relief with general slope to the south-southeast. Potable water is provided to residents by the City of New York.

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 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>

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

Bronx Community Board 6
Attn: Wendy Rodriguez
1932 Arthur Avenue, Room 403
Bronx, NY 10457
Phone: (718) 579-6990

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
Phone: (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
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.



Google Earth

feet
meters

400
100

