



FACT SHEET

Brownfield Cleanup Program

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

Site Name: 198 East 135th Street
DEC Site #: C203084
Address: 198 East 135th Street, Bronx, NY 10451

Have questions?
See
"Who to Contact"
Below

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the 198 East 135th Street BCP site ("site") located in Bronx, NY. 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 and funded by Deegan 135 Realty LLC (applicant) with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

Based on the findings of the investigation, NYSDEC, in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to human health or the environment.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at: <http://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>
Enter the site code (located above, next to "DEC Site #"), then click on "Submit".

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from May 10, 2017 through June 24, 2017. The draft Remedial Action Work Plan (RAWP) containing the proposed site remedy is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area below.

The proposed remedy consists of excavation of contaminated soils to depths up to 16 feet below grade that contain poly-cyclic aromatic hydrocarbons (PAHs) and metals at concentrations exceeding unrestricted use soil cleanup objectives.

A Soil Vapor Intrusion (SVI) evaluation will be conducted following implementation of the remedy to ensure that there aren't any potential exposures to future building occupants related to SVI.

Summary of the Investigation

PAHs and metals were found to be present in subsurface soils at concentrations above unrestricted use soil cleanup objectives. The PAHs and metals are present at depths up to 16 feet below grade and are likely the result of past site uses and the presence of historic fill, which was found throughout the site.

Next Steps

NYSDEC will consider public comments received on the proposed remedy presented in the draft RAWP and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The final RAWP (with revisions if necessary) and the Decision Document will be made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location:

The site is located in an urban area of the Bronx, NY. The property is located approximately 250 feet northwest of the intersection of East 135th Street and 3rd Avenue.

Site Features:

The property is vacant and used to store vehicles associated with a storage/moving company located adjacent to the property. The Harlem River is located approximately 500 feet to the southwest.

Current Zoning and Land Use:

The site is currently inactive, and is zoned for mixed-use high-density residential and commercial use.

Past Use of the Site:

Prior site uses include a railroad freight yard, coal yard, warehousing, and various industrial uses (some of which included oil storage). Historic fill is also present at the site. Soil remediation of Volatile Organic Compounds (VOCs), Semi-VOCs (SVOCs), and metals occurred in 1999 (Spill #0001384) under the Petroleum Spills Program and resulted in removal of an abandoned underground storage tank.

Site Geology and Hydrogeology:

The stratigraphy of the site, from the surface down to about 16 feet below grade, is classified as fill consisting of a mixture of gravel, sand, rocks and apparent construction debris. The water table at the site ranges from approximately 9 feet to 12 feet below grade. Groundwater flow is anticipated to be towards the north.

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.

New York Public Library – Mott Haven Branch
321 East 140th Street
Bronx, NY 10454
Phone: 718-665-4878

Bronx Community Board 1
3024 Third Avenue
Bronx, NY 10455
Phone: 718-585-7117

Who to Contact

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

Project-Related Questions

Kyle Forster
NYS Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Tel: (518) 402-8644
Email: kyle.forster@dec.ny.gov

Site-Related Health Questions

Steve Berninger
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.

