

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

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 198 East 135th Street site ("site") located at 198 East 135th Street, Bronx, NY under New York State's Brownfield Cleanup Program (BCP). 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 Deegan 135 Realty 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 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 post-remediation soil vapor evaluation will be performed and actions taken (e.g., installation of a sub-slab depressurization system) if warranted.

#### 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 that were 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 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 cover) necessary at the site in relation to the issuance of the COC.

### **Background**

**Location:** The 1.12-acre 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 a flat, vacant lot (no buildings) with broken pavement and some exposed surface soils. The Harlem River is located approximately 500 feet to the southwest.

**Current Zoning and Land Use:** The site is currently vacant, and is zoned as a M1-3/R8 district for mixed-use high-density residential, commercial, and light manufacturing uses. The surrounding land use is primarily commercial, including warehouses to the northwest, and commercial office space to the southeast.

**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). Most recently it was used for vehicle storage (parking). Historic fill is also present at the site. Some soil remediation of volatile organic compounds (VOCs), semi-VOCs (SVOCs) and metals occurred in 1999 under the Petroleum Spills Program (Spill #0001384) and resulted in removal of an abandoned underground storage tank.

**Site Geology and Hydrogeology:** The stratigraphy of the site, from the surface to approximately 16 feet below grade, is classified as consisting of a mixture of gravel, sand, rocks and apparent construction debris. The water table at site ranges from approximately 9 feet to 12 feet below grade. Groundwater flow is towards the north, in the direction of the Harlem River.

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

**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](mailto:kyle.forster@dec.ny.gov)

#### Site-Related Health Questions

Steven Berninger  
New York State Department of Health  
Bureau of Environmental Exposure Investigation  
Empire State Plaza - Corning Tower - Room 178  
Albany, NY 12237  
518-402-7860  
[BEEI@health.ny.gov](mailto:BEEI@health.ny.gov)

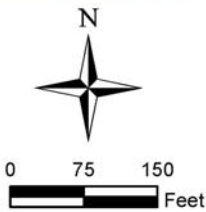
**We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.**

### **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.



**Figure 1**  
**Site Map**  
198 E 135th St  
Bronx, NY  
Site No. C203084

