



# FACT SHEET

## Brownfield Cleanup Program

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

**Site Name:** La Central – Phase I

**DEC Site #:** C203086

**Address:** 430 Westchester Avenue, Bronx, NY, 10455

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 **La Central – Phase I** ("site") located at 430 Westchester Avenue, Bronx, NY, 10455. 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 La Central Manager 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 public health and/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/external/derexternal/haz/details.cfm?pageid=3&progno=C203086>

#### How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **March 8, 2017 through April 22, 2017**. The draft Remedial Work Plan (RWP) 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 remedy being proposed was determined to be protective of human health and the environment, taking into consideration the current, intended, and reasonably anticipated future use of the property. The proposed remedy consists of:

- Excavation and off-site disposal of on-site soils to achieve soil cleanup objectives. Approximately 54,525 cubic yards of soil will be removed from the site. Appropriate off-site disposal of all material removed from the site in accordance with all Federal, State and local rules and regulations for handling, transport, and disposal;
- Clean fill meeting the state and local requirements will be brought in to replace the excavated soil and establish the designed grades at the site;
- A site cover system is required to allow for restricted residential use of the site, in areas where the upper

two feet of exposed surface soil will exceed the applicable SCOs. The site cover system may consist of paved surface parking area, sidewalks or a soil cover (with a demarcation layer underneath). Soil cover material, including any fill brought to the site, will meet the SCOs for cover material as set forth in 6 NYCRR Part 375-6.7(d). In areas where building foundations or slabs preclude contact with the soil, the requirements for a site cover system will be deferred until such time that they are removed.

- In-situ (“in-place”) Chemical Oxidation (ISCO) will be implemented to treat contaminants in groundwater;
- Imposition of an institutional control in the form of an Environmental Easement for the controlled property (Buildings A and D parcels and the Building B parcel if needed); and
- A Site Management Plan (SMP) is required for the Buildings A and D parcels (and the Building B parcel if needed). The plan requires monitoring and periodic reporting to ensure the remedial systems remain in place and are effective.

### **Summary of the Investigation**

Site investigations were conducted in 2006, 2007 and 2016. Soil, groundwater and sediment samples were analyzed for Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs), metals, Polychlorinated Biphenyls (PCBs) and pesticides. Soil vapor samples were analyzed for VOCs. The following were determined to be the contaminants of concern at the site:

- Petroleum and chlorinated VOCs (benzene, ethylbenzene, toluene, xylenes, methyl ethyl ketone (MEK), tetrachloroethene (PCE));
- Polycyclic Aromatic Hydrocarbons (PAHs);
- PCBs;
- Pesticides (dieldren, DDD, DDE, DDT); and
- Metals (barium, cadmium, chromium, copper, lead, mercury, nickel, zinc).

### **Next Steps**

NYSDEC will consider public comments received on the proposed remedy presented in the draft RWP and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The final Remedial Work Plan (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 2.91 acres and is located in an urban area in the Melrose neighborhood of the South Bronx in New York City. It is bounded by Brook Avenue to the east, Bergen Avenue to the west, the tracks of NYC subway lines 2 and 5 to the south, and a vacant parcel to the north.

**Site Features:** The site consists of three separate lots, all of which are vacant. The site is secured with a chain-link fence.

**Current Zoning and Land Use:** The site is currently inactive. Block 2294, Lot 32, and Block 2361, Lots 1 and 25 are zoned commercial (C6-2) based on a recent zoning change. All lots are vacant.

**Past Use of the Site:** The site has been developed since the late 1800s and previously contained a mixture of residential dwellings (tenements), commercial buildings and various operations. Former tenants included retail stores, plumbers shop, provisions packing and warehouses, post office, parts and service garage, a movie theater, laundry, woodworking, meatpacking and warehousing, and a gymnasium.

**Site Geology and Hydrogeology:** Soil from the surface to approximately 10 feet below ground surface (bgs) consists of assorted fill material such as brick, wood, glass, plastic, cloths, cinders and metal. Groundwater

depth ranges from 13 and 15 feet bgs and flows in an easterly direction. Current groundwater flow direction may be influenced by local dewatering projects and new improvements including utilities.

**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 locations to help the public stay informed.

New York Public Library – Mott Haven  
321 East 140<sup>th</sup> Street  
Bronx, NY 10454  
Tel: 718-665-4878

Bronx Community Board No. 1  
3024 Third Avenue  
Bronx, NY 10455  
Tel: 718-585-7117

### Who to Contact

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

#### Project Related Questions

Alicia Barraza  
New York State Department of  
Environmental Conservation  
625 Broadway, 12<sup>th</sup> Floor  
Albany, NY 12233-7016  
Tel: 518-402-9690  
Email: [alicia.barraza@dec.ny.gov](mailto:alicia.barraza@dec.ny.gov)

#### Site-Related Health Questions

Dawn Hettrick  
New York State Department of Health  
Bureau of Environmental Exposure Investigation  
Corning Tower, Room 1787  
Albany, NY 12237  
Tel: 518-402-7860  
Email: [bee@health.ny.gov](mailto:bee@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

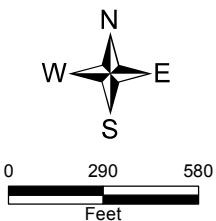
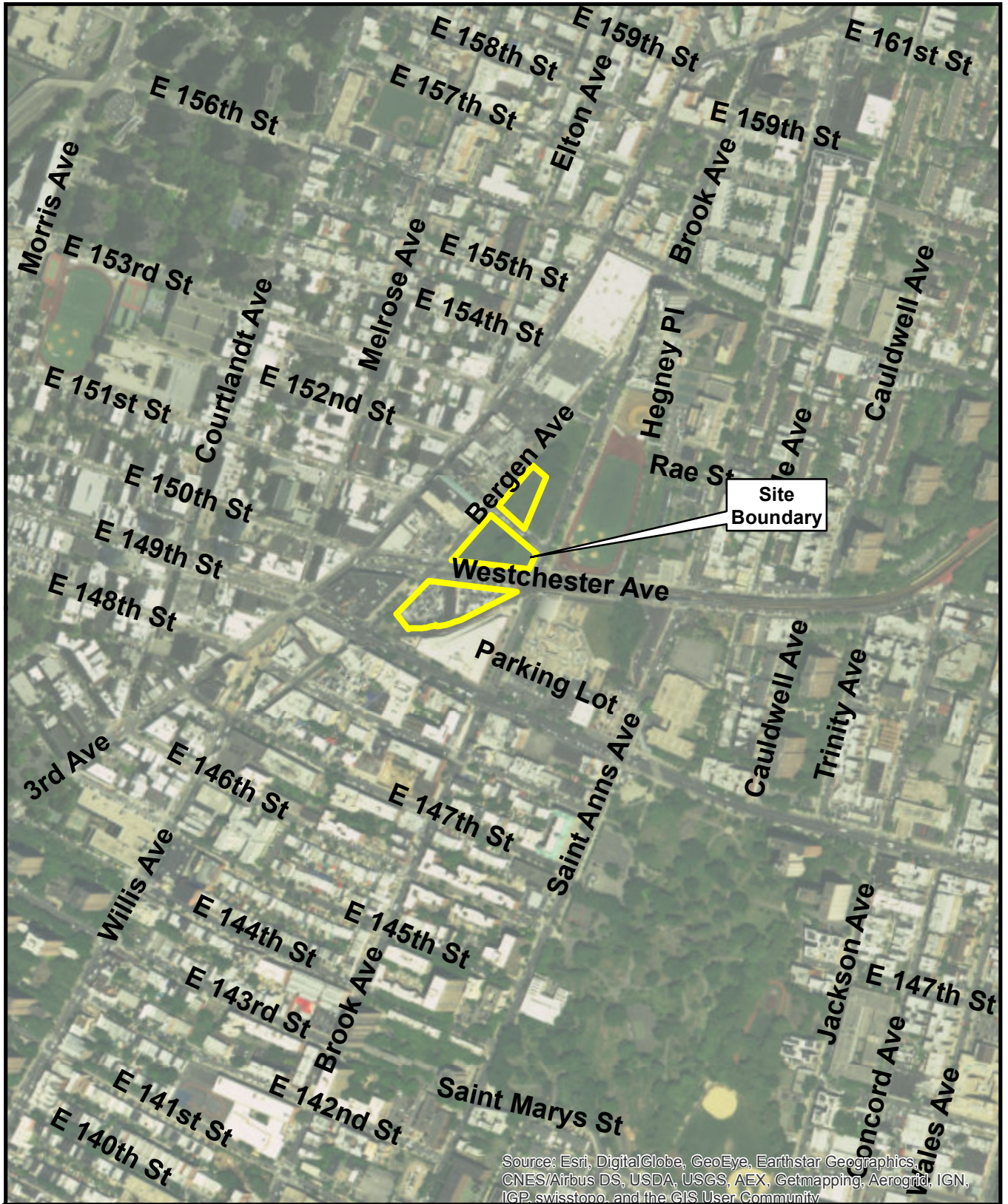
Have site information such as this fact sheet sent right to your email inbox.

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.





**Site Map**  
La Central  
Bronx, Bronx County  
Site No. C203086