



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

Cleanup Action to Begin at Brownfield Site

Action is about to begin that will address the contamination related to the La Central - Phase I site ("site") located at 430 Westchester Avenue, Bronx, 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 La Central Manager LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC).

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

<http://www.dec.ny.gov/cfm/xtapps/derexternal/haz/details.cfm?pageid=3&progno=C203086>

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:

1. A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible per DER 31. Green remediation is defined as the practice of considering all environmental effects of remedy implementation and incorporating options to minimize the environmental footprint of cleanup actions.
2. Excavation and off-site disposal of all on-site Building B parcel soils (with the exception of the former 152nd street portion of this parcel) which exceed Track 1 Unrestricted Use Soil Cleanup Objectives (UUSCOs), as defined by 6 NYCRR Part 375-6.8. All soil in the upper two feet of the Buildings A and D parcels, in addition to the former 152nd street portion of the Building B parcel, which exceed the Track 4 restricted residential use SCOs will be excavated and transported off-site for disposal.
3. Clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) will be brought in to replace the excavated soil and establish the design grades at the site.
4. For Building A and D parcels, the de-mapped 152nd Street on the Building B parcel (and the Building B parcel in the event that Track 1 unrestricted use SCOs are not met), a site cover will

be 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

5. In-situ chemical oxidation (ISCO) will be implemented to treat contaminants in groundwater. Potassium permanganate will be injected into the subsurface to remediate the contaminants in an approximately 12,500 square foot area located in the Building D parcel, via temporary injection points installed below the surface. In-situ means “in place”.
6. Imposition of an institutional control in the form of an Environmental Easement (a restriction on the use of the property) for the controlled property (the Buildings A and D parcels and the de-mapped 152nd Street on the Building B parcel and the remainder of the Building B parcel in the event that Track 1 is not achieved) that:
7. A Site Management Plan is required for the Buildings A and D parcels and the demapped 152nd Street on the Building B parcel (and the remainder of the Building B parcel in the event that Track 1 is not achieved), which includes the following:

Next Steps

After the applicant completes the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The Final Engineering Report 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 site is 2.91 acres in area and is located in an urban area in the Melrose neighborhood of the South Bronx, NY. It is bounded by Brook Avenue to the east, Bergen Avenue to the west, the tracks of subway line 2 and 5 to the south and a vacant parcel to the north. The nearest residences are about 800 feet east of the site. There are schools about 500 feet east and northeast of the site. A juvenile detention center is located about 250 feet southeast of the site.

Site Features:

The site consists of tax block 2294, lot 32 and tax block 2361, lots 1 and 25. Tax lot 32 currently has one vacant building and paved parking lots. The building is a partial one-story, partial two-story which will be demolished for redevelopment of the site. Tax lots 1 and 25 have been vacant since the late 1980s and are covered with vegetation. The site is secured with a chain-link fence.

Current Zoning and Land Use:

The site is currently inactive and vacant. Block 2294, lot 32, and block 2361, lots 1 and 25 are zoned commercial (C6-2) based on a recent zoning change. A C6-2A zoning permits a wide range of high-bulk commercial uses requiring a central location and with maximum building heights, including “mixed buildings”. A mixed building is a building in a commercial district used partly for residential use and partly for community facility or commercial use.

Past Use of the Site:

The site has been developed since the late 1800s and previously had 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, 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. Deeper soil consists of fine sand, silt and gravel. A layer of organic silt with trace peat, approximately 2 to 7 feet thick, was encountered below the fill material at the location of a former stream bed (now filled), that ran through the eastern region of the site in the general direction of Brook Avenue. Depth to weathered bedrock and competent bedrock dips from approximately 20 feet bgs in the western region of the site to approximately 65 feet bgs in the eastern region of the site. 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 location(s) to help the public stay informed.

New York Public Library - Mott Haven
321 East 140th Street
Bronx, NY 10454
Phone: 718-829-7830

Bronx Community Board No. 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

Alicia Barraza
NYS Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Phone: 518-402-9690
Email: 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
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.

SITE LOCATION

