



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

New York Public Library – Mott Haven
321 East 140th Street
Bronx, NY 10455
(718) 829-7830

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

Who to Contact

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

Project-Related Questions
Alicia Barraza, Project Manager
NYSDEC
625 Broadway, 12th Floor
Albany, NY 12233
(518) 402-9690
alicia.barraza@dec.ny.gov

Project-Related Health Questions
Dawn Hettrick
NYSDOH
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
(518) 402-7860
bee@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

FACT SHEET

Brownfield Cleanup Program

La Central Phase I
430 Westchester Ave
Bronx, NY 10455

December 2019

SITE No. C203086
NYSDEC REGION 2

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the La Central Phase I site ("site") located at 430 Westchester Ave, Bronx, NY under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by La Central Manager LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant has submitted a draft Final Engineering Report (FER) for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

- Access project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C203086/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Highlights of the Site Cleanup: The following activities have been or will shortly be completed to achieve the remedial action objectives:

- Excavation - Excavation and off-site disposal of 41,896 tons of contaminated soil associated with the site remedy that exceeded the unrestricted use soil cleanup objectives and 9,431 tons of contaminated soil associated with the remedy at the remaining site that exceeded the Restricted Residential Use soil cleanup objectives, the site-specific cleanup criteria. NYSDEC-approved imported fill and reused soil from the site was used for backfill and to establish the design grades at the site.
- In-Situ ("in-place") Chemical Oxidation (ISCO) - ISCO is a technology used to treat volatile organic compounds (VOCs) in the groundwater. A chemical oxidant was injected into groundwater in the Building B area.
- Site Cover System - The new development will maintain a site cover, which consists of structures (buildings, pavement, concrete sidewalks) comprising the site development and a 2-foot clean soil cover in landscaped areas. The soil cover will be placed over a demarcation layer, with the upper 6 inches of the soil of sufficient quality to maintain a vegetation layer.
- Site Management Plan (SMP) - Development of a SMP for long-term management of remaining contamination as required by the Environmental Easement (EE), including: (1) Institutional and Engineering Controls (ICs/ECs); (2) monitoring; and (3) reporting.

BROWNFIELD CLEANUP PROGRAM

- Environmental Easement – Recorded an EE to prevent future exposure to any contamination remaining at the site and to ensure compliance with the SMP.

Next Steps: When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information"). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicant will be able to redevelop the site after receiving a COC. In addition, the applicant(s):

- Will have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- Will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

A COC may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

Site Description: The site is located at 430 Westchester Ave, Bronx, NY and is identified as Section 9 Tax Lot 32 of Block 2294, and Lots 1 and 25 of Block 2361 on the Bronx Tax Map. The site is about 2.889 acres and 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. Historic site uses included residences, warehouses, a post office, parts and service garage, movie theater, laundry, woodworking, meatpacking and a gymnasium. The site is being redeveloped into commercial use and affordable housing.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C203086) at:

<http://www.dec.ny.gov/cfm/externalapps/derexternal/index.cfm?pageid=3>

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 may 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 NYSDEC 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>

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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:
www.dec.ny.gov/chemical/61092.html

Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites:
<http://www.dec.ny.gov/pubs/109457.html>

Site Location Map

