



**Department of  
Environmental  
Conservation**

**Where to Find Information:**

*Project documents are available at the following location(s) to help the public stay informed.*

**New York Public Library – Tremont Branch**

1866 Washington Avenue  
Bronx, New York 10457  
(718) 299-5177  
Call for hours

**NYSDEC, Region 2 Office**

47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
Call in advance: (718) 482-4900  
Hours: Mon. to Fri. 9AM to 5PM

**Bronx Community Board District 6**

1932 Arthur Avenue, Room 709  
Bronx, New York 10457  
(718) 579-6990  
Call for hours

**Who to Contact:**

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

**Project Related Questions**

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NYSDEC, Region 2 Office  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
(718) 482-7778  
[nigel.crawford@dec.ny.gov](mailto:nigel.crawford@dec.ny.gov)

**Public Health questions:**

Stephen Lawrence  
NYSDOH  
Empire State Plaza  
Corning Tower Room 1787  
Albany, NY 12237  
(518) 402-7860  
[beej@health.ny.gov](mailto:beej@health.ny.gov)

**For additional information on the New York’s  
Brownfield Cleanup Program, visit:**  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

# FACT SHEET

## Brownfield Cleanup Program

**1888 Bathgate Avenue  
Redevelopment Site  
4181 3<sup>rd</sup> Avenue  
Bronx, NY 10457**

**SITE No. C203088  
NYSDEC REGION 2**

**September 2017**

### Environmental Cleanup to Begin at Brownfield Site

Remedial action is about to begin that will address contamination related to the 1888 Bathgate Avenue Redevelopment Site (the “Site”) located at 4181 3<sup>rd</sup> Avenue in the Bronx, under New York State's Brownfield Cleanup Program (BCP). The cleanup activities will be performed by Wilfrid East Properties LLC, Wilfrid Realty Corp., Wilfrid East LIHTC LLC, Wilfrid Properties LLC, Wilfrid West Properties LLC, Wilfrid LIHTC LLC, and ACMH Wilfrid Housing Development Fund Corporation (collectively referred to as the "Applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The Remedial Action Work Plan (RAWP) has been found by the NYSDEC to be protective of public health and the environment and has been approved. The approved RAWP and other documents related to the cleanup of this Site can be found at the document repositories listed in the box at left. Remedial activities are expected to commence in late September 2017, and are expected to last approximately 11 months.

**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 key components of the Track 2 Restricted Residential Use remedy are:

- Demolition of the existing on-site buildings and removal of underground storage tanks, if encountered;
- Excavation and off-site disposal of all on-site soils which exceed the restricted-residential soil cleanup objectives in the upper 15 feet below grade;
- Import of clean material that meets the established soil cleanup objectives(SCOs) for restricted residential use and protection of groundwater as backfill;
- Treatment of contaminated groundwater through an in-situ groundwater treatment program, if needed;
- If Track 2 restricted residential SCOs are not achieved before 15 feet below grade, a contingent Track 4 remedy will be pursued which would include a site cover system;
- As part of the Track 2 remedy, a soil vapor intrusion evaluation will be completed, which will include a provision for implementing actions recommended to address exposures related to soil vapor intrusion;
- Implementation of a Community Air Monitoring Plan and Health and Safety Plan during any intrusive activities; and
- The imposition of an Institutional Control in the form of an Environmental Easement to ensure proper use of the Site and compliance with a Site Management Plan (SMP) for long term maintenance of the remedial systems.

A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP establish procedures for the protection of on-site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

**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 completed and certify that cleanup requirements have been achieved or will be achieved.

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When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the Site, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant(s). The applicant would be able to redevelop the Site in conjunction with receiving a Certificate of Completion. In addition, the applicant:

- 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 Final Engineering Report 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 Certificate of Completion.

**Site Description:** The Site is approximately 36,000-square feet and is bounded by: commercial uses to the north; Third Avenue, followed by Tremont Park to the east; residential and commercial uses to the south; and Bathgate Avenue, followed by institutional and industrial uses to the west. It is currently developed with five interconnected, single-story vacant warehouses most recently occupied by a steel door manufacturer. Since approximately 1993, no manufacturing operations occurred at the Site; however, the Site buildings have been used for storage of equipment and supplies by the former occupant.

**Summary of the Investigation:** The primary contaminants of concern at the Site are semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), and metals in soil; chlorinated solvent-related volatile organic compounds (VOCs) and metals in groundwater; and chlorinated solvent-related VOCs in soil vapor.

Additional Site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C203088) at:

<http://www.dec.ny.gov/cfm/EXTAPPS/DEREXTERNAL/INDEX.CFM?PAGEID=3>

**Brownfield Cleanup Program Overview:** 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>

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*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.*

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## 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:

[www.dec.ny.gov/chemical/61092.html](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 have already signed up and received this fact sheet electronically.

# BROWNFIELD CLEANUP PROGRAM

Figure 1 – Site Location

