



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

1888 Bathgate Avenue

Redevelopment Site

4181 3rd Avenue

Bronx, NY 10457

SITE No. C203088

NYSDEC REGION 2

October 2018

Where to Find Information:
Project documents are available at these 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

Bronx Community Board 6
1932 Arthur Avenue, Room 403-A
Bronx, New York 10457
(718) 579-6990
Call for hours

NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, NY 11101
Call in advance: (718) 482-4900
Hours: Mon. to Fri. 9AM to 5PM

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

Project-Related Questions
Nigel N. Crawford, Project Manager
NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, NY 11101
(718) 482-7778
nigel.crawford@dec.ny.gov

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

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

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the 1888 Bathgate Avenue Redevelopment Site (the "Site") located at 4181 Third Avenue in the Bronx, under New York State's Brownfield Cleanup Program (BCP). Please see the map for the Site location.

Cleanup activities were 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 "Applicants") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The Applicants have submitted a 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.

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

- Excavation and off-site disposal of 27,139 tons of soil and historic fill material which exceeded the Restricted-Residential Use Soil Cleanup Objectives (RRSCOs) in the upper 15 feet and removal of three underground storage tanks from the site. Clean fill was imported to the site to establish design grades and replace excavated soil.
- A Community Air Monitoring Plan (CAMP) and Health and Safety Plan (HASP) were implemented during all intrusive activities. Screening for indications of contamination in soil was conducted during intrusive work.
- In-Situ Chemical Oxidation (ISCO), a technology used to treat dissolved volatile organic compounds (VOCs) in the groundwater, was implemented in the southwestern portion of the site to treat chlorinated VOCs in groundwater above bedrock.
- Preparation of a Site Management Plan (SMP) for long-term management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) groundwater monitoring; (3) operation and maintenance; and (4) reporting.
- Recording of an Environmental Easement, to prevent future exposure to any residual contamination remaining at the site and to ensure implementation of the SMP.

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

- 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.

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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 and Background: The site is approximately 36,000-square feet and is bounded by: commercial uses and a school facility 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. Historically, the site was utilized for various industrial and manufacturing uses between approximately 1980 and 1993 including a clothing manufacturer, a glass and glazing facility, and, most recently, a steel door manufacturing facility. Since approximately 1993, no manufacturing operations occurred at the Site. The site is currently being redeveloped into two 8-story affordable housing residential buildings.

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/cfmx/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 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.

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 at:

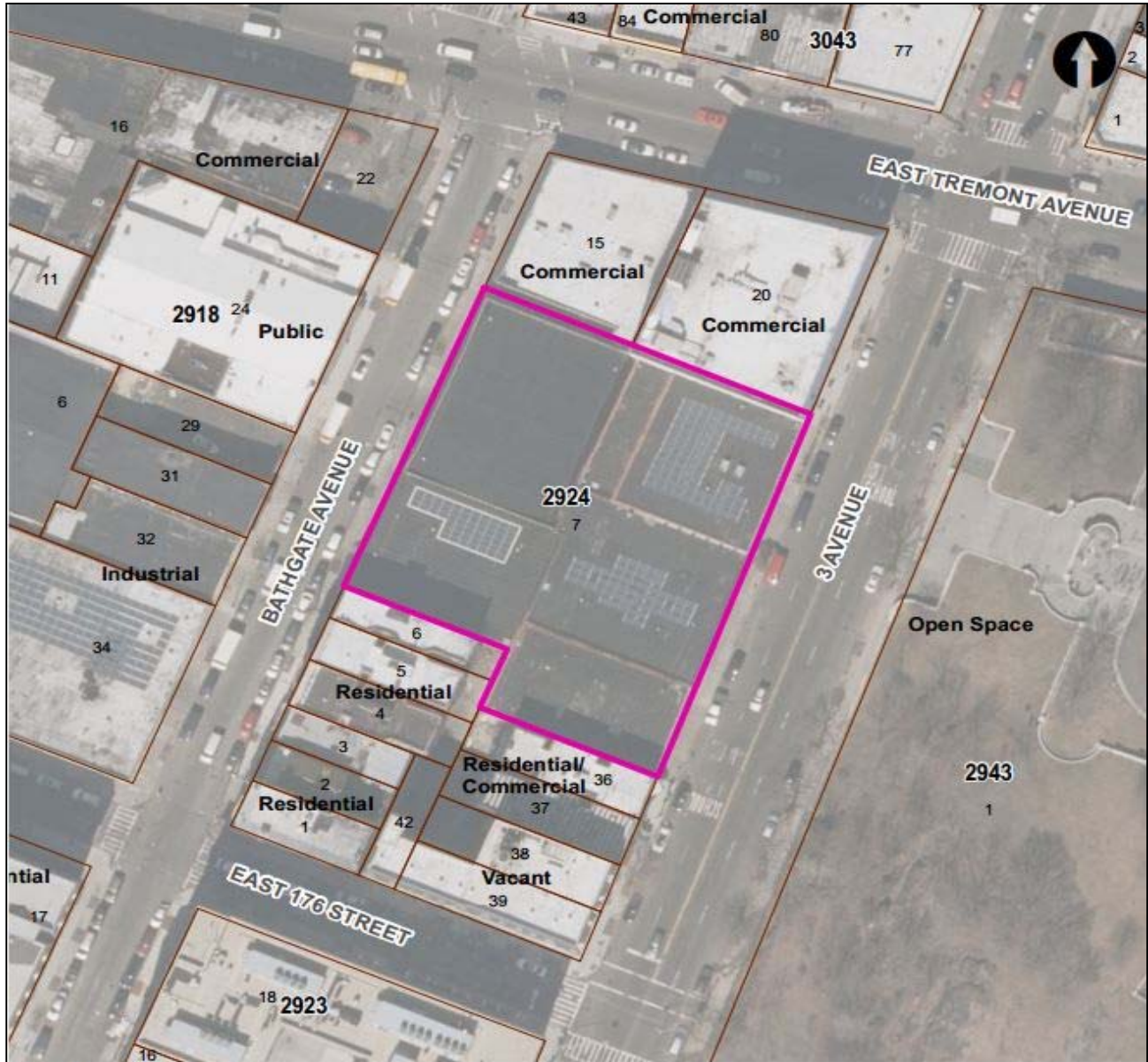
www.dec.ny.gov/chemical/61092.html

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.

BROWNFIELD CLEANUP PROGRAM


Site Location Map



Aerial Date: World Imagery Jun 2013

Legend

 Property Boundary

 Lot Boundary

2924 Block Number

