

Proposed Explanation of Significant Difference; Public Comment Period Announced

The public is invited to comment on the Explanation of Significant Difference (ESD) detailing a proposed remedy change being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the Former Boyle Auto Wreckers, Inc. ("site") located at 1346 Blondell Avenue in the East Bronx area of Bronx County. Please see the map for the site location.

The ESD presents changes to the cleanup plan selected in the 2019 Decision Document (DD) to address contamination related to the site and why the changes were made.

How to Comment

NYSDEC is accepting written comments about the proposed Explanation of Significant Difference for 30 days, from January 21 through February 20, 2026.

- Access the ESD and other project related document online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C203089/>.
- Documents also are available at the location(s) identified under "Where to find information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Contact Information" area.

Explanation of Significant Difference

NYSDEC issues an ESD if the change to a cleanup is significant but not fundamental. There is no fundamental change from the original remedy selected in the 2019 DD (excavation and contingent cover); however, under the ESD, the remedy will include the installation of a permeable reactive barrier (PRB) to prevent contaminated groundwater from migrating off-site. These changes maintain the same level of protection of public health and the environment as the original remedy. The following is a summary of the cleanup plan described in the DD including the ESD modifications noted above:

- 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 in the design, implementation, and site management of the remedy as per DER-31.
- Demolition and disposal of the on-site surrounding buildings.
- Excavation and off-site disposal of contaminant source areas.
- Backfilling the site with clean fill.
- Contingency for the installation of a cover system.
- Installation of a permeable reactive barrier (PRB) via subsurface injections to prevent contaminated groundwater from migrating off-site.
- Development of a Site Management Plan (SMP) for long-term management of remaining contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; and (3) reporting.
- Recording of an Environmental Easement to control future land use and to prevent future exposure to any contamination remaining at the site.

Next Steps

NYSDEC will consider public comments, revise the remedy change as necessary, and issue a final Explanation of Significant Difference. NYSDOH must concur with the proposed cleanup. The applicant may then perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

Site Description

The 1.064-acre site is comprised of a single tax parcel located in the East Bronx in a primarily light industrial area with some residential uses. The site is bound to the east by a New York City Metropolitan Transportation Authority rail yard, to the south by a commercial property and Cooper Avenue, to the west by Blondell Avenue, and to the north by an auto body shop. An auto junk yard operated at the site from 1977 to 1996 after which it was used for vehicle storage with a portion occupied by a motorcycle repair shop.

The planned redevelopment will consist of an affordable housing multi-family residential structure.

Remedial Summary

Currently the primary contaminants of concern at the site are petroleum-related volatile organic compounds (VOCs) which are present in soil and groundwater. The remedial elements included in the 2019 DD were completed in 2024-2025.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C203089) at:

<https://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>

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 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:

<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

Stay Informed with DEC Delivers

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.

Sign up to receive site updates by email:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

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: <https://dec.ny.gov/maps/interactive-maps/decinfo-locator>

CONTACT INFORMATION

Project-Related Questions

Daniel R. Nierenberg, Project Manager
NYSDEC, Division of Environmental Remediation
625 Broadway
Albany, NY 12233
p: (518) 402-9554
daniel.nierenberg@dec.ny.gov

Project-Related Health Questions

Steven Berninger
NYSDOH, Bureau of Environmental Exposure and Investigation
Empire State Plaza, Corning Tower, Rm 1787
Albany, NY 12237
p: (518) 402-0443
bee@health.ny.gov

WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/C203089/>

New York Public Library

Westchester Square Branch
2521 Glebe Ave
Bronx, NY 10461
718-792-6744

Bronx Community Board # 11

1741 Colden Avenue
Bronx, NY 10462
718-892-6262

Site Location



*Site boundary is the same as property boundary

Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community



0 200 400
Feet

Former Boyle Auto Wreckers, Inc.
Site No. C203089
Bronx, Bronx County, NY

Figure 1
Site Map



Department of
Environmental
Conservation



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