

EXPLANATION OF SIGNIFICANT DIFFERENCE

FORMER BOYLE AUTO WRECKERS, INC. SITE



Department of
Environmental
Conservation

Bronx / Bronx County / Site No. C203089 / January 2026

Prepared by the New York State Department of Environmental Conservation
Division of Environmental Remediation

1.0 INTRODUCTION

The purpose of this notice is to describe the progress of the cleanup at the Former Boyle Auto Wreckers, Inc. site and to inform you about a change in the site remedy. This site is located at 1346 Blondell Avenue, Bronx, New York 10461 (see Figure 1). On September 9, 2019, the New York State Department of Environmental Conservation (NYSDEC) issued a Decision Document (DD) that selected a remedy to cleanup the site. The selected Track 1 Unrestricted Use remedy with a contingency for a Track 4 Restricted Residential Use remedy presented in the DD consisted, in part, of the following:

- Excavation and off-site disposal of all on-site soils exceeding the applicable soil cleanup objectives (SCOs), including contaminant source areas,
- Backfilling the site with clean fill, and
- A contingency for the installation of a cover system.

Based on the laboratory results of post-cleanup soil and groundwater sampling, soil contamination exceeding applicable Protection of Groundwater Soil Cleanup Objectives (PGWSCOs) remains on-site, and contaminated groundwater containing these same contaminants is migrating off-site. Ongoing redevelopment activities (installation of a concrete building foundation) prevent further excavation and/or treatment of the remaining petroleum-related volatile organic compounds (VOCs) on-site. The change to the original remedy involves the installation of a vertical permeable reactive barrier (PRB) along the downgradient boundaries of the site to capture and prevent the off-site migration of VOCs in groundwater.

This Explanation of Significant Difference (ESD) will become part of the Administrative Record for this site. The information here is a summary of what can be found in greater detail in documents that are available through DECInfo Locator (<https://extapps.dec.ny.gov/data/DecDocs/C203089>) and have been placed in the following repositories:

New York Public Library – Pelham Bay Branch
3060 Middletown Road
Bronx, NY 10461

Bronx 11 Community District
1741 Colden Avenue
Bronx, NY 10462

2.0 SITE DESCRIPTION AND ORIGINAL REMEDY

2.1 Site History, Contamination, and Selected Remedy

Site Description: The 1.064-acre site is comprised of a single tax parcel located in the East Bronx within 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 commercial properties and Cooper Avenue, to the west by Blondell Avenue, and to the north by Polton Avenue. 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 residential structure.

Summary of Investigation: Currently the primary contaminants of concern at the site are petroleum-related VOCs that are present in soil and groundwater. The remedial elements included in the 2019 DD were completed in 2024-2025.

Elements of the Selected Remedy:

- 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.
- Excavation and off-site disposal of all on-site soils which exceed unrestricted use SCOs.
- Backfilling the site with clean fill.
- Completion of a soil vapor intrusion evaluation, including a provision for implementing actions recommended to address exposures related to soil vapor intrusion.
- Should unrestricted SCOs not be achieved, a contingency for the:
 - Installation of a cover system.
 - 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.

3.0 CURRENT STATUS

The Remedial Elements included in the 2019 DD were completed in 2024-2025. Based on contamination remaining in on-site soil above both Unrestricted Use SCOs throughout the site and PGWSCOs in the northwest area of the site, the site is anticipated to achieve a Track 4 remedy, which was provided as a contingency in the DD and will include a site cover (previously constructed), SMP, and EE. However, the off-site migration of contaminated groundwater from the site must be addressed for the Remedial Action to be complete, consistent with 6 NYCRR 375-1.8(d)(1)(3)). Currently the primary contaminants of concern at the site are petroleum-related VOCs, which are present on-site in soil and groundwater and off-site in groundwater. NYSDEC is in receipt of a proposed Remedial Design Work Plan (RDWP) that details action to prevent the off-site migration of contaminated groundwater and is reviewing the document in consultation with the New York State Department of Health (NYSDOH). Once the RDWP is approved and the associated work is completed, an FER that includes all remedial work, both from the DD and this ESD, will be submitted by the Applicant for NYSDEC and NYSDOH review.

4.0 DESCRIPTION OF SIGNIFICANT DIFFERENCE

4.1 New Information

Based on the results from post-excavation confirmation soil sampling conducted at a frequency of one (1) sample for every 900 square foot area and as presented in a draft FER, exceedances of PGWSCOs for petroleum-related VOCs are present in on-site soils. Three soil samples located in the northwestern portion of the site at the base of the excavation, a depth of approximately 17 feet exhibited, these exceedances. This area is now located under a concrete building foundation and, therefore, inaccessible. In addition, post-remedial groundwater results collected during two sampling events indicate elevated levels of these same VOCs in off-site groundwater in two monitoring wells for both events. The remaining contamination in on-site soil is a source to the groundwater contamination, which is migrating off-site. The change to the original remedy involves the application of colloidal activated carbon (CAC) to the subsurface to form a vertical permeable reactive barrier (PRB) along the downgradient boundaries of the

site to capture and prevent the off-site migration of VOCs in groundwater. The application will also include the injection of other amendments, specifically ammonium sulfate and sodium nitrate, to enhance the biodegradation of VOCs through anaerobic respiration (e.g., denitrification, sulfanogenesis) and by adding nitrogen, a microbial nutrient, to the subsurface. The CAC, ammonium sulfate, and sodium nitrate application will be added to the subsurface in an approximately 3,300 square foot area located along the Site's northern property boundary with Ponton Avenue and along a targeted portion of the northern property boundary starting from the northernmost corner and extending approximately 240-feet to the southeast via temporary injection points installed within the upper 10-feet of the unconfined overburden water table. Application methodology will include the use of hollow rod direct-push technology to employ a bottom-up injection method that uses multiple port retractable screens.

4.2 Comparison of Changes with Original Remedy

The change from the original remedy presented in the DD applies to the installation of a PRB, which was not previously included in the DD. From this point forward the following will occur at the site:

- Application of CAC and biodegradation enhancement compounds to form a PRB along the site's northern property boundary with Ponton Avenue and along a targeted portion of the northern property boundary starting from the northernmost corner and extending approximately 240-feet to the southeast to prevent contaminated groundwater from migrating off-site.
- Monitoring the effectiveness of the PRB through off-site groundwater sampling.

5.0 SCHEDULE AND MORE INFORMATION

Remedial activities are expected to begin in February 2026.

If you have questions or need additional information you may contact any of the following:

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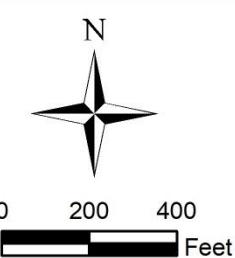
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DECLARATION

The selected remedy is protective of public health and the environment, complies with State and Federal requirements that are legally applicable or relevant and appropriate to the remedial action to the extent practicable, and is cost effective. This remedy utilizes permanent solutions and alternative treatment or resource recovery technologies, to the maximum extent practicable, and satisfies the preference for remedies that reduce toxicity, mobility, or volume as a principal element.

Site Location



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

Figure 1
Site Map



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