

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

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

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go “Paperless”:

Get site information faster and share it easily;

Receive information about all sites in a chosen county - read what you want, delete the rest;

It helps the environment and stretches your tax dollars.

If “paperless” is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.

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FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: 2135 Westchester
DEC Site #: C203093
Address: 2135 Westchester Avenue
Bronx, NY 10462

Have questions?
See
"Who to Contact"
Below

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the 2135 Westchester site ("site") located at 2135 Westchester Avenue, Bronx, NY. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C203093>

Draft Investigation Work Plan

The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by C Plus Realty, LLC ("applicant(s)") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from **January 17, 2018** through **February 13, 2018**. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

Highlights of the Proposed Site Investigation

The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

- Sub-surface soil sampling will occur in the parking lot and in the building's basement.
- Earlier sampling identified tetrachloroethylene (PCE), a common dry cleaning chemical, in groundwater. Additional monitoring wells will be installed to further assess impacts.
- Soil vapor samples will be collected from both on and off-site areas. Building owners in the immediate area may be asked to allow sampling in the basements of their structures.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. The approved work plan will be made available to the public (see “Where to Find Information” below). After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to the NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a cleanup plan, called a “Remedial Work Plan” will be developed and a Decision Document will be proposed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period. NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location:

The 2135 Westchester Site is located in an urban area, at 2135 Westchester Avenue, Bronx, New York.

Site Features:

The primary site feature includes one building used for a commercial purpose (laundromat), with a small asphalt paved parking lot to the north. The eastern portion of the building is currently vacant and was formerly used as a dry cleaner.

Current Zoning and Land use:

The site is currently zoned for commercial and residential use, with an R6 (residential) zoning with a C2-2/C1-2 (commercial) overlay. The surrounding parcels are used for a combination of residential and commercial uses. The nearest residential area is directly to the north, along Purdy Street.

Past Use of the Site:

The site was used as a funeral home from 1955 to 2000. A laundromat has operated on the western portion of the site, since 2000 and is still in operation. A dry cleaner operated on the eastern portion of the site from 2000-2016. The portion of the site where the dry cleaner used to operate has been vacated.

Site Geology and Hydrogeology:

The groundwater flow direction has not been determined at the site. The groundwater that has been encountered is likely perched water based on the depth to the bedrock interface. Groundwater was not encountered to the south, along Westchester Avenue. Additional groundwater wells will be installed to confirm the direction of groundwater flow.

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: <http://www.dec.ny.gov/chemical/8450.html>

FOR MORE INFORMATION

Where to Find Information

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

The New York Public Library - Parkchester Library
Attn: Alison Williams
1985 Westchester Avenue
Bronx, NY 10462
phone: 718-829-7830

Bronx Community Board 9
Attn: William Rivera
1967 Turnbull Avenue
Room 7
Bronx, NY 10473
phone: 718-823-3034
email: wrivera@cb.ny.gov

Who to Contact

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

Project Related Questions

Ruth Curley
NYS Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Tel: 518-402-9767
Email: ruth.curley@dec.ny.gov

Site-Related Health Questions

Arunesh Ghosh
New York State Department of Health
Empire State Plaza - Corning Tower Room 1787
Albany, NY 12237
Tel: 518-402-7860
Email: BEEI@health.ny.gov

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 available at the following web page:
<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.

Site Location Map
Site C203093
2135 Westchester

