



Department of  
Environmental  
Conservation

# FACT SHEET

## Brownfield Cleanup Program

3500 Park Avenue Apartments  
3500 Park Avenue  
Bronx, NY 10456

June 2018

SITE No. C203096  
NYSDEC REGION 2

### Where to Find Information:

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

#### **New York Public Library**

Morrisania Branch  
610 East 169<sup>th</sup> Street  
Bronx, NY 10456  
(718) 589-9268  
Call for hours

#### **Bronx Community Board District 3**

1426 Boston Road  
Bronx, NY 10456  
(718) 378-8054  
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

### Who to Contact:

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

#### **Project-Related Questions**

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47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
(718) 482-7541  
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#### **Health-Related Questions**

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

## Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the 3500 Park Avenue Apartments Site ("site") located at 3500 Park Avenue, Bronx County. Please see the map for the site location. The cleanup activities will be performed by 3500 Park Apts. Housing Development Fund Company, Inc. and 3500 Park Apts. L.P. ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Work Plan (RWP) protects public health and the environment and has approved the plan. The approved RWP and other documents related to the cleanup of this site can be found at the location(s) identified to the left under "Where to Find Information". Remedial activities are expected to begin in June 2018 and last about 6 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:

- 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;
- Collection and analysis of confirmatory end-point soil samples to evaluate the effectiveness of the remedy;
- Import of clean material that meets the established soil cleanup objectives (SCOs) for restricted residential use and protection of groundwater as backfill;
- 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;
- 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) (if needed) for long term maintenance of the remedial systems.
- If Track 2 restricted residential SCOs are not achieved in the upper 15 feet of soil, a contingent Track 4 remedy will be pursued which would include a site cover system.

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(s) 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.

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(s) would be able to redevelop the site in conjunction with receiving a Certificate of Completion. In addition, the applicant(s):

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- 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.

NYSDEC will issue a fact sheet that describes the content of the Final Engineering Report. 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 located at 3500 Park Avenue in the Morrisania section of the Bronx, and is identified as Block 2389, Lot 20 on the New York City Tax Map. The site consists of a 15,207-square foot, asphalt-paved parking lot with a small mobile storage container on the southwestern portion, which serves as an attendant shed. The former site building was demolished in the mid-1990s. The site has been vacant or a parking lot since approximately 1995.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C203096) at:

<http://www.dec.ny.gov/cfm/external/derexternal/index.cfm?pageid=3>

**Summary of the Investigation:** The primary contaminants of concern at the site are semi-volatile organic compounds (SVOCs) and metals, which are present site-wide in soil and groundwater, and volatile organic compounds (VOCs) in soil vapor.

**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>

*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](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.

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Site Location Map

