



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

The Peninsula

1221 Spofford Avenue
Bronx, NY 10474

SITE No. C203097

NYSDEC REGION 2

March 2019

Environmental Cleanup to Begin at Brownfield Site

Where to Find Information:

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

New York Public Library

Woodstock Branch

761 East 160th Street
Bronx, NY 10456
(718) 665-6255

Bronx Community Board 2

1029 E. 163rd Street, Suite 202
Bronx, NY 10459
(718) 328-9125

Who to Contact:

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

Project-Related Questions

Wendi Zheng, Project Manager
NYSDEC Region 2

Division of Environmental Remediation
47-40 21st Street
Long Island City, NY 11101
(718) 482-7541
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Project-Related Health Questions

Melissa Doroski
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Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860
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**For more information about New York's
Brownfield Cleanup Program, visit:**

www.dec.ny.gov/chemical/8450.html

Action is about to begin that will address contamination related to The Peninsula redevelopment ("site") located at 1221 Spofford Avenue, Bronx, NY. Please see the map for the site location. The cleanup activities will be performed by The Peninsula JV LLC ("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 March 2019 and last about 7 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 remedy are:

- Excavation and removal of Underground Storage Tanks (USTs);
- Removal of free-phase diesel and contaminated groundwater through pumping and off-site disposal;
- Excavation of soil/fill exceeding Unrestricted Use Soil Cleanup Objectives to depths ranging from 2 to 20 feet below grade;
- Treatment of contaminated groundwater through injection of chemical oxidants as necessary;
- Collection and analysis of end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Importation of clean material that meets the established Soil Cleanup Objectives for use as backfill; and
- Evaluation of the potential for soil vapor intrusion for newly constructed buildings on the site.
- If an Unrestricted Use cleanup is not achieved, installation of a cover system would be required to prevent exposure to remaining contamination in soil;
- A Site Management Plan (SMP) would be required for long term maintenance of the remedial systems; and
- An Environmental Easement would be necessary to ensure implementation of the SMP.

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 to protect on-site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

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

- 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 FER. 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 COC.

Site Description: The site is 3.78-acres in size and is bordered to the north by Corpus Christi Monastery, to the south by Spofford Avenue, to the west by Tiffany Street and to the east by Manida Street. The site is currently vacant, with a three to six-story building currently undergoing demolition. Previously, the site was occupied by the former Spofford Juvenile Detention Facility, which operated from 1956 to 2011.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C203097) at:

<http://www.dec.ny.gov/cfm/x/EXTAPPS/DEREXTERNAL/INDEX.CFM?PAGEID=3>

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 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 have already signed up and received this fact sheet electronically.

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Figure 1 – Site Location

