



Department of  
Environmental  
Conservation

# FACT SHEET

## Brownfield Cleanup Program

**The Peninsula**  
1221 Spofford Avenue  
Bronx, NY 10474

**SITE No. C203097**  
**NYSDEC REGION 2**

**October 2020**

### Where to Find Information

Access project documents through the DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C203097/>  
and at these location(s):

#### **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 welcome and should be directed as follows:

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

Wendi Zheng, Project Manager  
NYSDEC  
47-40 21st Street  
Long Island City, New York 11101  
(718) 482-7541  
[Wendi.Zheng@dec.ny.gov](mailto:Wendi.Zheng@dec.ny.gov)

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

Melissa Doroski  
NYSDOH  
Empire State Plaza  
Corning Tower Rm 1787  
Albany, New York 12237  
(518) 402-7857  
[beei@health.ny.gov](mailto:beei@health.ny.gov)

**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)

## Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to The Peninsula redevelopment site ("site") located at 1221 Spofford Avenue, Bronx, NY under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by The Peninsula JV, LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant(s) has submitted a draft Final Engineering Report (FER) for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

- Access project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C203097/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

**Highlights of the Site Cleanup:** The following activities have been completed to achieve the remedial action objectives:

- Demolition of the existing on-site buildings and proper off-site disposal of material which could not be beneficially reused on-site.
- Excavation and off-site disposal of approximately 40,240 cubic yards (CY) of contaminated historic fill material exceeding the soil cleanup objectives (SCOs).
- Removal of three underground storage tanks (USTs) and approximately 5,429 tons of soil from the former petroleum source area.
- Collection and analysis of site-wide endpoint soil samples to evaluate the performance of the remedy with respect to the attainment of SCOs.
- Installation of a dewatering and water treatment system.
- Clean fill was brought in to complete the backfilling of the excavation and establish the design grades at the site.
- The onsite reuse of approximately 13,400 CY of soil meeting the established SCOs to backfill behind building foundation walls, to raise the final grade, and/or to construct an access ramp at the site.
- Development of a Site Management Plan (SMP) for long-term management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional Controls; (2) monitoring; and (3) reporting.
- An Environmental Easement will be filed on the site property to ensure implementation of the SMP.

**Next Steps:** When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information"). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicant(s) would be able to redevelop the site after receiving a COC.

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In addition, the applicant(s) will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

A COC may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

**Site Description:** The site is located at 1221 Spofford Avenue in the Bronx and is identified as Block 2738, Lots 35, 36, and 37 on the Bronx Tax Map. The site is 3.734-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 a demapped portion of Barretto Street. The site is being redeveloped into a mixed live-work campus, featuring affordable housing, community space, open/recreational space, industrial space, and retail space.

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:

<https://www.dec.ny.gov/cfm/externalapps/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 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 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:

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

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*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.*

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## Stay Informed With DEC Delivers

Sign up to receive site updates by email:

[www.dec.ny.gov/chemical/61092.html](https://www.dec.ny.gov/chemical/61092.html)

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://www.dec.ny.gov/pubs/109457.html>

## Site Location

