



Department of
Environmental
Conservation

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

*(*Repositories are temporarily unavailable due to COVID-19 precautions. If you cannot access the online repository, please contact the NYSDEC project manager listed below for assistance.)*

Who to Contact

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

Project-Related Questions

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NYSDEC
47-40 21st Street
Long Island City, NY 11101
(718) 482-7541
Wendi.Zheng@dec.ny.gov

Project-Related Health Questions

Melissa Doroski
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Empire State Plaza
Corning Tower Rm 1787
Albany, NY 12237
(518) 402-7857
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For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

FACT SHEET

Brownfield Cleanup Program

The Peninsula

1221 Spofford Avenue
Bronx, NY 10474

December 2020

SITE No. C203097

NYSDEC REGION 2

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to The Peninsula redevelopment site ("site") located at 1221 Spofford Avenue, Bronx, NY, under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

The cleanup activities were performed by The Peninsula JV, LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site.

- Access the FER, Notice of COC and other 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."

Completion of the Project: 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 onsite 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 has been filed on the site property to ensure implementation of the SMP.

BROWNFIELD CLEANUP PROGRAM

Final Engineering Report Approved: NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been put in place on the site:

- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

The remedy for the Site did not require any engineering controls.

Next Steps: With its receipt of a COC, the applicant(s) is eligible to redevelop the site. In addition, the applicant(s) is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site. A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or 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>

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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

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>

BROWNFIELD CLEANUP PROGRAM

Site Location

