

(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](http://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.



Department of  
Environmental  
Conservation

# FACT SHEET

## Brownfield Cleanup Program

**1500 Astor Avenue Site**  
**2300-2314 Eastchester Road**  
**Bronx, NY 10469**

**SITE No. C203105**  
**NYSDEC REGION 2**

**August 2019**

## Environmental Cleanup to Begin at Brownfield Site

### **Where to Find Information:**

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

**New York Public Library -  
Eastchester Branch**  
1385 East Gun Hill Road  
Bronx, NY 10469  
Phone: (718) 653-3292

**Bronx Community Board 11**  
1741 Colden Avenue  
Bronx, NY 10462  
Phone: (718) 892-6262

### **Who to Contact:**

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

**Project-Related Questions**  
Bryan Wong, Project Manager  
NYSDEC  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
(718) 482-4995  
[yukylin.wong@dec.ny.gov](mailto:yukylin.wong@dec.ny.gov)

**Project-Related Health Questions**  
Sara Bogardus  
NYSDOH  
Bureau of Env. Exposure Investigation  
Empire State Plaza  
Corning Tower Rm 1787  
Albany, NY 12237  
(518) 402-7880  
[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)

Action is about to begin that will address contamination related to the 1500 Astor Avenue Site ("site") located at 2300-2314 Eastchester Road, Bronx, NY. Please see the map for the site location. The cleanup activities will be performed by Eastchester-Astor, LLC ("applicant") 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 August 2019 and last approximately 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 off-site disposal of all on-site soils which exceed the soil cleanup objective (SCO) for the protection of groundwater for tetrachloroethene (PCE), and which exceed the SCOs for commercial use for all other contaminants throughout the site;
- Importing clean material that meets the established SCOs for use as backfill;
- Treating chlorinated volatile organic compounds (VOCs) in groundwater through in-situ (in-place) chemical oxidation.
- Retrofitting the existing sump in the basement of the Eastchester Road building with a granular activated carbon filter to remove PCE and its degradation compounds from the groundwater prior to discharge to the New York City sewer;
- Collecting and analyzing end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Active mitigation of soil vapor beneath the Eastchester Road building and continued monitoring for soil vapor intrusion at the Astor Avenue building;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) for long term maintenance of the remedial elements; and
- Recording of an Environmental Easement to ensure proper use of the site.

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.

# BROWNFIELD CLEANUP PROGRAM

**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 FER. 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 an L-shaped 0.66-acre parcel located in the Bronx and is identified as Block 4393, Lot 1 on New York City Tax Maps. The site is located on the northeast corner of Astor Avenue and Eastchester Road. The Astor Avenue building is two stories and is currently occupied by medical offices. The Eastchester Road building is one story and is currently divided into five commercial units. The Eastchester Road building has a full basement, which is used for storage only. Previously, a portion of the site had been used as a dry cleaner for approximately 32 years. Other previous uses include residential dwellings, a funeral home, a bowling alley, a nursery, and retail/office tenants.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C203105) at:

<http://www.dec.ny.gov/cfm/external/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>

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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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## 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.

# BROWNFIELD CLEANUP PROGRAM

Figure 1 – Site Location

