



**Department of
Environmental
Conservation**

Where to Find Information

Access project documents through the DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C203105/>
and at these location(s):

New York Public Library

Eastchester Branch

1385 East Gun Hill Road
Bronx, NY 10469
(718) 653-3292

Bronx Community Board 11

1741 Colden Avenue
Bronx, NY 10462
(718) 892-6262

*(*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

Bryan Wong, Project Manager
NYSDEC
47-40 21st Street
Long Island City, NY 11101
(718) 482-4995
yukylin.wong@dec.ny.gov

Project-Related Health Questions

Sara Bogardus
NYSDOH
Bureau of Env. Exposure Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 473-9800
beei@health.ny.gov

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

FACT SHEET

Brownfield Cleanup Program

1500 Astor Avenue

**2300-2314 Eastchester Road
Bronx, NY 10469**

SITE No. C203105

NYSDEC REGION 2

October 2020

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the 1500 Astor Avenue Site ("site") located at 2300-2314 Eastchester 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 Eastchester-Astor, LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant 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/C203105/>.
- 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:

- Excavation and off-site disposal of approximately 92 tons of hazardous soil/fill exceeding the protection of groundwater soil cleanup objective (SCO) for tetrachloroethene (PCE) and commercial use SCOs for all other contaminants throughout the site.
- Clean fill meeting the established SCOs was brought in to backfill the excavated areas.
- In-situ (in-place) chemical oxidation (ISCO) was used to treat volatile organic compounds (VOCs) in the groundwater. Encapsulated reactant cylinders containing the oxidant potassium permanganate were placed into select monitoring wells to provide controlled oxidant release into saturated soils and groundwater.
- End-point soil samples and post-remedial groundwater samples were collected and analyzed to evaluate the effectiveness of the remedy.
- The existing sump in the basement of the building with frontage on Eastchester Road was retrofitted 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 system.
- Active mitigation of trapped soil vapor beneath the Eastchester Road building was performed by venting the trapped soil vapor beneath the basement slab.
- Development of a Site Management Plan (SMP) for long-term management of residual contamination as required by the Environmental Easement,

BROWNFIELD CLEANUP PROGRAM

including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting.

- An Environmental Easement was recorded to prevent future exposure to any contamination remaining at the site and 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. 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 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 Avenue. 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:

<https://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 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

