



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

1500 Astor Avenue

2300-2314 Eastchester Road
Bronx, NY 10469

SITE No. C203105

NYSDEC REGION 2

January 2024

Where to Find Information

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

New York Public Library Eastchester Branch

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

Bronx Community Board 11

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

Who to Contact

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

Project-Related Questions

Andre Obligado
NYSDEC
47-40 21st Street
Long Island City, NY 11101
(718) 482-6412
andre.obligado@dec.ny.gov

Project-Related Health Questions

Sara Bogardus
NYSDOH
Bureau of Env. Exposure Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 11237
(518) 473-9800
beci@health.ny.gov

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

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 1500 Astor Avenue site ("site") located at 1500 Astor Avenue and 2300-2314 Eastchester Road in the Pelham Gardens neighborhood of the Bronx, under New York State's Brownfield Cleanup Program (BCP) have been met. Please see the map for the site location.

The cleanup activities were performed by Eastchester-Astor 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/C203105/>.
- The documents also are available at the locations identified at left under "Where to Find Information."

Completion of the Project: The following activities have been completed to achieve the remedial action objectives:

- Excavation - Excavation and off-site disposal of approximately 100 tons of 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) is being used to treat volatile organic compounds (VOCs) in the groundwater. Encapsulated reactant cylinders containing the oxidant potassium permanganate were placed into select groundwater monitoring wells to provide controlled oxidant release into saturated soils and groundwater.
- Active Sub-Slab Depressurization System (SSDS) – An active SSDS was installed within the Eastchester Road building to mitigate soil vapor intrusion into the building.
- Sump Discharge Treatment – The existing sump in the cellar of the Eastchester Road building was sealed with a tight-fitting cover and a granular activated carbon (GAC) drum was installed to remove VOCs from groundwater prior to discharge into the NYC sewer system.
- Development of a Site Management Plan (SMP) for long-term management of remaining contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2)

BROWNFIELD CLEANUP PROGRAM

monitoring; (3) operation and maintenance; and (4) reporting.

- Recording of an Environmental Easement to control land use and prevent future exposure to any contamination remaining at the site.

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 following engineering controls have been put in place on the site:

- ISCO Treatment of Groundwater
- Active SSDS
- Sump Treatment System

Next Steps: With its receipt of a COC, the applicant is eligible to redevelop the site. In addition, the applicant 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 1500 Astor Avenue and 2300-2314 Eastchester Road and is identified as Block 4393, Lot 1 on the Bronx County tax map. The Site is approximately 0.644 acres and consists of a two-story building along Astor Avenue connected to a one-story building along Eastchester Road. The building along Eastchester Road has a full basement, while the building along

Astor Avenue is slab-on-grade and does not have a basement or subsurface space. The building along Astor Avenue is currently occupied by medical offices and the building along Eastchester Road is currently occupied by commercial units. Site occupants include a restaurant, an urgent care medical center, and two real estate offices. Historic dry-cleaning operations conducted at the site for approximately 32 years resulted in contamination of the subsurface with chlorinated solvents, including PCE and its breakdown products, trichloroethene and cis-1,2-dichloroethene, which have been cleaned up under the BCP.

The site was remediated to Commercial Use standards. There are no redevelopment plans for the site.

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/xtapps/derexternal/index.cfm?pageid=3>

Brownfield Cleanup Program: New York's 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

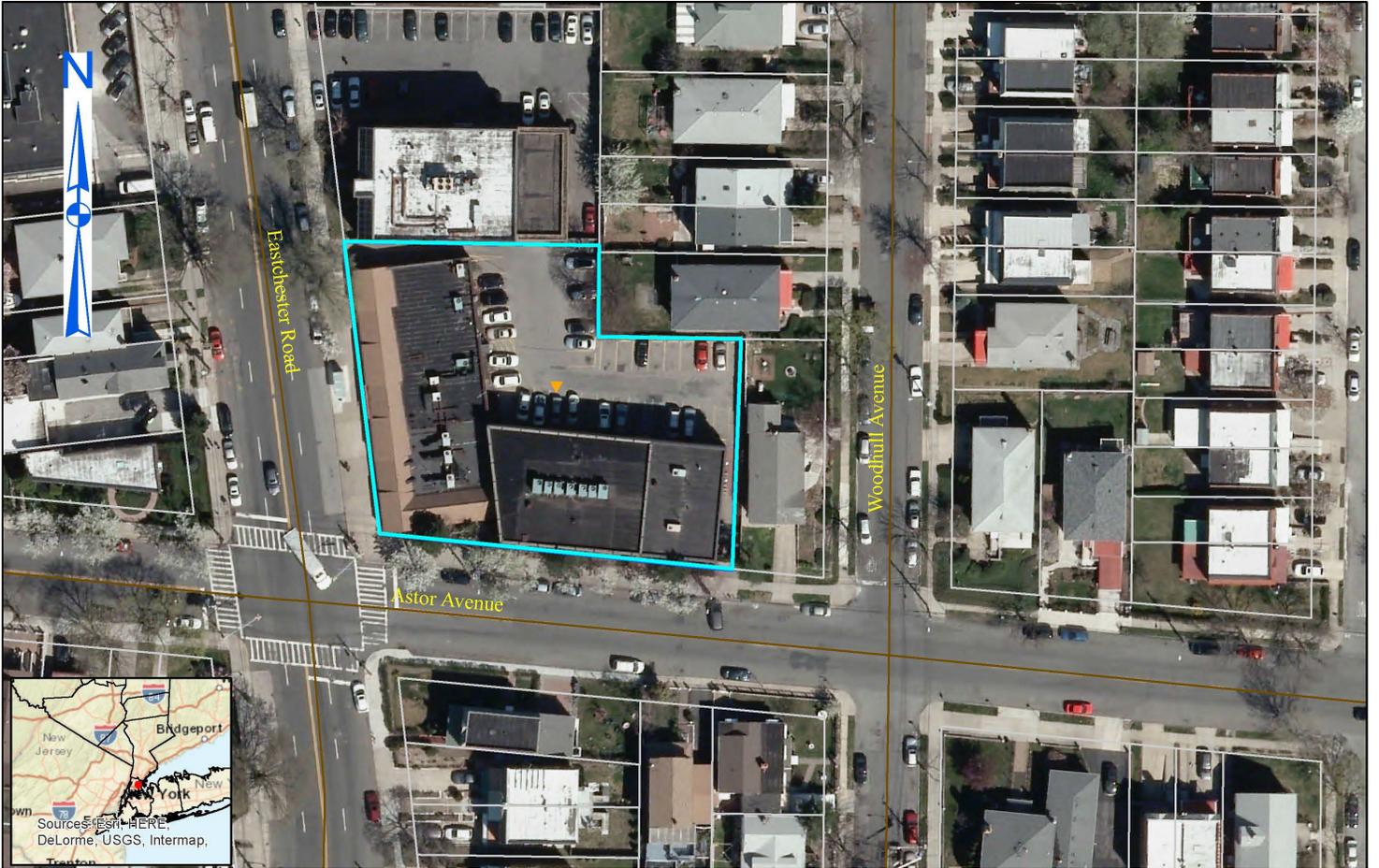
Note: Please disregard if you already have signed up and received this fact sheet electronically.

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>

Site Location



Department of
Environmental
Conservation

Translation Available. Don't see your language? Ask!

English	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
Español Spanish	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
简体字 Simplified Chinese	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
Русский Russian	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
אידיש Yiddish	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
বাঙালি Bengali	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
한국어 Korean	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
Kreyòl Ayisyen Haitian Creole	Pou yo ka tradwi dokiman sa nan yon lang ou ka konprann, kontakte moun ki anba a. Ou p'ap peye anyen pou tradiksyon an.
Italiano Italian	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
العربية Arabic	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
Język Polski Polish	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

Contact: Andre Obligado, (718) 482-6412, andre.obligado@dec.ny.gov