



Department of  
Environmental  
Conservation

# FACT SHEET

## Brownfield Cleanup Program

Former Rocket Jewelry Box Site  
414 Gerard Avenue  
Bronx, NY 10451

September 2018

SITE No. C203106  
NYSDEC REGION 2

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

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

#### **New York Public Library – Mott Haven Branch**

321 East 140th Street  
Bronx, NY 10454  
Call for hours: (718) 665-4878

#### **NYSDEC, Region 2 Office**

47-40 21st Street  
Long Island City, NY 11101  
Call in advance: (718) 482-4900

### **Who to Contact:**

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

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

Nathan Freeman, Project Manager  
NYSDEC, Division of Environmental  
Remediation  
625 Broadway 12<sup>th</sup> Floor  
Albany, NY 12233  
(518) 402-9767  
[Nathan.freeman@dec.ny.gov](mailto:Nathan.freeman@dec.ny.gov)

#### **Public Health questions:**

Steven G. Berninger  
Bureau of Environmental Exposure  
Investigation  
New York State Department of Health  
Empire State Plaza  
Corning Tower, Rm 1787  
Albany, New York 12237  
Phone: 518-402-7860  
[beei@health.state.ny.us](mailto:beei@health.state.ny.us)

**For additional information on the New York's  
Brownfield Cleanup Program, visit:**  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

## Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the Former Rocket Jewelry Box site (the "Site") located at 414 Gerard Avenue, Bronx, NY. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified on the left-hand side of this page under "Where to Find Information."

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the Site does not pose a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the Site; the potential for off-site migration of contaminants in the groundwater; and the potential for human exposure to site-related contaminants via soil vapors.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan for 45 days, from **September 19** through **November 2, 2018**. The proposed plan is available for public review at the location(s) identified on the left-hand side of this page under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area on the left-hand side of this page.

**Draft Remedial Action Work Plan:** The cleanup plan is described in a detailed "Remedial Action Work Plan". The proposed Track 1 Unrestricted Use remedy consists of:

- Abatement of hazardous materials and demolition of the existing warehouse in order to prepare the site for remediation;
- Installation of the support of excavation (SOE) system in order to enable remedial site excavation to occur;
- Excavation, stockpiling, off-site transport, and disposal of approximately 12,000 cubic yards of historic fill and soil that exceeds the Track 1 Unrestricted Use Soil Cleanup Objectives (UU SCOs). The maximum elevation at which soil exceeding the UU SCOs is present is about 26 feet below grade;
- Decommissioning and removal of one registered 3,000-gallon Above Ground Storage Tank (AST) and any additional Underground Storage Tanks (USTs) identified during earthwork;
- Collection and analysis of confirmation soil samples to confirm UU SCOs are achieved;

- Dewatering, as necessary, to accommodate the removal of material that exceeds UU SCOs and to facilitate SOE installation and foundation construction;
- Backfilling of remediated areas to development sub-grade with certified-clean material, virgin stone, or Recycled Concrete Aggregate (RCA);
- Implementation of a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;
- If a Track 1 Unrestricted Use cleanup is not achieved, implementation of a Site Management Plan (SMP) would also be required for long term maintenance of the remedial systems; and
- If a Track 1 Unrestricted Use cleanup is not achieved, recording of an Environmental Easement to ensure proper use of the site may be necessary.

The proposed remedy was developed by 125 East 144 Street Holdings LLC (the “applicant(s)”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A “Remedial Investigation Report”, which describes the results of the site investigation and is also available for review at the locations identified on Page 1.

**Site Description:** The Site is located at 414 Gerard Avenue in the Mott Haven neighborhood of the Bronx, NY, and is identified on the Bronx Borough Tax Map as Block 2350, Lot 1. The 12,900-square-foot lot (.29 acres) is developed with a vacant, one-story former manufacturing building with a partial cellar. The Site is situated on the southwestern corner of the block bound by East 146th Street to the north, Walton Avenue to the east, East 144th Street to the south, and Gerard Avenue to the west.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C203106) at:

<http://www.dec.ny.gov/cfm/externalapps/derexternal/index.cfm?pageid=3>

**Summary of the Investigation:** The primary contaminants of concern at the Site include semi-volatile organic compounds (SVOCs) and metals, which are present site-wide in historic fill soils consisting of ash, coal and slag and in relation to the UST on the site. Petroleum-related volatile organic compounds (VOCs) and chlorinated VOCs were detected in

soil vapor samples at concentrations above the ambient air sample.

**Next Steps:** NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft Remedial Action Work Plan (RAWP) is revised as needed to describe the selected remedy, and will be made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

**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 DEC 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 available at the following web page:

[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 already have signed up and received this fact sheet electronically.



# BROWNFIELD CLEANUP PROGRAM

Site Location Map

