



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C203117/> and at these location(s):

New York Public Library – High Bridge Branch

78 West 168th Street
Bronx, NY 10452
(718) 665-4878

Bronx Community Board 4

1650 Selwyn Avenue, Suite 11A
Bronx, NY 10457
(718) 299-0800

*(*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 always welcome and should be directed as follows:

Project-Related Questions

Shaun Bollers, Project Manager
NYSDEC
47-40 21st Street,
Long Island City, NY 11101
(718) 482-4096
shaun.bollers@dec.ny.gov

Project-Related Health Questions

Shaun Surani
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7866
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

Bronx Point

575 Exterior Street
Bronx, NY 10451

SITE No. C203117

NYSDEC REGION 2

January 2021

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the Bronx Point site ("site") located at 575 Exterior Street, Bronx, NY. Please see the map for the site location. The cleanup activities will be performed by Bronx Point Owner LLC ("Volunteer") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Action Work Plan (RAWP) protects public health and the environment and has approved the plan.

- Access the approved RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C203117/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in January 2021 and last about 6 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:

- Demolition and removal of existing structures, including removal of buried remnants of former building foundations;
- Excavation and off-site disposal of contaminant source areas, including any underground storage tanks to the depth of the water table, and soil exceeding restricted residential soil cleanup objectives (SCOs) to 2 feet below grade site-wide;
- Importing clean material that meets the established soil cleanup objectives (SCOs) for use as backfill, as needed;
- Collection and analysis of post-remedial soil and groundwater samples to document and evaluate the effectiveness of the remedy;
- Treating contaminated groundwater utilizing chemical oxidation;
- Installation of an active vapor mitigation system in any buildings constructed on the site;
- Installation of a site cover system;
- Implementing a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities, including soil disturbance and loading;
- Implementing a Site Management Plan (SMP) for long-term maintenance of the remedial systems; and
- Recording of an Environmental Easement (EE) to ensure proper use of the site.

BROWNFIELD CLEANUP PROGRAM

Next Steps: After the Volunteer 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 Volunteer. The Volunteer would be able to redevelop the site in conjunction with receiving a COC. In addition, the Volunteer 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 4.47-acres and is bordered on the west by railroad right-of-way followed by the Harlem River, on the south by the approach ramp to the East 145th Street Bridge, on the east by Major Deegan Expressway/Exterior Street followed by the Bronx Terminal Market, and on the north by Mill Pond Park. It is currently vacant and improved with asphalt-paved lots and one remnant steel loading structure on the western part of the site. The site has been used for public works storage and events space. Previously, the site had been used as a lumber yard and sawmill, coal yard, New York Edison Company facility and railroad freight yard between 1891 and 1980. The planned redevelopment of the site includes mixed-use residential, commercial and community space.

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

site ID, C203117) at:

<https://www.dec.ny.gov/cfmx/extapps/dereexternal/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:

<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

