



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

78 West 168th Street
Bronx, New York 10452
(718) 293-7800

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 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) 402-1338
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

November 2021

SITE No. C203117

NYSDEC REGION 2

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Bronx Point site ("site") located at 575 Exterior Street, Bronx, NY under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by Bronx Point LIHTC LLC and Bronx Point Owner LLC ("applicants") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicants have 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/C203117/>.
- 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:

- Demolition and removal of existing structures, including removal of buried remnants of former building foundations;
- Excavation and off-site disposal of contaminant source area soil/fill to the depth of the water table, and soil exceeding restricted residential soil cleanup objectives (SCOs) to 2 feet below grade site-wide;
- Installation of a site cover system consisting of a minimum 12-inch-thick concrete building slab or at least two feet of imported virgin quarry stone, sand and/or soil meeting the established SCOs for use as backfill in areas outside of the footprint of the building;
- Localized dewatering and treatment of contaminated groundwater where excavation depths extended below the groundwater table to accommodate remediation and foundation construction;
- Removal and administrative closure of three 550-gallon fuel oil underground storage tanks (UST) and one 2,000-gallon fuel oil UST;
- Collection and analysis of post-remedial soil and groundwater samples to document and evaluate the effectiveness of the remedy;
- Performance of an in-situ (i.e., in-place) groundwater treatment program via injections to treat residual petroleum-related volatile organic compounds in the groundwater;
- Installation of an active vapor mitigation system beneath the building;

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- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities, including soil disturbance and loading;
- Development of a Site Management Plan for long-term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper use of the site.

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 applicants would be able to redevelop the site after receiving a COC. In addition, the applicants 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 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. Prior to remediation, the site had 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/cfm/externalapps/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

