



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
nighbridge@nypl.org

Bronx Community Board 4
1650 Selwyn Avenue, Suite 11A
Bronx, NY 10457
(718) 299-0800
bx04@cb.nyc.gov

**Repositories may be 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

January 2022

SITE No. C203117
NYSDEC REGION 2

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 Bronx Point site ("site") located at 575 Exterior Street, in Bronx, NY, under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

The 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). 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/C203117/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Completion of the Project: 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;

BROWNFIELD CLEANUP PROGRAM

- Installation of an active vapor mitigation system beneath the on-site building to mitigate the potential for soil vapor intrusion to impact the indoor air;
- 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.

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:

- Site Cover System
- Active Sub-Membrane Depressurization System

Next Steps: With its receipt of a COC, the applicants are eligible to redevelop the site. In addition, the applicants are 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 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>

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Site Location

