



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

310 Grand Concourse

310 and 334 Grand Concourse  
Bronx, NY 10451

SITE No. C203121

NYSDEC REGION 2

January 2022

## Where to Find Information

Access project documents through the  
DECinfo Locator  
<https://www.dec.ny.gov/data/DecDocs/C203121/>  
and at these location(s):

### New York Public Library - Mott Haven Branch \*

321 East 140th Street  
Bronx, NY 10454  
(718) 665-4878  
motthaven@nypl.org

### Bronx Community Board 1 \*

3024 Third Avenue  
Bronx, NY, 10455  
718-585-7117  
brxcb1@optonline.net

(\*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

Steve Walsh, Project Manager  
NYSDEC, 625 Broadway  
Albany, NY 12223-7016  
(518) 402-9824  
[steven.walsh@dec.ny.gov](mailto:steven.walsh@dec.ny.gov)

### Project-Related Health Questions

Sarita Wagh, NYSDOH  
Bureau of Environmental Exposure  
Investigation  
ESP Corning Tower, Rm 1787  
Albany, NY 12237  
(518)402-7817  
[beci@health.ny.gov](mailto:beci@health.ny.gov)

For more information about New York's  
Brownfield Cleanup Program, visit:

[www.dec.ny.gov/chemical/8450.html](http://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 310 Grand Concourse site ("site") located at 310 and 334 Grand Concourse, 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 310 Grand Concourse LLC and 336 Grand Concourse 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/C203121/>.
- 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:

- Excavation - Excavation and off-site disposal of approximately 18,650 tons of contaminated soil and historic fill material exceeding the Unrestricted Use soil cleanup objectives (UUSCOs). Clean fill was brought in to replace the excavated soil and to establish the design grades at the site.
- UST Removal - Removal and proper disposal of 12 underground storage tanks (USTs) ranging in size from 275-550 gallons.
- Vapor Barrier - A vapor barrier was installed in the building to protect against soil vapor intrusion.

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**Final Engineering Report Approved:** NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been achieved for the site.

**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 located in the Mott Haven neighborhood of the Bronx and is comprised of two parcels totaling 0.68-acres. The site is bordered on the west by Grand Concourse and on the east by the Metro North rail line. Commercial properties are present to the north and south of the site.. Previously, the site had been used as a gas station and auto repair facility since 1944 resulting in contamination of the subsurface with volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) and metals, which have been cleaned up under the Brownfield Cleanup Program. The site is currently being redeveloped into a 14-story residential building.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C203121) at:

<https://www.dec.ny.gov/cfm/xtapps/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>

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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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## Stay Informed With DEC Delivers

Sign up to receive site updates by email:

[www.dec.ny.gov/chemical/61092.html](https://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

