

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites electronically by email.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

www.dec.ny.gov/chemical/61092.html

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go “Paperless”:

- ☒ Get site information faster and share it easily;
- ☒ Receive information about all sites in a chosen county - read what you want, delete the rest;
- ☒ It helps the environment and stretches your tax dollars.

If “paperless” is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

*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.

New York Public Library – Mott Haven Branch

321 E 140th Street
Bronx, NY 10454
(718) 665-4878

Bronx Community Board 1

3024 Third Avenue
Bronx, NY 10455
(718) 585-7117

Who to Contact

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

Project-Related Questions

Mandy Yau, Project Manager
NYSDEC
47-40 21st Street
Long Island City, NY 11101
(718) 482-4897
mandy.yau@dec.ny.gov

Project-Related Health Questions

Steven Berninger
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860
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

2455 Third Avenue

2455 Third Avenue
Bronx, NY 10451

May 2020

SITE No. C203125

NYSDEC REGION 2

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), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the 2455 Third Avenue site ("site") located at 2455 Third Avenue, Bronx, NY. Please see the map for the site location.

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.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **May 20 through July 3, 2020.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C203125/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed restricted residential use remedy consists of:

- Abatement of lead and asbestos, and demolition of on-site structures;
- Excavation and proper off-site disposal of contaminated soils in the upper 2 feet across the site, and deeper in several, limited areas;
- Collection and analysis of documentation soil samples to evaluate the effectiveness of the remedy;
- Import of clean materials for backfill, where necessary, in compliance with restricted residential or protection of groundwater soil cleanup objectives, whichever is more stringent;
- Installation and maintenance of a site cover system to prevent exposure to remaining contamination in soil;
- Development of an approved Site Management Plan (SMP) for the long-term management of engineering controls and institutional controls, including the performance of periodic inspections and certification that the controls are performing as intended; and
- Recording of an Environmental Easement (EE) to provide for the maintenance of ECs and ICs as required.

BROWNFIELD CLEANUP PROGRAM

The proposed remedy was developed by East 135 and 3rd Ave Owner LLC ("Participant") 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 was submitted concurrently with the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

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 Participant 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.

Site Description: The site is approximately 19,900 square feet (0.46 acres) in area and is currently vacant. The site contains a one-story building most recently used as warehouse space, and a concrete-paved parking area used for storage of construction materials. The site is bounded by 135th Street/Major Deegan Expressway followed by a hotel to the northeast, Third Avenue/Third Avenue Bridge ramp followed by commercial buildings to the southeast, a mixed-use commercial/office building followed by commercial and light industrial buildings to the southwest, and a concrete-paved lot used for storage and an active construction site followed by a self-storage facility to the northwest. Previously, the site had been used as a railyard circa 1935 to 1951.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C203125) 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 are semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides, and

metals which are present site-wide in soil and likely related to the quality of historic fill. One SVOC was detected in one groundwater sample. VOCs were detected in soil vapor across 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 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:
<http://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: <http://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

Site Location Map

