



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

2455 Third Avenue
2455 Third Avenue
Bronx, NY 10451

SITE No. C203125
NYSDEC REGION 2

August 2021

Where to Find Information

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

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

*(*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

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, Project Manager
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860
beci@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will 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. The cleanup activities will be performed by East 135 and 3rd Ave Owner LLC ("Participant") 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/C203125/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in August 2021 and last about 2 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:

- 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 soil samples to verify the effectiveness of the remedy;
- Import of clean materials for backfill, where necessary, that meets 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 to control future site use and ensure compliance with the SMP.

A site-specific Construction Health and Safety Plan (CHASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The CHASP and CAMP establish procedures to protect on-site workers and residents and include required air monitoring as well as dust and odor suppression measures.

BROWNFIELD CLEANUP PROGRAM

Next Steps: After the Participant 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 Participant. The Participant would be able to redevelop the site in conjunction with receiving a COC. In addition, the Participant:

- Would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- 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 approximately 19,600 square feet (0.45 acres) in area, is currently vacant and covered by the concrete slab of the recently demolished warehouse, and a concrete-paved lot. The site is bounded by 135th Street/the Major Deegan Expressway followed by a hotel to the northeast, Third Avenue/Third Avenue Bridge ramp followed by mixed-use commercial and residential buildings to the southeast, a mixed-use commercial/residential 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/external/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. Volatile organic compounds 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 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

Figure 1 – Site Location Map

