



**Department of
Environmental
Conservation**

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/C203126/>

Woodlawn Heights Library

4355 Katonah Avenue
Bronx, NY 10470
(718) 519-9627
woodlawn@nypl.org

Bronx Community Board 12

4101 White Plains Road
Bronx, NY 10466
(718) 944-3300
gtorres@cb.nyc.gov

Who to Contact

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

Project-Related Questions

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(518) 402-9554
daniel.nierenberg@dec.ny.gov

Project-Related Health Questions

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NYSDOH
Bureau of Environmental Exposure
Investigation
Empire State Plaza, Corning Tower
Albany, NY 12237
(518) 402-7881
bee@health.ny.gov

**For more information about New York's
Brownfield Cleanup Program, visit:**
<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

FACT SHEET

Brownfield Cleanup Program

4380 Bullard Avenue Site
552 Nereid Avenue
Bronx, Bronx County

October 2024

SITE No. C203126
NYSDEC REGION 2

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the 4380 Bullard Avenue Site ("site") located at 552 Nereid, Bronx, Bronx County under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by SnL XX, LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant has submitted a proposed 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://extapps.dec.ny.gov/data/DecDocs/C203126/>.
- 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 or will shortly be completed to achieve the remedial action objectives:

- Excavation - Excavation and off-site disposal of approximately 4,400 tons of hazardous material and about 11,000 tons of contaminated historic fill material exceeding the Restricted Commercial Use soil cleanup objectives, the site-specific cleanup criteria. Clean fill was brought in to replace the excavated soil and to establish the design grades at the site.
- Underground Storage Tank (UST) Removal – Removal of one 1,600-gallon UST for off-site disposal.
- Sub-Slab Depressurization System (SSDS) – installation and operation of a SSDS to protect against soil vapor intrusion in the building.
- Site Cover System - The new development will maintain a site cover, which consists of the structures (buildings, pavement, sidewalks) comprising the site development.
- Development of a Site Management Plan (SMP) for long-term management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting.
- An Environmental Easement was recorded to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

BROWNFIELD CLEANUP PROGRAM

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 applicant would be able to redevelop the site after receiving a COC. In addition, the applicant will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

Site Description: The 0.384-acre site is located within an industrial and commercial area of the Bronx and is bounded by Bullard Avenue to the west, Nereid Avenue to the north, mixed residential and commercial properties to the south, and a commercial office building to the east. Historically, the site had been used by an electronic capacitor manufacturer and a paper products manufacturer. After site buildings were demolished in 2015, the site served as a paved parking lot.

The proposed site redevelopment includes a new, four-story commercial self-storage facility with a full basement.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C203126) at:

<https://extapps.dec.ny.gov/cfm/extapps/derexternal/in dex.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://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

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:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

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://dec.ny.gov/maps/interactive-maps/decinfo-locator>

BROWNFIELD CLEANUP PROGRAM

Site Location





Translation Available. Don't see your language? Ask!

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Español Spanish	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
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