



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

Lambert Houses Parcel 5  
2080 and 2082 Boston Road  
Bronx, Bronx County

Site No. C203136

NYSDEC Region 2

January 2024

## Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):  
<https://www.dec.ny.gov/data/DecDocs/C203136/>

**NY Public Library –  
West Farms Library Branch**  
2085 Honeywell Avenue  
Bronx, NY 10406  
718-367-5376

**Bronx Community Board 6**  
1932 Arthur Avenue, Room 403-A  
Bronx, NY 10457  
718-6579-6990

## Who to Contact

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

### Project-Related Questions

Michael MacCabe, P.E.  
NYSDEC  
625 Broadway, 12<sup>th</sup> Floor  
Albany, NY 12233-7016  
518-402-9687  
[michael.maccabe@dec.ny.gov](mailto:michael.maccabe@dec.ny.gov)

### Project-Related Health Questions

Stephen Lawrence  
NYSDOH  
Bureau of Environmental Exposure  
Investigation  
Empire State Plaza, Corning Tower  
Albany, NY 12237  
518-402-0450  
[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 Lambert Houses Parcel 5 site ("site") located at 2080 and 2082 Boston Road, Bronx, Bronx County, 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 2080 Boston Road Associates II, LLC, 2080 Boston Road Associates, LLC, 2080 Boston Road Housing Development Fund Corporation, Boston Tremont Apartments LLC, Boston Tremont Housing Development Fund Corporation ("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/C203136/>
- 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:

- Approximately 33,000 tons of non-hazardous soil and fill were excavated and disposed of off-site. Clean fill was brought in to replace the excavated soil and to establish the design grades at the site.
- Track 1 – A 0.295-acre portion of the site in the northwest corner has achieved a Track 1, unrestricted use remedy via excavation of all soil exceeding unrestricted use soil cleanup objectives.
  - Confirmation soil samples were collected and analyzed to evaluate the effectiveness of the remedy.
- Track 4 – The remaining 1.35 acres of the site achieved a Track 4, restricted residential use via excavation of all soil in the upper 2 feet of the site and up to 6 feet below grade in hot spot locations.
  - End-point soil samples were collected and analyzed to evaluate the effectiveness of the remedy.
  - The new development will maintain a site cover, which consists of the structures (buildings, pavement, sidewalks) comprising the site development and a 2-foot clean soil cover in landscaped areas. The soil cover has been placed over a demarcation layer, with the upper six inches of the soil of sufficient quality to maintain a vegetation layer.

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- Development of a Site Management Plan for long-term management of remaining contamination as required by the Environmental Easement, including plans for: Institutional and Engineering Controls (IC/ECs) and reporting.
- Recording of an Environmental Easement to control land use and prevent future exposure to any contamination remaining at 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 Track 4 portion of the site:

- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

The following engineering controls have been put in place on the Track 4 portion of the site:

- Cover System

**Next Steps:** With its receipt of a COC, the applicant(s) is eligible to redevelop the site. In addition, the applicant(s) is 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 1.76-acre site is located in the West Farms neighborhood of the Bronx. The site is bounded to the north by East 180th Street, to the west by Boston Road, to the east by Bronx River and to the south by residential apartments and East 179th Street.

Historically the site was used for various manufacturing and commercial operations including dye works, a mat factory, a benzene (petroleum distillate) house, a metal door and sash manufacturer, a motor vehicle repair shop with gasoline storage, and furniture repair and refinishing. Most recently the site housed the Lambert Houses Apartment Complex with a parking garage and is currently being redeveloped as new affordable housing structure with a detached garage.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C203136) at:

<https://www.dec.ny.gov/cfm/external/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](http://www.dec.ny.gov/chemical/61092.html)

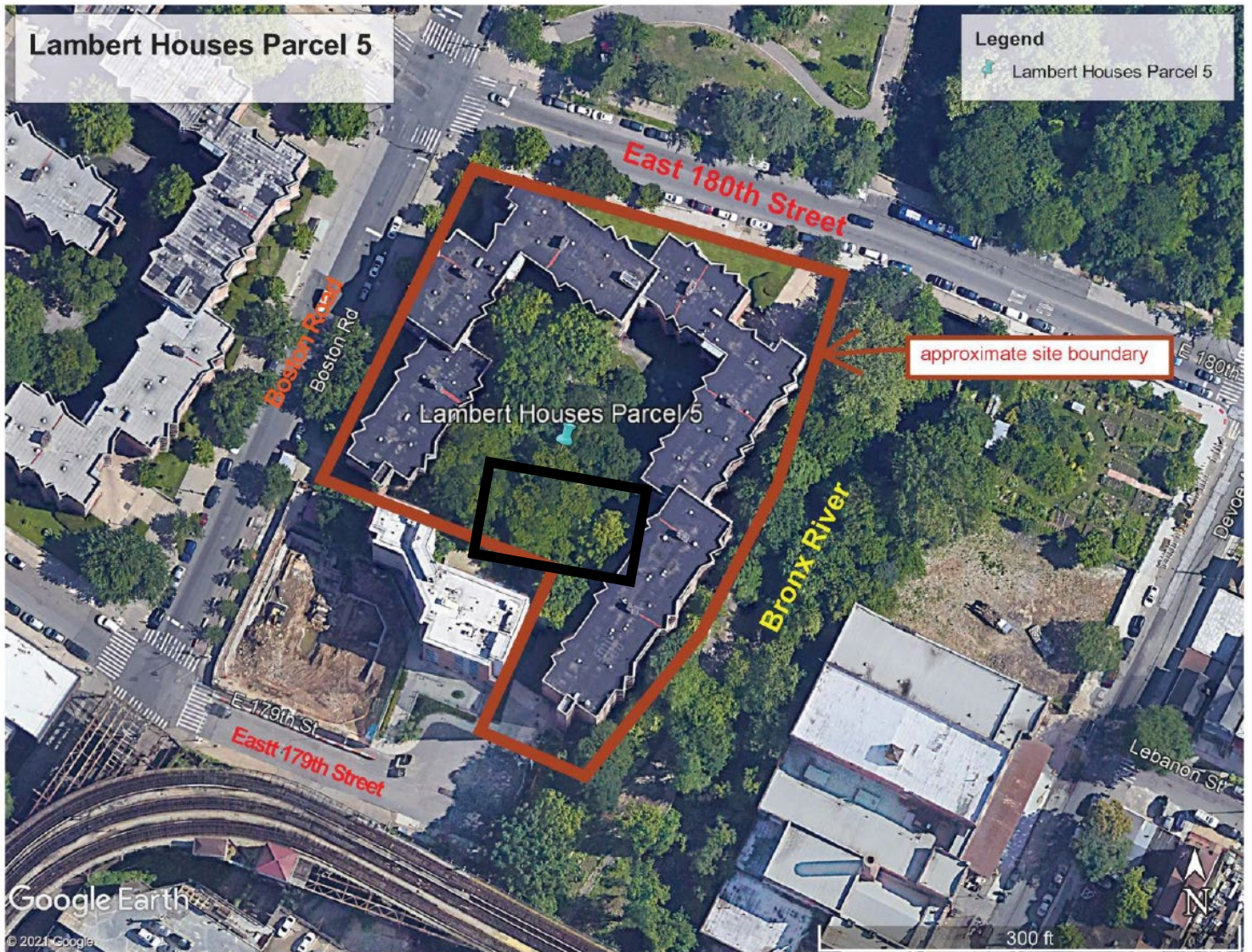
Note: Please disregard if you already have signed up and received this fact sheet electronically.

### 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>

# BROWNFIELD CLEANUP PROGRAM

## Site Location





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

<b>English</b>	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
<b>Español Spanish</b>	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
<b>简体字 Simplified Chinese</b>	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
<b>Русский Russian</b>	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
<b>אידיש Yiddish</b>	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
<b>বাঙালি Bengali</b>	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
<b>한국어 Korean</b>	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
<b>Kreyòl Ayisyen Haitian Creole</b>	Pou yo ka tradwi dokiman sa nan yon lang ou ka konprann, kontakte moun ki anba a. Ou p'ap peye anyen pou tradiksyon an.
<b>Italiano Italian</b>	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
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<b>Język Polski Polish</b>	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

**Contact: Michael MacCabe, 518-402-9687, michael.maccabe@dec.ny.gov**