

399 Exterior Street Site

Brownfield Cleanup Program

Site No. C203139

Mott Haven, Bronx County



Department of
Environmental
Conservation

October 2025

Notice of Availability: Explanation of Significant Difference

The New York State Department of Environmental Conservation (NYSDEC) announces that it has issued the Explanation of Significant Difference (ESD) for the 399 Exterior Street Site ("site") located at 399 Exterior Street in the Mott Haven section of Bronx County. Please see the map for the site location.

The ESD presents changes to the cleanup plan selected in the 2021 Decision Document (DD) to address contamination related to the site and describes why the changes were made.

How to Access

The Explanation of Significant Difference and other project documents can be accessed through:

- The DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C203139/>.
- Documents also are available at the location(s) identified under **"Where to Find Information"**.

Explanation of Significant Difference

NYSDEC issues an ESD if the change is significant but not fundamental. There is no fundamental change from the original remedy selected in the 2021 DD (excavation and groundwater extraction & treatment), however, under the ESD, in-situ chemical oxidant (ISCO) injection wells will be installed to address remaining contamination that is unable to be excavated.

The selected oxidant, RegenOx[®], will be injected into the sub-surface to treat the remaining semi-volatile organic compounds (SVOCs) observed in any post-cleanup soil samples. These changes maintain the same level of protection of public health and the environment as the original remedy. The following is a summary of the cleanup plan described in the DD, including the ESD modifications noted above:

- Excavation and off-site disposal of contaminated soil exceeding Track 2 Restricted Residential use and/or applicable protection of groundwater soil cleanup objectives (PGSCOs);
- Extraction and treatment of groundwater during the excavation phase of remediation;
- Remediation of groundwater and residual soil contamination through the use of ISCO injections;
- Collecting and analyzing post-cleanup soil and groundwater samples to evaluate the effectiveness of the cleanup;
- Importation of clean soil that meets established SCOs for use as backfill;
- Performance of a soil vapor intrusion evaluation to determine whether mitigation would be necessary;
- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground-intrusive activities;
- Implementation of the Site Management Plan (SMP) to ensure the remedy remains effective; and
- An Environment Easement (EE) will be filed to ensure the proper use of the site.

Site Description

The 1.34-acre site is located in an urban area in the Mott Haven neighborhood of the Bronx. The property is bounded by commercial properties to the north and south, Exterior Street to the east, and New York State Department of Transportation (NYSDOT) owned land to the west. Beyond the NYSDOT-owned land is the Harlem River. Historically, the site had been used as a freight train support facility and parking area.

The proposed redevelopment includes complete demolition of existing surface improvements and construction of a mixed-use building with open landscaped areas, access roads, and sidewalks.

Summary of the Investigation

The primary contaminants of concern at the site are semi-volatile organic compounds (SVOCs) and metals in soil and groundwater.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C203139) at:

<https://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>

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 DEC 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>

Stay Informed with DEC Delivers

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.

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>

CONTACT INFORMATION

Project-Related Questions

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Project-Related Health Questions

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WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/C203139/>

The New York Public Library – Mott Haven Branch

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

Bronx Community Board 1

3024 3rd Ave
Bronx, NY 10455
(718) 585-7117

Site Location





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