



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/C203141/>

#### Clason's Point Library

1215 Morrison Avenue  
Bronx, NY 10472  
718-842-1235  
[clasonspoint@nypl.org](mailto:clasonspoint@nypl.org)

#### Who to Contact:

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

#### Project-Related Questions

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#### 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

1559 Boone Avenue Apartments  
1559 Boone Avenue  
Bronx, NY 10460

Site No. C203141

NYSDEC REGION 2

December 2024

### Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the 1559 Boone Avenue Apartments site ("site") located at 1559 Boone Avenue, Bronx, New York under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by 1559 Boone Avenue L.P. and 1559 Boone Avenue Housing Development Fund Company, Inc. ("applicants") 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/C203141/>.
- 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 and off-site disposal of about 5,400 tons of soil and historic fill material exceeding the Restricted Residential Use Soil Cleanup Objectives (SCOs), the site-specific cleanup criteria. Clean fill was brought in to establish the design grades at the site.
- Removal and off-site disposal of two underground storage tanks.
- In-Situ (in-place) Chemical Oxidation - This is a technology used to treat residual volatile organic compounds in the groundwater. A chemical oxidant was injected into groundwater in the basement of the warehouse portion of the site.
- Installation of a sub-slab depressurization system to prevent vapor intrusion to the on-site building.

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; (2) monitoring; (3) operation and maintenance; and (4) reporting.

# BROWNFIELD CLEANUP PROGRAM

- An Environmental Easement was recorded to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

**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 applicants would be able to redevelop the site after receiving a COC. In addition, the applicants 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 site is located on Boone Avenue between East 173rd Street and East 172nd Street and is identified as Borough of the Bronx Block 3009, Lot 33 on the NYC Tax map. The site is 10,000 square feet (0.23 acre) and was used most recently as a one-story garage and warehouse with a partial basement. Historical uses of the site included a garage in 1927; an ice cream business in 1940; a garage in 1950; a warehouse in 1977-1997; a warehouse and parking garage for a meatpacking business in 1997-2008; and a warehouse and parking garage for a telecommunications business in 2016.

Site structures were demolished in 2023. The site is currently being developed into a new eight-story residential building containing supportive and affordable housing. Site cleanup has achieved restricted-residential use standards.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C203141) at: <https://extapps.dec.ny.gov/cfm/extapps/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 SCOs 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>

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***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.***

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## 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>

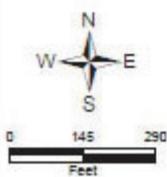
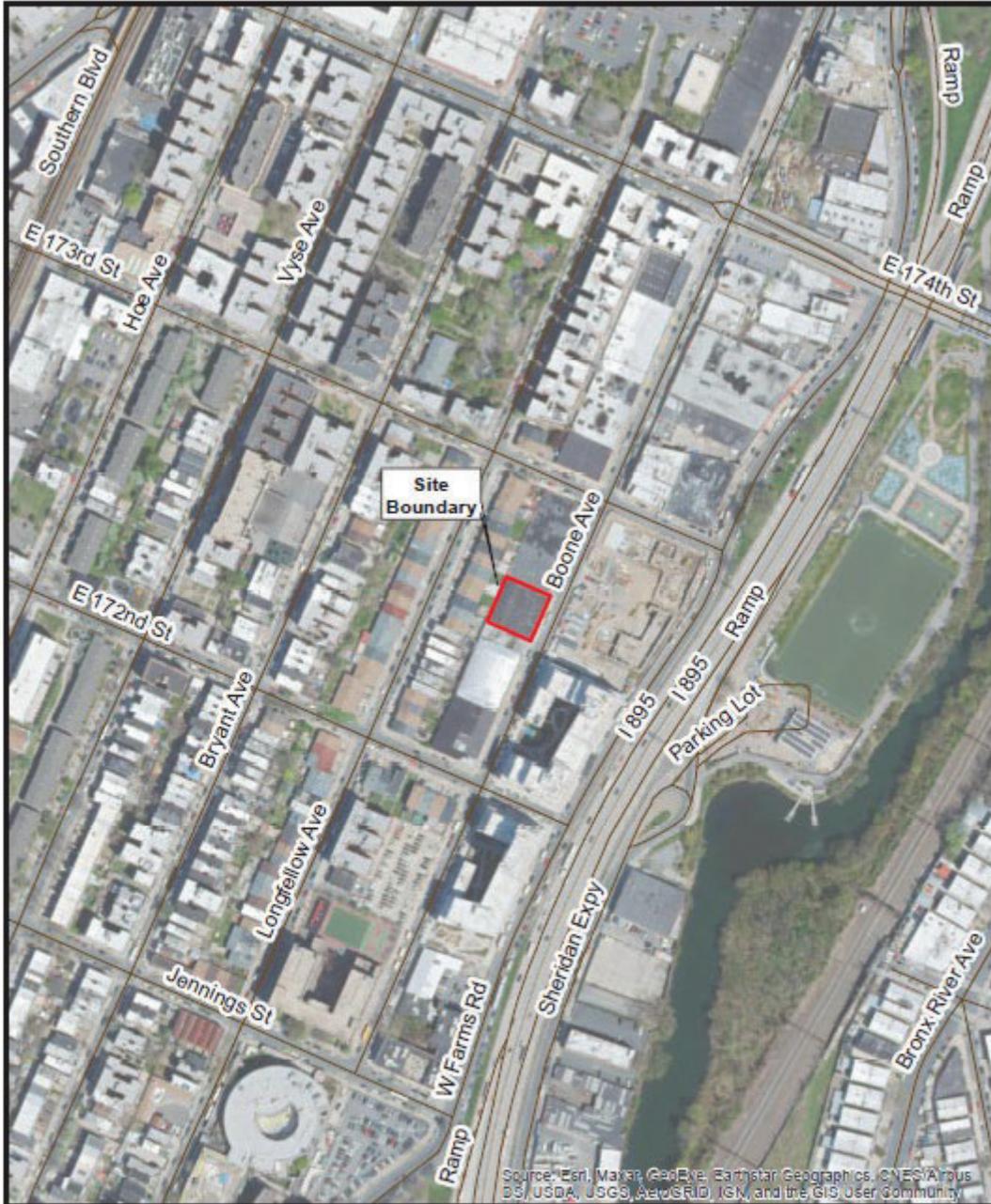
Note: Please disregard if you already have signed up and received this fact sheet electronically.

## 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



**Site Map**  
1559 Boone Avenue Apartments  
1559 Boone Avenue  
New York City, Bronx County  
Site No. C203141



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

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<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।
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<b>Języki 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: Richard P. Mustico, 518-402-9647, richard.mustico1@dec.ny.gov