



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/C203142/>

#### New York Public Library – Woodstock Branch

761 East 160th Street  
Bronx, New York 10456  
(718) 665-6255

#### Bronx Community Board No. 4

1650 Selwyn Avenue, #11A  
Bronx, New York 10456  
(718) 299-0800

#### Who to Contact

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

#### Project-Related Questions

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NYSDEC  
47-40 21st Street  
Long Island City, NY 11101  
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[steven.wu@dec.ny.gov](mailto:steven.wu@dec.ny.gov)

#### Project-Related Health Questions

Mark Sergott, P.G., Project Manager  
NYSDOH – Bureau of Environmental  
Exposure Investigation  
Empire State Plaza  
Corning Tower, Room 1787  
Albany, NY 12237  
(518) 402- 7860  
[beei@health.ny.gov](mailto:beei@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

580 Gerard Former Post  
Office Vehicle Repair Shop  
580-610 Gerard Avenue  
Bronx, New York 10451

SITE No. C203142  
NYSDEC REGION 2

January 2025

### 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 580 Gerard Former Post Office Vehicle Repair Shop site ("site") located at 580-610 Gerard Avenue, Bronx, New York County, under New York State's Brownfield Cleanup Program have been met. Please see the map for the site location.

The cleanup activities were performed by SB Gerard Avenue, LLC ("applicant") 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://extapps.dec.ny.gov/data/DecDocs/C203142/>.
- 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:

- Excavation and off-site disposal of about 34,000 tons of soil/fill to achieve unrestricted use soil cleanup objectives and restricted residential use objectives.
- Collection and analysis of post-excavation soil samples to evaluate the effectiveness of the remedy.
- Dewatering activities in compliance with a permit issued by the New York City Department of Environmental Protection (NYCDEP).
- Removal of a 2,500-gallon underground storage tank from the site.
- In-situ (i.e. in place, underground) chemical treatment of volatile organic compounds in groundwater.
- Collection and analysis of post-treatment groundwater samples to evaluate the performance of the remedy.
- Import of clean material for backfill that meets the established soil cleanup objectives.
- Installation of a vapor barrier/waterproofing membrane as an element of construction.

# BROWNFIELD CLEANUP PROGRAM

- Development of a Site Management Plan (SMP) for long-term management of residual contamination in the Track 2 area as required by the Environmental Easement, including plans for: (1) Institutional Controls (ICs); (2) groundwater monitoring; and (3) reporting.

**Final Engineering Report Approved:** NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been 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 site:

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

No engineering controls have been put in place on the site.

**Next Steps:** With its receipt of a COC, the applicant is eligible to redevelop the site. In addition, the applicant 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 site is approximately 0.69-acres in size and is identified on the New York City Tax Map as Block 2353 and Lot 1. The site is located east of Gerard Avenue between East 151st Street to the north and East 150th Street to the south. The site is a rectangular-shaped parcel and previously contained a single-story garage building with offices that had a

footprint of approximately 31,200 square feet. The site was first developed by 1950 with a vehicle maintenance and storage facility for the United States Postal Office. By 2001 through 2007, the building was utilized for automotive service, vehicle repair, and parking. After 2007, the site was occupied by a construction company for office use and storage.

The site is currently being redeveloped into a new residential and commercial mixed-use building.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C203142) 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

<https://dec.ny.gov/maps/interactive-maps/decinfo-locato>

# Site Location

**Street Map**  
580 Gerard Former Post  
Office Vehicle Repair Site  
580 Gerard Avenue  
Bronx, New York 10451







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

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<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.
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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: Steven Wu (718) 482-6725 [steven.wu@dec.ny.gov](mailto:steven.wu@dec.ny.gov)