

**(Fact Sheet Begins Next)**

## **Act Now to Continue Receiving Information About This Site!**

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

**You must sign up for the DER email listserv:**

[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



### **Why You Should Go “Paperless”:**

- Get site information faster and share it easily;
- Receive information about all sites in a chosen county - read what you want, delete the rest;
- It helps the environment and stretches your tax dollars.

**If “paperless” is not an option for you**, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

Sonero Metro City Auto Site

1001 Whitlock Avenue  
Bronx, NY 10459

Site No. C203148

NYSDEC Region 2

January 2023

## Where to Find Information

Access project documents through the  
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C203148/>  
and at these locations:

NY Public Library – Hunts Point  
877 Southern Boulevard  
Bronx, NY 10459  
718-617-0338  
[huntspoint@nypl.org](mailto:huntspoint@nypl.org)

### Bronx Community Board 2

Ralph Acevedo  
1029 East 163<sup>rd</sup> Street  
Bronx, NY 10459  
718-328-9125

## Who to Contact

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

### Project-Related Questions

Michael MacCabe, P.E.  
Project Manager  
NYSDEC  
625 Broadway  
Albany, NY 12233-7016  
518-402-9687  
[michael.maccabe@dec.ny.gov](mailto:michael.maccabe@dec.ny.gov)

### Project-Related Health Questions

Angela Martin  
NYSDOH  
Bureau of Environmental Exposure  
Investigation  
Empire State Plaza, Corning Tower  
Albany, NY 12237  
518-402-7881  
[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)

## Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the Sonero Metro City Auto Site (“site”) located at 1001 Whitlock Avenue in the Bronx, Bronx County. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site poses a significant threat to public health. This decision is based on the presence of elevated concentrations of chlorinated volatile organic compounds (VOCs) in soil vapor and the potential for off-site migration and subsequent human exposure. To address this threat, NYSDEC has developed the proposed remedy summarized below.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan, called a “Draft Remedial Action Work Plan (RAWP)” for 45 days, from **January 18 through March 4, 2023.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C203148/>. Documents also are available at the locations identified at left under “Where to Find Information.”
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the “Who to Contact” area at left.

**Draft Remedial Work Plan:** The proposed Conditional Track 1, Unrestricted Use remedy consists of:

- Removal of underground storage tanks;
- Excavation and off-site disposal of approximately 19,000 cubic yards of contaminated soil at depths ranging from 2 to 15 feet below existing grade;
- Collection and analysis of confirmation soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Construction and operation of a soil vapor extraction system (SVES) along the western boundary of the site;
- Construction of a sub-slab depressurization system (SSDS) within the new building);
- Importation of clean material as necessary that meets the established soil cleanup objectives for use as backfill;
- Implementation of a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;

# BROWNFIELD CLEANUP PROGRAM

- If an Unrestricted Use cleanup is not achieved, development of a Site Management Plan (SMP) and recording of an Environmental Easement would be required to manage remaining contamination and ensure proper use of the site.

The proposed remedy was developed by Whitlock Point Services LLC and Whitlock Point LLC (“applicants”) after performing a detailed investigation of the site under New York’s Brownfield Cleanup Program (BCP). A “Remedial Investigation Report”, which describes the results of the site investigation was submitted concurrently with the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

**Next Steps:** NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicants may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

**Site Description:** The site is presently a vacant, 0.788-acre partial tax lot covered with broken asphalt and overgrowth. The site is bounded to the east by Whitlock Avenue, to the west by residential buildings, to the north by a vacant former industrial building (North America/Pulse Plastics BCP Site C203144) and 165th Street to the north, and to the south by the intersection of Aldus Street and Whitlock Avenue. Beyond Whitlock Avenue to the east ground-level subway, Route 895, Metro North tracks and the Bronx River. Past uses of the site consisted of automobile-related activities such as auto sales, garages and a service station. The proposed redevelopment is a residential apartment building with an affordable housing component.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC’s Environmental Site Remediation Database (by entering the site ID, C203148) at:

<https://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

**Summary of the Investigation:** The primary contaminants of concern at the site are semi-volatile organic compounds (SVOC) and metals in soil and VOCs in soil vapor. Soil contamination is likely due to the past auto-related site operations and the presence of historic fill, which located throughout the site up to depth of 15 feet below grade. A source of soil vapor contamination was not found during the remedial investigation.

**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>

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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:

[www.dec.ny.gov/chemical/61092.html](https://www.dec.ny.gov/chemical/61092.html)

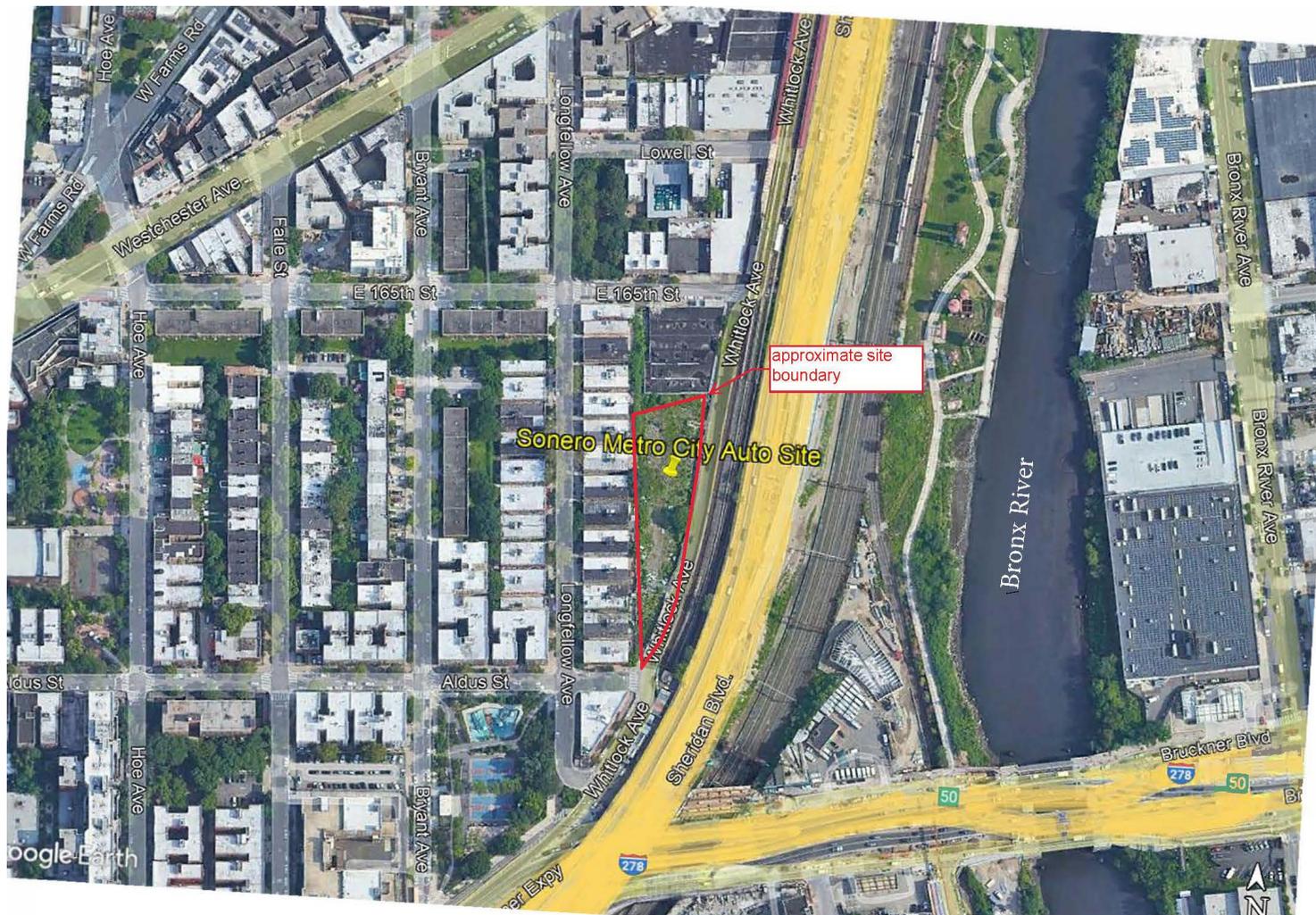
Note: Please disregard if you already have signed up and received this fact sheet electronically.

## 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.
<b>العربية Arabic</b>	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
<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: Michael MacCabe, 518-402-9687, michael.maccabe@dec.ny.gov**