

(Fact Sheet Begins Next)

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

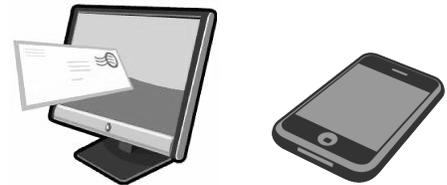
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

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

Seton Brilla Charter School  
1956 Jerome Avenue  
Bronx, NY 10453

**SITE No. C203152**  
**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/C203152/>

#### Bronx Community Board 5

BCC Campus Gould Hall Room 200,  
Attn: Ken Brown, District Manager  
2155 University Ave,  
Bronx, NY 10453  
Phone: (718) 364-2030

#### Bronx Library Center

310 E Kingsbridge Rd.  
Attn: Ms. Tandra Gill, Manager  
Bronx, NY 10458  
Phone: (718) 579-4244

### Who to Contact

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

#### Project-Related Questions

Rafi Alam, Project Manager  
NYSDEC  
625 Broadway,  
Albany, NY 12233  
(518)-402-8606  
[Rafi.Alam@dec.ny.gov](mailto:Rafi.Alam@dec.ny.gov)

#### Project-Related Health Questions

Arunesh Ghosh, NYSDOH  
Bureau of Environmental Exposure  
Investigation  
Empire State Plaza  
Corning Tower Room 1787  
Albany, NY 12237  
(518) 402-7860  
[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 Seton Brilla Charter School site ("site") located at 1956 Jerome Avenue in 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 2-6 East Tremont 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 project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C203152/>.
- 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 - Excavation and off-site disposal of approximately 2,193 tons of contaminated soil across the site that exceeds Restricted Residential Use Soil Cleanup Objectives (RRSCOs);
- Importation of 198 tons of clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Groundwater Treatment - Application and injections of Modified Fenton's Reagent (MFR) in the southwestern corner of the Site to treat residual contaminations in the subsurface and in the groundwater;
- Installation of three post-remedial groundwater monitoring wells, and collection of groundwater samples in accordance with the Groundwater Treatment Design Report to evaluate the performance of the groundwater remedy;
- Site Cover System - The new development will maintain a site cover in the Track 4 area of the site which consists of a 5-inch-thick concrete cellar level slab comprising the site development, and a 2-foot clean soil cover in landscaped areas;
- Vapor Barrier - A vapor barrier will be installed in the building to protect against soil vapor intrusion;
- Sub-Slab Depressurization System (SSDS) – Installation of the active SSDS to mitigate any potential soil vapor intrusion in on-site buildings;
- Soil Vapor Extraction (SVE) – Installation of the contingency SVE system to support the mitigation goals of the required active on-site SSDS and help

# BROWNFIELD CLEANUP PROGRAM

address potential soil vapor intrusion impacts in on-site buildings, if determined necessary based on the results of soil vapor intrusion evaluation (SVIE);

- 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 (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting; and
- An Environmental Easement was recorded to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

**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 site:

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

The following engineering controls have been put in place on the site:

- Cover System
- SSDS
- SVE
- Groundwater Treatment/Groundwater Monitoring

**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 0.238-acres brownfield site is located at 1956 Jerome Avenue, Bronx, New York and is identified as Bronx Tax Block 2853, Lot 22. The surrounding area primarily consists of automotive, commercial, and transit uses, with some residential and institutional uses.

Historical operation at the site includes a garage with automobile repair uses and two 550-gallon gasoline underground storage tanks (USTs), automobile repair, steam equipment manufacturing, appliance manufacturing and janitorial supplies sales.

The proposed development which is not the subject of this remedy includes a new seven-story building, which will be operated by the Seton Brilla Charter School. The new building will occupy the entire footprint of the Site, and a playground will be located on the northern portion of the roof.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C203152) at:

<https://www.dec.ny.gov/cfm/xtapps/dereexternal/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 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://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.***

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# BROWNFIELD CLEANUP PROGRAM

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**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)

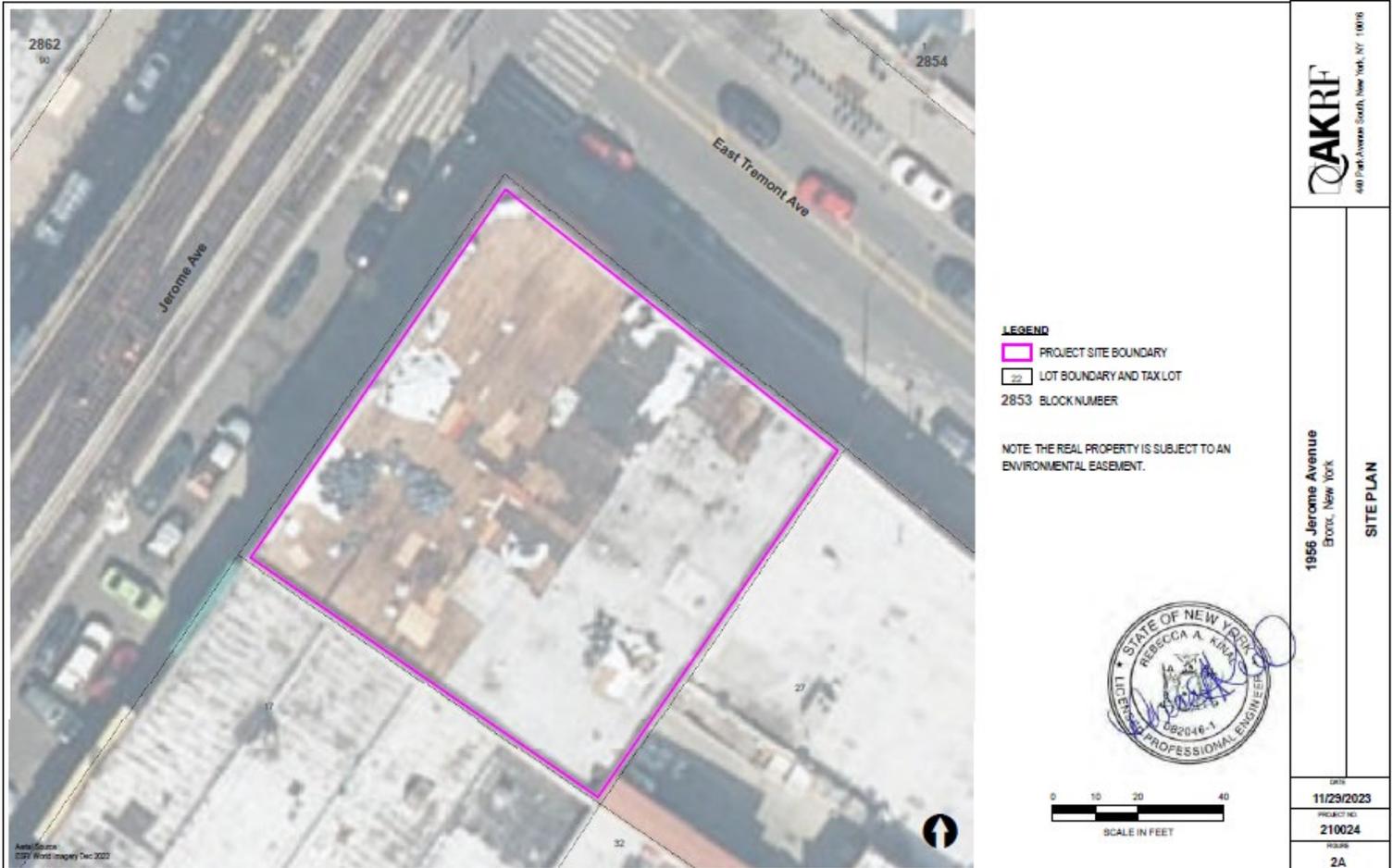
Note: Please disregard if you already have signed up and received this fact sheet electronically.

**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.
<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: <Rafi Alam, 518-402-8606, rafi.alam@dec.ny.gov>**