



**Department of
Environmental
Conservation**

Where to Find Information:

Access project documents through the DECinfo Locator and at these location(s):
<https://www.dec.ny.gov/data/DecDocs/C203160/>

**New York Public Library
Woodstock Branch**
761 East 160th Street
Bronx, NY 10456
(718) 665-6255
woodstock@nypl.org

**New York Public Library
Mott Haven Branch**
321 East 140th Street
Bronx, NY 10454
(718) 665-4878
mothaven@nypl.org

Who to Contact:

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

Project-Related Questions
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(518) 402-9799
shawn.roberts@dec.ny.gov

Project-Related Health Questions
Christopher Budd
NYSDOH
Bureau of Environmental Exposure Investigation
Empire State Plaza, Rm 1787
Albany, NY 12237
(518) 402-1769
beei@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

FACT SHEET

Brownfield Cleanup Program

**Former Fiedler Waterproofing
& Masonry Site
91 Bruckner Boulevard
Bronx, NY 10454**

November 2023

**SITE No. C203160
NYSDEC REGION 2**

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the Former Fiedler Waterproofing & Masonry Site ("site") located at 91 Bruckner Boulevard, Bronx, NY. Please see the map for the site location. The cleanup activities will be performed by 91 Bruckner Blvd LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Action Work Plan (RAWP) protects public health and the environment and has approved the plan.

- Access the approved RAWP and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C203160/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in December 2023 and last approximately five months.

Highlights of the Upcoming Cleanup Activities: The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The key components of the remedy are:

- Removal of underground storage tanks, if encountered, as well as existing pavement and debris;
- Excavation and off-site disposal of contaminated soil at depths ranging from 2 feet below grade up to 10 feet below grade;
- Collection and analysis of confirmation samples to evaluate the effectiveness of the remedy; and
- Importation of clean soil that meets established soil cleanup objectives (SCOs) for use as backfill.

A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP establish procedures to protect on-site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

BROWNFIELD CLEANUP PROGRAM

Next Steps: After the applicants completes the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the FER. NYSDEC will then issue a Certificate of Completion (COC) to the applicants. The applicants would be able to redevelop the site in conjunction with receiving a COC. In addition, the applicants would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

NYSDEC will issue a fact sheet that describes the content of the FER. The fact sheet will identify any institutional controls (for example, environmental easements) or engineering controls (for example, a site cover) necessary at the site in relation to the issuance of the COC.

Site Description: The 0.33-acre site is located in the Mott Haven section of the Bronx and bounded to the north by mixed-use commercial and residential properties, to the east by Bruckner Boulevard, to the south by Pulaski Park, and to the west by Willis Avenue. The site is currently a vacant lot. Historical uses include an alcohol denaturing plant, a car loading freight station, wine storage and bottling, and waterproofing and masonry operations. The proposed development will consist of a new 7-story residential building.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C203160) at:

<https://www.dec.ny.gov/cfm/externalapps/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 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://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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

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





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