



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/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
motthaven@nypl.org

Who to Contact

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

Project-Related Questions
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NYSDEC
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Albany, NY 12233-7016
(518) 402-9799
shawn.roberts@dec.ny.gov

Project-Related Health Questions
Christopher Budd
NYSDOH
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:**
<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

FACT SHEET

Brownfield Cleanup Program

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

November 2024

SITE No. C203160
NYSDEC REGION 2

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Former Fiedler Waterproofing & Masonry Site ("site") located at 91 Bruckner Boulevard, Bronx, Bronx County under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by 91 Bruckner Blvd LLC and Manhattan Management Realty LLC ("applicants") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicants have submitted a draft 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/C203160/>.
- 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 52 tons of hazardous soil and 4,900 tons of contaminated historic fill material exceeding the restricted residential or applicable protection of groundwater soil cleanup objectives, the site-specific cleanup criteria;
- Clean fill was brought in to replace the excavated soil and to establish the design grades at the site;
- Implementation of soil erosion, pollution, and sediment control measures in compliance with applicable laws and regulations;
- Appropriate off-site disposal of material removed from the site in accordance with federal, state, and local regulations for handling, transport, and disposal;
- Collection and analysis of post-remedial soil samples to evaluate the effectiveness of the remedy;

BROWNFIELD CLEANUP PROGRAM

- 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.

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 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. Prior to remediation, the site was 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 planned redevelopment includes construction of a 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://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 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://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

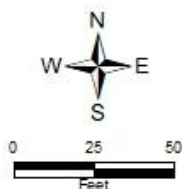
Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://dec.ny.gov/maps/interactive-maps/decinfo-locator>

BROWNFIELD CLEANUP PROGRAM

Site Location



Site Map



Former Fiedler Waterproofing & Masonry Site
Bronx, NY
Site No. C203160



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বাঙালি Bengali	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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Contact: Shawn Roberts, (518) 402-9799, shawn.roberts@dec.ny.gov