

# 1099 Webster Ave Redevelopment Site

Brownfield Cleanup Program

Site No. C203167

Bronx, Bronx County



Department of  
Environmental  
Conservation

September 2025

## Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the 1099 Webster Ave Redevelopment Site ("site") located at 1099-1135 Webster Avenue, Bronx, Bronx County. Please see the map for the site location. The cleanup activities will be performed by Webster 1099 Realty LLC and 1099 Webster Managers LLC ("applicants") 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://extapps.dec.ny.gov/data/DecDocs/C203167/>.
- Documents also are available at the location(s) identified under **"Where to Find Information"**.

Cleanup activities are expected to begin in September 2025 and last about 6 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 cleanup are:

- Removing underground storage tanks in accordance with local, state, and federal regulations;
- Excavation and off-site disposal of approximately 4,000 cubic yards of contaminated soil;
- Collecting and analyzing post-cleanup soil, groundwater, and soil vapor samples to evaluate the effectiveness of the cleanup;
- Installation of a Soil Vapor Extraction System to prevent the migration of contaminated soil vapor off-site;
- If post-cleanup soil vapor samples indicate continued soil vapor concerns, then a Sub-Slab Depressurization System will be installed in the proposed building;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill;
- If an Unrestricted Use cleanup is not achieved, implementation of a Site Management Plan would also be required for long term maintenance of the remedial systems; and
- If an Unrestricted Use cleanup is not achieved, recording of an Environmental Easement to ensure proper use of the site may be necessary.

A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during cleanup 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.

### Next Steps

After the applicants complete 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 0.850-acre site is located in the Concourse Village neighborhood of the Bronx and is bounded to the north by a commercial building, to the east by Webster Avenue, to the south by East 166<sup>th</sup> Street, and to the west by multi-family residential apartments followed by Clay Avenue. The site consists of a private parking lot, and one-story industrial buildings currently operating as auto repair shops. Historical uses of the site include various automotive repair, dyeing and finishing, and garages/storage.

The proposed redevelopment includes complete demolition of the existing buildings and construction of a new 11-story residential building with an affordable housing component, containing ground floor commercial or community facility space.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C203167) at:

<https://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>

## **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>

## Stay Informed with DEC Delivers

**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.**

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>

### CONTACT INFORMATION

#### Project-Related Questions

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#### Project-Related Health Questions

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### WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):  
<https://extapps.dec.ny.gov/data/DecDocs/C203167/>

#### The New York Public Library - Morrisania Branch

610 East 169<sup>th</sup> Street  
Bronx, NY 10456  
(718) 589-9268

#### Bronx Community Board 4

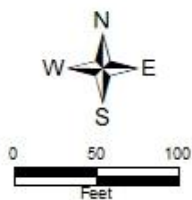
1650 Selwyn Avenue, Suite 11A  
Bronx, NY 10457  
(718) 299-0800



## Site Location



NYS ITS Geospatial Services, Westchester County GIS



### Site Map

1099 Webster Ave Redevelopment Site  
Bronx, NY  
Site No. C203167



Department of  
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