

Act Now to Continue Receiving Information About This Site!

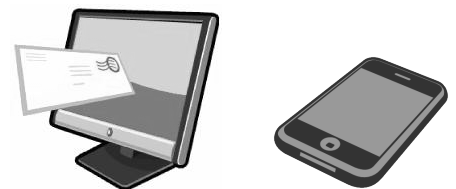
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites electronically by email.

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:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

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.

Sol on Park

Brownfield Cleanup Program

Site No. C203169

Bronx, Bronx County



Department of
Environmental
Conservation

May 2026

Report Recommends Cleanup of Brownfield Site Contamination

The New York State Department of Environmental Conservation (DEC) is reviewing the Remedial Investigation Report for the Sol on Park site ("site") located at 1451 Washington Avenue, Bronx, NY. Please see the map for the site location.

Remedial Investigation Report

The Remedial Investigation Report (RIR) describes the results of the site investigation and recommends development of a cleanup plan to address the contamination that was found. The RIR was submitted by Sol on Park LLC ("applicants").

- Access the RIR and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C203169/>.
- Documents also are available at the locations identified under "Where to Find Information."

Based on the findings of the investigation, NYSDEC, in consultation with the New York State Department of Health (NYSDOH), has determined that the site does not pose a significant threat to public health or the environment.

Highlights of the Remedial Investigation Report

Semi Volatile Organic Compounds (SVOCs) and metals were found in near surface and subsurface soils at concentrations above use-specific soil cleanup objectives. The SVOCs and metals were generally detected in soils as deep as 7 feet below grade and are likely the result of past site uses and historic fill, which is present throughout the site. Volatile organic compounds (VOCs) were observed in site soil vapor.

Next Steps

DEC will complete its review, make any necessary revisions and, if appropriate, approve the investigation report. The approved report will be made available to the public (see "Where to Find Information"). The applicant may then develop a cleanup plan, called a "Remedial Work Plan," which includes a cleanup alternatives analysis. This plan evaluates cleanup alternatives, recommends/describes how contamination will be addressed, with DEC and NYSDOH overseeing the work. DEC will present the draft cleanup plan to the public for its review and comment during a 45-day comment period. DEC will keep the public informed throughout the investigation and cleanup of the site.

Site Description

The site is located in the Claremont neighborhood of the Bronx and is a portion of NYC Tax Parcel Block 2902, Lot 36, encompassing an area of approximately 0.68 acres in the southwest corner of the parcel. The site is bordered on the north and east by two 16-story Residential New York City Housing Authority (NYCHA) buildings, as well as a paved parking lot immediately north of the site, on the west by Park Avenue and a Metro North rail line, and on the south by St Paul's Place and NYC Department of Education Public School 128. The current use of the site is a vacant grass-covered lot with fencing. Historical use of the site includes manufacturing for "Varnishes and Brewers Chips," and "Brewers Varnish," from 1891 to 1909, as well as a gasoline filling station which operated until 1952. Notably, a large-scale neighborhood redevelopment project appears in historical documents between the years of 1952 and 1966. Entire city blocks were leveled, and large apartment buildings were erected during this time, which still stand today as the Morris Houses campus operated by NYCHA.

The planned development will consist of a 16-story, approximately 184,440 gross-square-foot mixed-use residential building. The new building will contain residential units, with planned senior affordable housing and community spaces, as well as offices and urgent care facilities.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C203169) 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 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>

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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beei@health.ny.gov

WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/C203169/>

Morrisania Library

610 East 169th Street
Bronx, NY 10456
(718) 589-9268
morrisanialibrary@nypl.org

Bronx Community Board 3

1426 Boston Rd
Bronx, NY 10456
(718) 378-8054 ext 141
eritter@cb.nyc.gov

*This office is physically closed to the public. Please send an email to eritter@cb.nyc.gov or call 718-378-8054 ext. 141 to schedule an in-person appointment.



Bronx Community Board 4

1650 Selwyn Avenue, Suite 11A
Bronx, New York 10457
(718) 299-0800
bx04@cb.nyc.gov

Site Location



Legend

-  Remediation Site Boundary
-  Streets

Site Location Map

Sol On Park
1451 Washington Ave, Bronx, NY
Site No. C203169



Department of
Environmental
Conservation



Translation Available. Don't see your language? Ask!

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Español Spanish	Para solicitar la traducción de este documento al idioma que prefiera, comuníquese con la persona que aparece abajo. La traducción es gratis.
简体字 Simplified Chinese	如需将此文件翻译成您偏好的语言，请与以下人员联系。翻译服务免费。
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אידיש Yiddish	צו פארלאנגען צו האבן די דאקומענט איבערגעזעצט אין אייער שפראך, ביטע פארבינדט זיך מיט די מענטש אנגעוויזן אונטן. מען דארף נישט צאלן פארן איבערטייטשן.
বাঙালি Bengali	এই নথিটি আপনার পছন্দের ভাষায় অনুবাদ করার অনুরোধ করতে, অনুগ্রহ করে नीचे उल्लेख করা ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন অর্থ লাগবে না।
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Kreyòl Ayisyen Haitian Creole	Pou w fè demann tradiksyon dokiman sa a nan lang ou prefere a, tanpri kontakte moun ki anba a. Ou p ap peye pou tradiksyon an.
Italiano Italian	Per richiedere la traduzione di questo documento nella tua lingua preferita, contatta la persona indicata qui sotto. La traduzione non prevede costi aggiuntivi.
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