



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

650 Southern Boulevard
650 Southern Boulevard
Bronx, NY 10455

March 2025

SITE No. C203170
NYSDEC REGION 2

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/C203170/>

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

Bronx Community Board 2
1029 East 163rd Street
Bronx, NY 10459
(718) 328-9125
brxcb2@optonline.net

Who to Contact

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

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

Project-Related Health Questions
Mark Sergott
NYSDOH
Bureau of Environmental Exposure
Investigation
Empire State Plaza, Rm 1787
Albany, NY 12237
(518) 402-7860
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>

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the 650 Southern Boulevard site ("site") located at 650 Southern Boulevard, Bronx, NY. Please see the map for the site location. The cleanup activities will be performed by 650 Southern Blvd Bronx LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDCE 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/C203170/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information".

Remedial activities are expected to begin in March 2025 and last approximately four 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:

- Remediation of groundwater in the northern half of the site through the use of in-situ (in-place) chemical oxidation;
- Removal of underground storage tanks, if encountered, as well as existing pavement and debris;
- Excavation and off-site disposal of approximately 4,300 cubic yards of contaminated soil to a max depth of 12 feet below grade across the entirety of the site;
- Collection and analysis of post-excavation samples to evaluate the effectiveness of the remedy;
- Remediation of groundwater in the southern half of the site through the use of chemical reducing agents at the bottom of the excavation and at the groundwater surface;
- Importing clean material that meets established soil cleanup objectives (SCOs) for use as backfill;
- If an unrestricted 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.

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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.

Next Steps: After the applicant 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 Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant. The applicant would be able to redevelop the site in conjunction with receiving a Certificate of Completion. In addition, the applicant 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 Final Engineering Report. 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 Certificate of Completion.

Site Description: The 0.230-acre site is located in the Hunts Point-Longwood neighborhood of the Bronx and is bounded to the north by Southern Boulevard followed by a multi-story residential building, to the east by a multi-story residential building, to the south by a commercial/industrial building followed by Timpson Place, and to the west by a multi-story residential building followed by Avenue Saint John. The site is currently vacant and developed with two adjoining single-story buildings that cover the entirety of the site. Historical uses of the site include auto-repair, plumbing, and most recently storage for cleaning supplies.

The proposed redevelopment includes complete demolition of the existing buildings and construction of a new 9-story commercial building, including in-patient residential units with an outdoor courtyard.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C203170) 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 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>

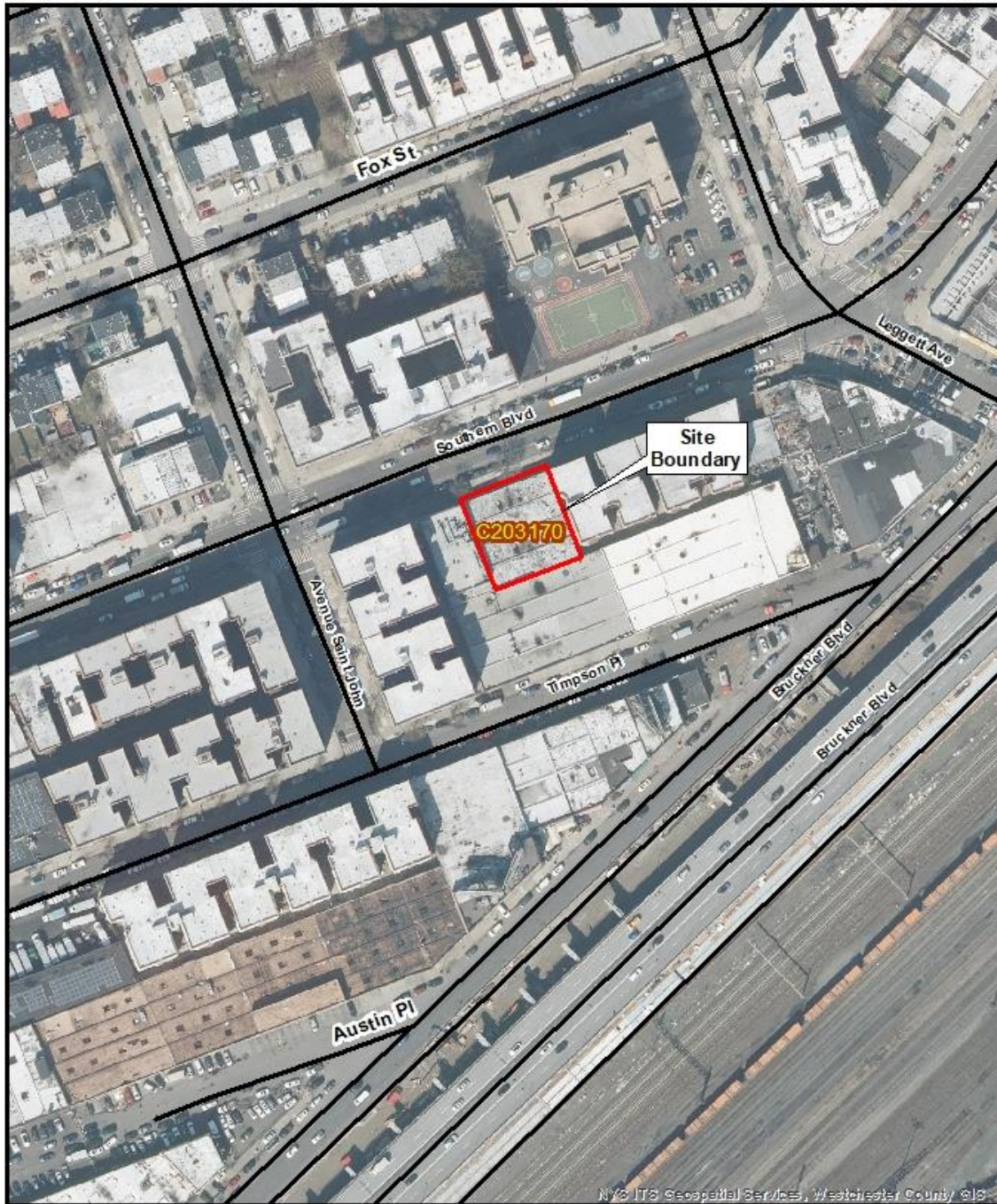
Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

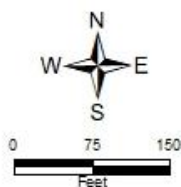
Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://dec.ny.gov/maps/interactive-maps/decinfo-locator>

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Site Location



NYC ITS Geospatial Services, Westchester County GIS



Site Map

650 Southern Boulevard
Bronx, NY
Site No. C203170



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