

431-441 Concord Ave Development Project

Brownfield Cleanup Program

Site No. C203177

Bronx, Bronx County



Department of
Environmental
Conservation

February 2026

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the 431-441 Concord Avenue Development Project site ("site") located at 431-441 Concord Avenue, Bronx, Bronx County. Please see the map for the site location. The cleanup activities will be performed by Concord 145 L.P. ("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://extapps.dec.ny.gov/data/DecDocs/C203177/>.
- Documents also are available at the locations identified under "Where to Find Information."

Cleanup activities are expected to begin in April 2026 and last about 3 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:

- Excavation and off-site disposal of contaminated soil to approximately 3-7 feet below ground surface across the majority of the site;
- Collecting and analyzing confirmatory soil samples and post-cleanup soil vapor samples to evaluate the effectiveness of the cleanup;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill;
- A Sub-Slab Depressurization System (SSDS) will be installed in the proposed building;
- If an Unrestricted Use cleanup is not achieved, implementation of a Site Management Plan (SMP) 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 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 431-441 Concord Avenue Development Project is associated with the parcel located at 431-441 Concord Avenue (Block 2578, Lot 15) (the Site), situated in an urban area of the Mott Haven section of Bronx, New York. The Site is located on the western side of Concord Avenue, between East 145th Street to the north and East 144th Street to the south. The Site comprises approximately 15,200 square feet. There is one single-story former auto repair building on the northeastern portion of the Site which is now vacant. The balance of the lot currently undeveloped and covered with vegetation.

The Site has been re-zoned for residential use and, following further investigation and remediation, the Site is planned to be redeveloped via demolition of the existing building and construction of a new building for residential use with 100% planned affordable housing.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C203177) 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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WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these locations:
<https://extapps.dec.ny.gov/data/DecDocs/C203177/>.

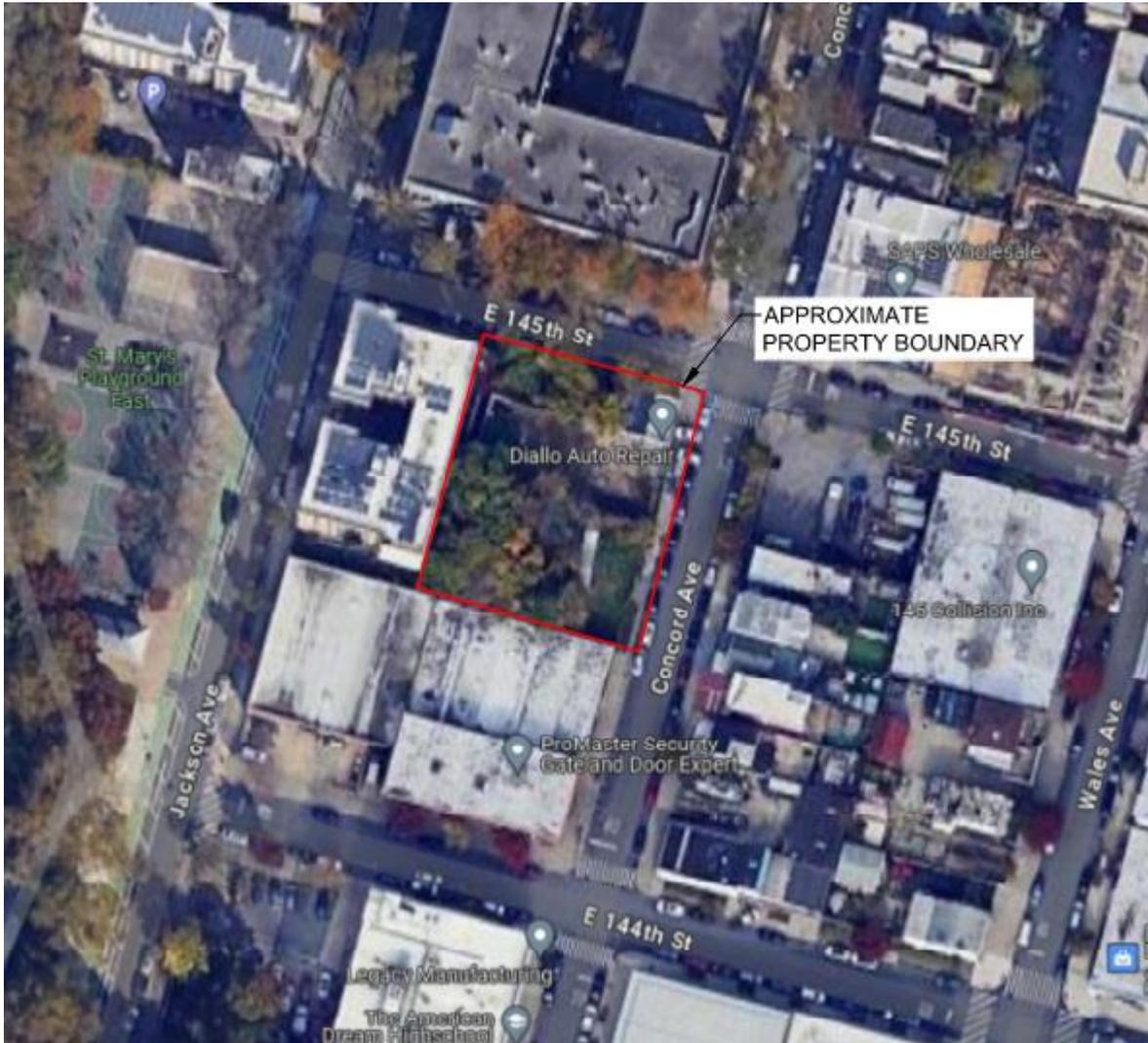
Mott Haven Library

321 East 140th Street
Bronx, New York
(718) 665-4878

Borough Community Board 1

3024 Third Avenue
Bronx, New York
(718) 585-7117

Site Location





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