

Lafayette Site B

Brownfield Cleanup Program

Site No. C203179

Bronx, New York, 10473



Department of
Environmental
Conservation

August 2025

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the Lafayette Site B site ("site") located at 1931 Lafayette Avenue, Bronx, NY, 10473. Please see the map for the site location.

Draft Investigation Work Plan

The draft investigation work plan, called a "Remedial Investigation Work Plan," (RIWP) was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by GDC Strada Castle Hill JV I LLC ("applicant") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment

NYSDEC is accepting written comments about the Draft RIWP for 30 days, from **August 14, 2025 through September 13, 2025**.

- Access the RIWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C203179/>.
- Documents also are available at the location(s) identified under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Contact Information" area.

Highlights of the Proposed Site Investigation

The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

Previous investigations have detected semivolatile organic compounds (SVOCs) and metals in soil on site. The groundwater investigation detected manganese in groundwater. The soil vapor investigation detected petroleum-related VOCs and chlorinated VOCs (CVOCs).

Key components of the investigation work include:

- Drilling and collecting samples from soil borings to identify possible onsite sources of contamination;
- Collecting soil vapor samples; and
- Installing groundwater wells and sampling groundwater to monitor impacts from areas of concern both onsite and offsite.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a proposed cleanup plan, called a "Draft Remedial Action Work Plan" will be developed. The cleanup plan will include an evaluation of the proposed site actions, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Site Description

The site is approximately 0.472 acres and is identified as Block 3672 and p/o Lot 20 on the Bronx Tax Map. Currently, the site is utilized as a parking lot for the adjacent offsite multifamily residential building. The majority of the site is paved with asphalt and concrete, with limited areas of landscaping.

The proposed development will include the construction of a 21-story mixed use building containing approximately 200 affordable units.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C203179) 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 NYSDEC 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

Christopher Allan, Project Manager
NYSDEC, Division of Environmental Remediation
47-40 21st Street, Long Island City, NY 11101
p: (718) 482-4065
Christopher.Allan@dec.ny.gov

Project-Related Health Questions

Michael Izdebski, Public Health Specialist
NYSDOH, Bureau of Environmental Exposure Investigation
Corning Tower, Room 1787, Albany, NY 12237
p: (518) 408-1018
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/C203179/>

The Soundview Branch of the New York Public Library

660 Soundview Ave
Bronx, NY 10473
(718) 589-0880

Bronx Community Board 9

1967 Turnbull Avenue, Suite 201
Bronx, NY 10473
bx09@cb.nyc.gov
(718) 823-3034

Site Location





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