

# 338-344 Grand Concourse Redevelopment



Department of  
Environmental  
Conservation

Brownfield Cleanup Program  
Site No. C203188  
Bronx County

June 2026

## Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the 338-344 Grand Concourse Redevelopment ("site") located at 338-344 Grand Concourse, Bronx, Bronx County. Please see the map for the site location. The cleanup activities will be performed by 338-344 Grand Concourse LLC and Manhattan Management Realty LLC (collectively referred to as the "applicant") with oversight provided by the New York State Department of Environmental Conservation (DEC). DEC has determined that the Remedial Work Action Plan (RAWP) protects public health and the environment and has approved the plan.

- Access the approved RWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C203188/>.
- Documents also are available at the locations identified under "Where to Find Information."

Cleanup activities are expected to begin in June 2026 and last about 4 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:

- Removal of any underground storage tanks, if encountered, in accordance with local, state and federal regulations;
- Removal of the existing site buildings, impervious site cover, and miscellaneous debris on the site;
- Excavation of approximately 4,125 cubic yards of contaminated historical fill/native material exceeding Soil Cleanup Objectives from 4 to 15 feet below ground surface (bgs) across the site;
- Collection and analysis of end-point soil samples to evaluate the effectiveness of the cleanup;
- Importing clean soil that meets the established Soil Cleanup Objectives for use as backfill; and
- Completion of a Soil Vapor Intrusion Evaluation following excavation activities, and prior to occupancy of the future on-site buildings;

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 DEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When DEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. DEC will then issue a Certificate of Completion to the applicant(s). The applicant(s) would be able to redevelop the site in conjunction with receiving a

Certificate of Completion. In addition, the applicant(s) would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

DEC 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 site is approximately 10,900 square feet (sq ft; ~ 0.25 acres). The site is currently developed with a vacant, one-story commercial building that most recently operated as an automotive repair shop on Lot 34 (338 Grand Concourse), and a vacant, one-story commercial building that most recently operated as an automotive body shop on Lot 37 (344 Grand Concourse). Historically, the site has been used for various commercial purposes including retail stores, auto repair, auto service, auto painting and storage. The site is bounded to the north by a hotel, followed by a former gasoline service station; to the east by the Metropolitan Transit Authority (MTA) railroad tracks, followed by mixed-use commercial and industrial buildings; to the south by a multi-story residential building, and to the west by Grand Concourse, followed by a U-Haul self-storage building and vacant lot. MTA subway lines 4 and 5 run parallel to the site beneath Grand Concourse.

The proposed development will consist of two new 14-story buildings to be used for commercial and residential purposes, which is consistent with the current zoning. Each building will include 20% affordable housing.

Additional site details, including environmental and health assessment summaries, are available on DEC's Environmental Site Remediation Database (by entering the site ID, C203188) 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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NYSDOH, Bureau of Environmental Exposure and Investigation  
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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/C203188/>

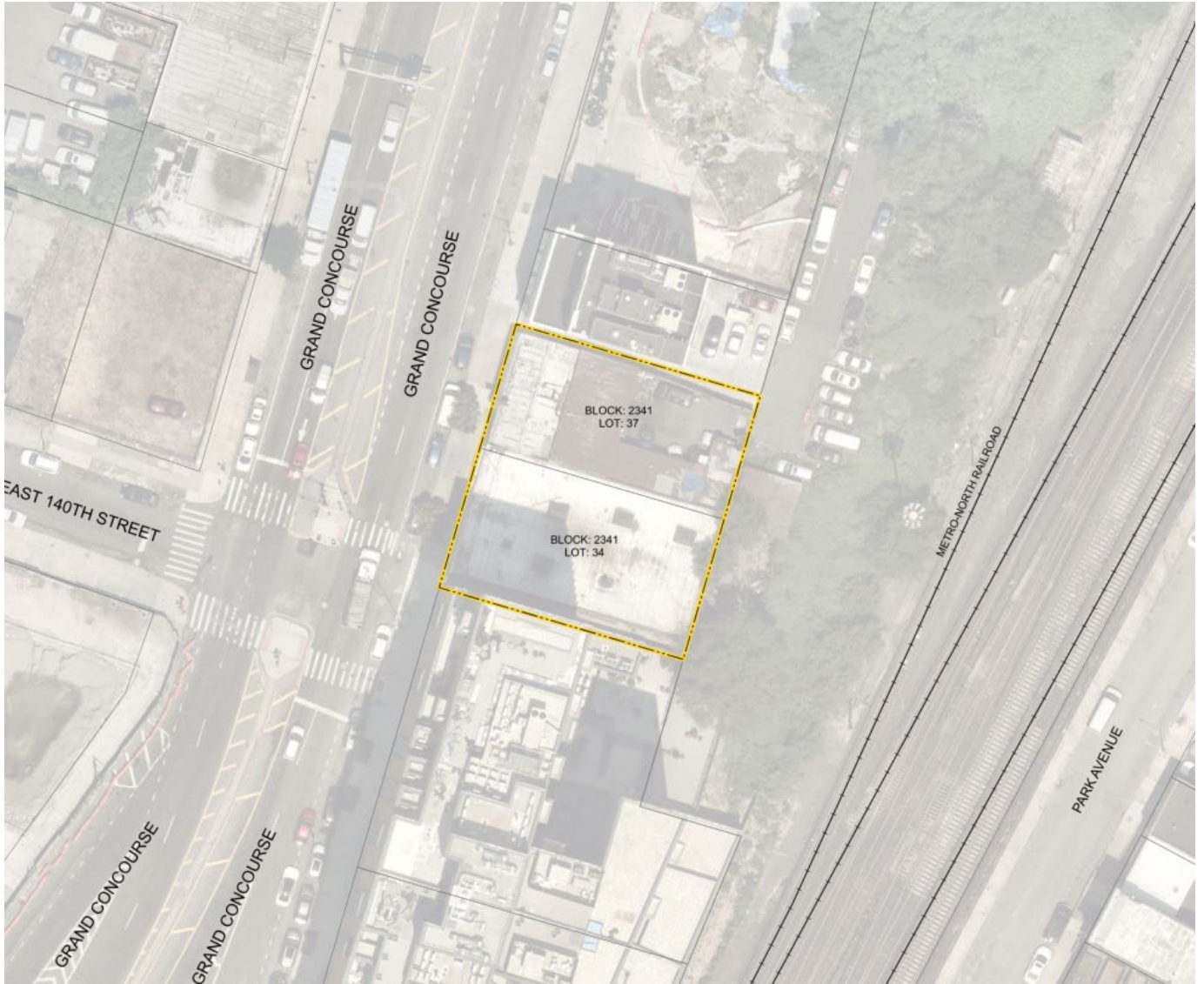
### **Bronx Public Library – Mott Haven Branch**

321 East 140<sup>th</sup> Street  
Bronx, New York 10454  
(718) 665-4878

### **Bronx Community Board 1**

3024 3<sup>rd</sup> Avenue  
Bronx, New York 10455  
(718) 585-7117

# Site Location





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