

Joey's Cleaners

Brownfield Cleanup Program

Site No. C203076

Bronx, Bronx County



Department of
Environmental
Conservation

December 2025

Cleanup Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to Joey's Cleaners Site ("site") located at 1244 East Gun Hill Road, Bronx, NY, 10469. Please see the map for the site location. Based on the findings of the investigation, NYSDEC in consultation with the) has determined that the site does not pose a significant threat to public health or the environment.

How to Comment

NYSDEC is accepting written comments about the proposed plan, called a Draft Remedial Action Work Plan (RAWP) for 45 days, from **December 11, 2025 through January 25, 2026**.

- Access the Remedial Investigation Report, Draft RAWP, and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C203076/>.
- 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.

Draft Remedial Action Work Plan

The proposed Restricted Commercial Use remedy plan consists of:

- Excavation and off-site disposal of contaminant impacted area of soil in the rear yard.
- Collection and analysis of post-excavation samples to evaluate the effectiveness of the cleanup;
- Importation of clean material that meets the lower of the Protection of Groundwater or Commercial Use Soil Cleanup Objectives for use as backfill.
- Maintenance of a site cover system consisting of the building foundation, asphalt and/or soil to address residual contamination above the established Soil Cleanup Objectives.
- Continued Operation, Maintenance and Monitoring (OM&M) of the active Sub-Slab Depressurization System (SSDS) and the passive ventilation duct to prevent soil vapor intrusion.
- Performance of groundwater monitoring.
- Implementation of a Site Management Plan for long term maintenance of the remedial systems.
- Recording of an Environmental Easement to prevent future exposure to residual contamination and to ensure compliance with the Site Management Plan.
- Implementation of a Health and Safety Plan (HASP) and a Community Air Monitoring Plan (CAMP) during ground intrusive cleanup activities.

The proposed cleanup plan was developed by 1226 E Gun Hill Road LLC ("applicant") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Next Steps

NYSDEC will consider public comments, revise the remedy plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed cleanup. After approval, the proposed cleanup becomes the selected cleanup. The applicant may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

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

Site Description

The site is located at 1244 East Gun Hill Road and includes one irregular-shaped parcel, identified by the New York City Finance Department as Block 4618 and Lot 25, totaling an area approximately 20,875 square feet (0.479 acres) in size. The one-story on-site building was constructed in 1940s for commercial purposes and is currently occupied by eleven commercial tenants including deli/grocery store, a beauty salon, a barber shop, a Chinese restaurant, a church, a discount store, a dry cleaner, a restaurant/bar, and a commercial printing company. Historical record indicate that the dry cleaner has operated at the site since at least 1996.

Redevelopment is not planned for the site.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C203076 at:

<https://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>

Summary of the Investigation

The primary contaminants of concern at the site are tetrachloroethene (PCE) and trichloroethene (TCE), which are present in soil, groundwater, and soil vapor.

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 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 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/C203076/>

New York Public Library – Allerton Branch

2740 Barnes Avenue
Bronx, NY 10467
(718) 881-4240

Bronx Community Board 11

1741 Colden Avenue
Bronx, NY 10462
Phone: 718-892-6262
Hours: 9am – 5 pm

Bronx Community Board 12

4101 White Plains Road
Bronx, NY 10466
(718) 881-4455
Hours: 8am – 5 pm

Site Location



Figure 1 - Site Boundary Map
Joey's Cleaners
Site No. C203076





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