



FACT SHEET Brownfield Cleanup Program

Receive Site Fact Sheets by Email. See "For More Information" to Learn How.

Site Name: Concourse Village West Apartments - North
DEC Site #: C203091
Address: 180 East 156th Street
Bronx, NY 10451

Have questions? See "Who to Contact" Below

Cleanup Action to Begin at Brownfield Site

Action is about to begin that will address the contamination related to the Concourse Village West Apartments - North site ("site") located at 180 East 156th Street, Bronx, NY under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

The cleanup activities will be performed by the BCP applicant with oversight provided by the New York State Department of Environmental Conservation (NYSDEC).

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 cleanup action for the site includes:

- 1. Excavation and off-site disposal of up soils/historic fill exceeding Restricted Residential Soil Cleanup Objectives (RRSCOs) for some metals and Polycyclic Aromatic Hydrocarbons (PAHs) at a depth of 15 feet across the majority of the site, with excavation to approximately 8 feet in the remaining southwest corner of the site;
2. If encountered, Underground Storage Tanks (USTs), piping and appurtenances or other subsurface structures will be also be removed and disposed off-site;
3. In-situ ("in-place") treatment of on-site petroleum-contaminated groundwater using a treatment agent such as a chemical oxidant or an enhanced biodegradation product, as determined necessary and appropriate during groundwater design;
4. Import of clean material for use as backfill as needed; and
5. Administrative controls including a Site Management Plan and Environmental Easement to ensure proper use and management of the site.

Remediation activities will begin in January 2018.

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 FER. NYSDEC will then issue a Certificate of Completion (COC) to the applicant(s).

The applicant(s) would be able to redevelop the site after receiving a COC. In addition, the applicant(s):

- Would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- Would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A fact sheet that describes the content of the FER will be sent to the site contact list. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the COC.

Background

Location:

The site is located at 180 East 156th Street (Block 2458, Lot 35), in a commercial and residential area of the Bronx.

Site Features:

The subject property consists of a 15,597 square-foot rectangular-shaped parcel. A 2-story masonry and wood-framed commercial building is located on the northwest corner of the site. The first floor of the building contains an operating five-bay auto service repair garage. The second floor contains an operating retail coin-operated laundromat. A small, wood-framed parking attendant's kiosk is located just to the south of the building, which is occupied periodically throughout the day. The remainder of the site is occupied by a paved parking lot with aboveground, steel frame auto lifts located along the eastern and western boundaries of the site.

Current Zoning and Land Use:

The current zoning designation of the site is C8-3 and current uses, as noted above, include an auto service repair garage, retail coin-operated laundromat and an attendant parking lot. Surrounding property usage is primarily commercial and residential. To the north of the site is an indoor parking garage and residential apartment buildings. Adjoining the property to the east is a KIPP Academy Elementary School; adjoining to the south is Bronx Live Poultry Corporation;

and across the Grand Concourse to the west is Franz Sigel Park, a NYC Municipal Park.

Past Uses of the Site:

This site was occupied by two small wood frame buildings in 1891, use unknown, and an undeveloped lot from at least 1908 to 1950 at which time the existing building was constructed. Identified former uses since 1950 include a gasoline filling station (1951 to late 1960s), auto repair and auto body shops (1950 to 1990s), automobile parking, office uses, retail store, and a retail coin-operated Laundromat.

Site Geology and Hydrogeology:

Subsurface conditions consist of several feet of historic fill soils, underlain by glacial outwash sand deposits; varved glacial lake deposits consisting predominately of silt and low plasticity clay; and bedrock. The fill typically consists of sand with varying amounts of ash, cinders and glass. Silts, clays and underlying clays consisted of predominantly fine grained varved glacial lake deposits below the fill layer. Bedrock is estimated to be approximately 80 ft. below ground surface (bgs). No evidence of perched water was observed during the Remedial Investigation (RI). Saturated soil indicative of the regional groundwater table was observed at approximately 30-32 ft. bgs. During the RI groundwater was reported to flow to the south; during the Supplemental RI, groundwater flow was reported to flow to the southeast. Based upon regional topography, groundwater is anticipated to flow in a south/southeasterly direction. The Harlem River is located approximately 0.4-miles west of the site.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C203091>

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: <http://www.dec.ny.gov/chemical/8450.html>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

New York Public Library - Melrose Branch
910 Morris Avenue
Bronx, NY 10451
phone: 718-588-0110

Who to Contact

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

Project-Related Questions

Steven Walsh
NYS Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7017
Tel: 518-402-9824
Email: steven.walsh@dec.ny.gov

Site-Related Health Questions

Melissa Doroski
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza - Corning Tower Room 1787
Albany, NY 12237
Tel: 518-402-7860
Email: BEEI@health.ny.gov

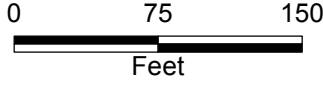
We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.



Site Location Map

Concourse Village West - North
New York City, Bronx County
Site No. C203091

