



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

261 Walton Avenue
Bronx, NY 10451

March 2024

SITE No. C203135
NYSDEC REGION 2

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):
<https://www.dec.ny.gov/data/DecDocs/C203135/>

New York Public Library - Mott Haven Branch

321 East 140th Street
Bronx, NY 10454
(718) 665-4878

Bronx Community Board 1

3024 Third Avenue
Bronx, NY, 10455
(718) 585-7117
brxcb1@optonline.net

Who to Contact

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

Project-Related Questions

Hasan Ahmed, Project Manager
NYSDEC
47-40 21st Street
Long Island City, NY 11101
(718) 482-6405
hasan.ahmed@dec.ny.gov

Project-Related Health Questions

Renata Ockerby
NYSDOH
Bureau of Env. Exposure Investigation
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
(518) 402-7867
beci@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

Remedy 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 the 261 Walton Avenue site ("site") located at 261 Walton Avenue, Bronx, NY. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) 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 **March 7, 2024 through April 21, 2024.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C203135/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed Track 1 Unrestricted Use remedy consists of:

- Excavation and off-site disposal of contaminated soil and fill exceeding the unrestricted use soil cleanup objectives (SCOs) to a maximum depth of approximately 9 feet below surface grade across the site;
- Collection and analysis of post-remedial soil samples to evaluate the effectiveness of the remedy;
- Importation of clean material that meets the established SCOs for use as backfill;
- Completion of a soil vapor intrusion evaluation following remedial excavation activities and following foundation installation; and
- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities.
- If an Unrestricted Use cleanup is not achieved, recording of an Environmental Easement would be required to ensure proper future use; and
- If an Unrestricted Use cleanup is not achieved, implementation of a Site Management Plan would also be required for long-term maintenance of the remedial systems.

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The proposed remedy was developed by Tuck-It-Away Associates, Deegan, LLC, and Walton Owner, LLC (collectively, “applicants”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A “Remedial Investigation Report”, which describes the results of the site investigation was submitted concurrently with the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicants 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 0.63-acre site is located at 261 Walton Avenue in the Mott Haven neighborhood of the Bronx, NY and is identified as Block 2344, Lot 60 on the Bronx Borough Tax Map. The site formerly contained a six-story building with a cellar, a two-story building, and a one-story building, which were occupied by a commercial storage facility. The buildings were demolished between February and May 2023. Portions of the site remain covered by the former building concrete foundation slabs. An asphalt-paved and gravel-covered parking lot surrounds the former building footprints.

The proposed development will include construction of a 12-story mixed-use commercial and residential building with an underground parking garage.

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

Environmental Site Remediation Database (by entering the site ID, C203135) at:

<https://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the site are semi-volatile organic compounds, metals, pesticides, polychlorinated biphenyls, and per- and polyfluoroalkyl substances (PFAS), which are present site-wide in soil and groundwater; volatile organic compounds (VOCs) in groundwater; and VOCs in 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://www.dec.ny.gov/chemical/8450.html>

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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

www.dec.ny.gov/chemical/61092.html

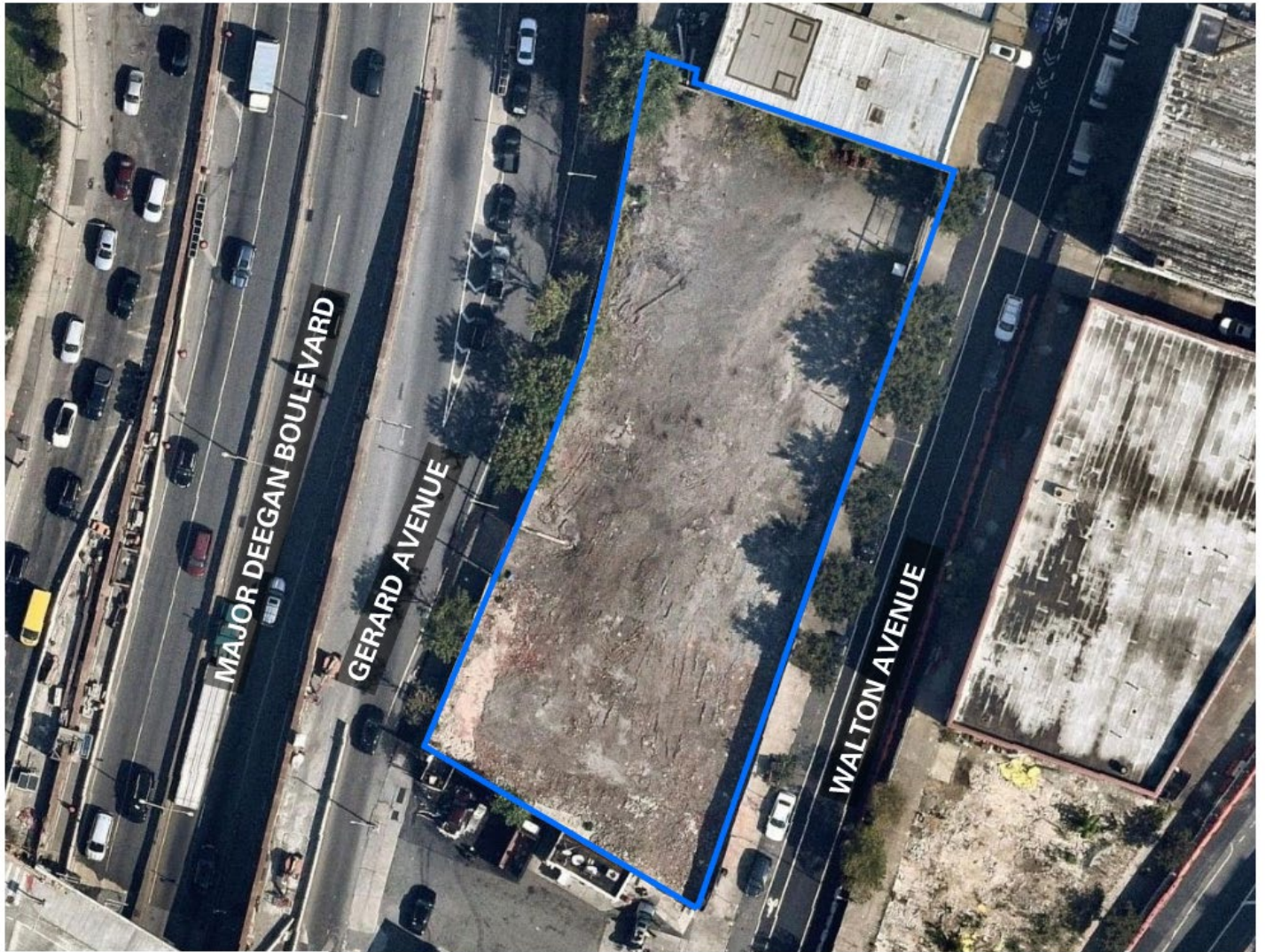
Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

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Site Location



LEGEND

 APPROXIMATE SITE BOUNDARY





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বাঙালি Bengali	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
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Języki Polski Polish	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

Contact: Hasan Ahmed, (718) 482-6405, and hasan.ahmed@dec.ny.gov