



Department of  
Environmental  
Conservation

# FACT SHEET

## Brownfield Cleanup Program

2921 Westchester Avenue  
Bronx, NY 10461

May 2024

SITE No. C203140  
NYSDEC REGION 2

### Where to Find Information

Access project documents through the DECinfo Locator  
<https://www.dec.ny.gov/data/DecDocs/C203140/>  
and at these location(s):

**New York Public Library  
Pelham Bay Branch**  
3060 Middletown Road  
Bronx, NY 10461  
(718) 792-6744  
[pelhambay@nypl.org](mailto:pelhambay@nypl.org)

**Bronx Community Board #10**  
3165 East Tremont Avenue  
Bronx, NY 10461  
(718) 892-1161  
[bx10@cb.nyc.gov](mailto:bx10@cb.nyc.gov)

### Who to Contact:

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

**Project-Related Questions**  
Yildiz Palumbo, Project Manager  
NYSDEC  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
(718) 482-4891  
[yildiz.palumbo@dec.ny.gov](mailto:yildiz.palumbo@dec.ny.gov)

**Project-Related Health Questions**  
James Sullivan  
NYSDOH  
Empire State Plaza  
Corning Tower, Room 1787  
Albany, NY 11237  
(518) 402-5584  
[beej@health.ny.gov](mailto:beej@health.ny.gov)

For more information about New York's  
Brownfield Cleanup Program, visit:  
[www.dec.ny.gov/chemical/8450.html](http://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 2921 Westchester Avenue site ("site") located at 2921 Westchester Avenue, Bronx, NY. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the NYSDOH has determined that the site poses a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site and the off-site migration of contaminants in the groundwater, and the potential for human exposure to site-related contaminants via soil vapors. To address this threat, NYSDEC has developed the proposed remedy summarized below.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **May 16 through June 29, 2024.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C203140/>.
- Documents also are available at the locations 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 Commercial Use remedy consists of:

- Excavation and off-site disposal of all soil which exceeds the commercial use Soil Cleanup Objectives (SCOs) for non-chlorinated volatile organic compounds (VOCs) and the Protection of Groundwater SCOs for all chlorinated volatile organic compounds (cVOCs), to a depth of approximately 13 ft below surface grade;
- Treatment of contaminated groundwater through injection of chemical oxidants to destroy contaminants;
- Installation of an active sub-slab depressurization system (SSDS) within the entire existing on-site building to mitigate the potential for soil vapor intrusion. This includes the site as well as the off-site areas within the larger site building;
- Collecting and analyzing post remedial soil groundwater, and indoor air samples to evaluate the effectiveness of the remedy;
- Importing clean material that meets the established SCOs for use as backfill;
- Maintaining the existing site cover system to allow commercial use of the site;

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- Implementing a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;
- Implementing a Site Management Plan (SMP) for long term maintenance of the remedial systems.
- Recording an Environmental Easement to ensure proper use of the site.

The proposed remedy was developed by Ralford Realty Corp. (“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 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 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 0.012-acre site is bounded to the east by Westchester Avenue, to the north by Buhre Avenue, and to the west by Pilgrim Avenue. The site consists of a vacant tenant space and was historically operated by a dry cleaner and, most recently, a tutoring and after-school center. The site building contains multiple commercial tenant spaces, currently occupied by a cell phone store and a home goods store. The site operated as a dry cleaning facility from approximately 1988 to approximately 2000. Following the cessation of dry cleaning operations, the site was occupied for five years by a home goods store and then as a tutoring and after-school facility until early 2020. The applicant is not contemplating redevelopment of the site and is not proposing to change the future use of 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, C203140) at:

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

**Summary of the Investigation:** The primary contaminants of concern at the site are cVOCs, most notably tetrachloroethene (PCE), which are present site-wide in soil. Elevated concentrations of cVOCs have been detected in groundwater at the site and off-site. Elevated concentrations of cVOCs have also been identified in soil vapor and indoor air on-site and off-site at concentrations requiring mitigation.

**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>

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*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.*

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## Stay Informed With DEC Delivers

Sign up to receive site updates by email:

[www.dec.ny.gov/chemical/61092.html](http://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





## Translation Available. Don't see your language? Ask!

<b>English</b>	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
<b>Español Spanish</b>	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
<b>简体字 Simplified Chinese</b>	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
<b>Русский Russian</b>	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
<b>אידיש Yiddish</b>	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
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<b>Italiano Italian</b>	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
<b>العربية Arabic</b>	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
<b>Języki Polski Polish</b>	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: Yildiz Palumbo; (718) 482-4891; [yildiz.palumbo@dec.ny.gov](mailto:yildiz.palumbo@dec.ny.gov)**