



Department of  
Environmental  
Conservation

### Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

<https://extapps.dec.ny.gov/data/DecDocs/C203154/>

### Document Repository

New York Public Library – Melrose  
910 Morris Avenue  
Bronx, NY 10451  
(718) 588-0110  
[melrose@nypl.org](mailto:melrose@nypl.org)

### Bronx Community Board 4

1650 Selwyn Avenue, Suite 11A  
Bronx, NY 10457  
718-299-0800  
[bx04@cb.nyc.gov](mailto:bx04@cb.nyc.gov)

### Who to Contact

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

### Project-Related Questions

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(718) 482-7541  
[wendi.zheng@dec.ny.gov](mailto:wendi.zheng@dec.ny.gov)

### Project-Related Health Questions

Kari Pollard, Project Manager  
NYSDOH  
Empire State Plaza  
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Albany, NY 12237  
(518) 402-7860  
[bee@health.ny.gov](mailto:bee@health.ny.gov)

**For more information about New York's Brownfield Cleanup Program, visit:**

<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

# FACT SHEET

Brownfield Cleanup Program

101 East 150<sup>th</sup> Street  
Bronx, NY 19451

February 2025

SITE No. C203154

NYSDEC REGION 2

## 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 101 East 150<sup>th</sup> Street site ("site") located at 101 East 150<sup>th</sup> Street, Bronx, New York County. 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 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; the potential for 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 "Remedial Action Work Plan (RAWP)" for 45 days, from **February 13 through March 26, 2025**.

- Access the RAWP and other project documents online through the DECinfoLocator:  
<https://extapps.dec.ny.gov/data/DecDocs/C203154/>.
- 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 "Who to Contact" area at left.

**Remedial Action Work Plan:** The proposed Restricted-Residential remedy consists of:

- Green and Sustainable Remedial Goals - A remedial program would be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program.
- Implementation of a health and safety plan (HASP) and a community air monitoring plan (CAMP) during ground-intrusive activities.
- Implementation of a groundwater monitoring program to evaluate the effectiveness of a previously implemented Interim Remedial Measure (IRM) (see Site Description section below) that involved groundwater treatment.

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- Excavation and removal of additional material beyond that which was excavated during the IRM (see below) to achieve Restricted-Residential and Protection of Groundwater soil cleanup objectives.
- Construction and maintenance of an engineered composite cover consisting of a 12-inch clean granular sub-base beneath the building footprint, 4-inch placed concrete on a 6-inch sub-base in sidewalk areas, and two feet of clean soil in open space and landscaped areas
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Soil vapor intrusion mitigation consisting of an active sub-slab depressurization system installed beneath the building footprint, and soil vapor extraction system along the western portion of the property (along River Avenue).
- Publication of a Site Management Plan for long term management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls, (2) monitoring, (3) operation and maintenance and (4) reporting;
- Recording of an Environmental Easement, including Institutional Controls (IC), to prevent future exposure to any residual contamination remaining at the Site.

The proposed remedy was developed by 586 River Ave., LLC ("Participant") 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 Participant 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 in the Lower Concourse neighborhood of Bronx, New York and is bound to the north by a commercial parking lot, to the east by Gerard Avenue, to the south by East 150th Street, and to the west by River Avenue. The site is comprised of a rectangular-shaped parcel identified as Block 2354, Lot 1 on the New York City (NYC) Department of Finance Tax Map. The site is 98,973 square feet or 2.27 acres in size, located an area zoned for light manufacturing (M1-2) and commercial (C2-4 and C4-4) use. A school is a permitted use in this zoning district by special permit granted by the NYC Board of Standards and Appeals (BSA) on March 13, 2023. The redevelopment would not alter the Project site's existing M1-2 zoning designation.

An NYSDEC approved Interim Remedial Measure was previously implemented at the site which included excavation and off-site disposal of soil contamination, in-situ chemical injections to treat chlorinated volatile organic compounds (CVOCs) in groundwater, and installation of an soil vapor mitigation system below the new building. The site is currently under redevelopment as a new school building. The school is scheduled to receive its temporary certificate of occupancy in March 2026, open for staff in May 2026, begin instruction of students in August 2026.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C203154) at:

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

## Summary of the Investigation:

The primary contaminants of concern were mainly chlorinated- related volatile organic compounds (VOCs) observed in the shallow soils, groundwater, and soil vapor may be related to the historical use as a shoe factory and later as an electronic parts manufacturing facility. Additionally, petroleum-related VOCs were observed in upgradient groundwater monitoring wells.

**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

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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>

***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:

<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>

## Site Location





# BROWNFIELD CLEANUP PROGRAM



Department of  
Environmental  
Conservation

Kathy Hochul, Governor | Sean Mahar, Interim Commissioner

[www.dec.ny.gov](http://www.dec.ny.gov)

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<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。
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<b>Język 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: Wendi Zheng, (718) 482-7541, [wendi.zheng@dec.ny.gov](mailto:wendi.zheng@dec.ny.gov)