

East 138th Street Affordable Housing

Brownfield Cleanup Program

Site No. C203155

Bronx, New York



Department of
Environmental
Conservation

November 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 East 138th Street Affordable Housing site (“site”) located at 110 East 138th Street, 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 the “Draft Remedial Action Work Plan (RAWP)” for 45 days, from **November 20th, 2025 through January 4th, 2026**.

- Access the RAWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C203155/>.
- Documents also are available at the locations 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 Track 4 Restricted Residential Use remedy plan consists of:

- Demolition of existing on-site buildings
- Excavation and off-site disposal of approximately 2,420 cubic yards of contaminated soil to a minimum of 2 feet below ground surface (bgs) across the site plus hotspot removal at depths up to 14 feet bgs;
- Removal of any unknown Underground Storage Tanks (USTs);
- Collecting and analyzing confirmatory soil samples to evaluate the effectiveness of the cleanup;
- Importing and reuse of clean material that meets the established Soil Cleanup Objectives (SCOs) for use as backfill;
- Installation of an active Sub-Slab Depressurization System (SSDS) will be installed in the proposed building;
- Implementing a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;
- Implementing a Site Management Plan (SMP) required for long term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed cleanup plan was developed by East 138th Street JV Associates 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 0.67-acre site is bordered to the north by a Metro North Railroad owned lot, to the north by East 138th Street and the Madison Avenue Bridge, to the east by East 135th Street and nearby Deegan Rock Park, to the south by a lot owned by a moving company developed with a warehouse, and to the west by the Harlem River.

The site is currently developed with a vacant one-story building with a basement and an adjacent single-story steel shed that most recently housed a used auto sales facility with a repair shop from 2005 to 2019. The exterior surface of the site consists of an asphalt paved parking area.

The proposed redevelopment project consists of constructing a new 100% affordable residential building. The existing structures will be demolished and developed with an approximately 135,000-gross square foot 3- to 12-story structure for affordable senior housing, with a basement.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C203155) at:

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

Summary of the Investigation

The primary contaminants of concern at the site are semi-volatile organic compounds (SVOCs) and metals in soil, SVOCs and perfluoroalkyl and polyfluoroalkyl substances (PFAS) in groundwater, and chlorinated solvent- and petroleum-related VOCs in soil vapor. Soil contamination is likely attributed to past site uses and historic fill. A former gasoline above ground storage tank (AST) was also identified during the investigation and removed.

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 SCOs 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

Michael Sollecito,
Project Manager
NYSDEC
625 Broadway, 12th Floor
Albany, NY 12233-7016
(518) 402-2198
michael.sollecito@dec.ny.gov

Project-Related Health Questions

Mark Sergott
Project Manager
NYSDOH
Bureau of Environmental Exposure Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7897
beei@health.ny.gov

WHERE TO FIND INFORMATION

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

<https://extapps.dec.ny.gov/data/DecDocs/C203155/>

Bronx 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
bx01@cb.nyc.gov
[Office Hours: 9:00 AM to 5:00 PM](#)

Site Location





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Michael Sollecito | Phone: (518) 402-2198 | Email: michael.sollecito@dec.ny.gov