



**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/C203162>

New York Public Library - Woodstock Branch

761 East 160th Street,
Bronx, NY 10456
(718) 665-6255
woodstock@nypl.org

Bronx Community Board 2

1029 E. 163rd Street, Room 202
Bronx, NY, 10459
(718) 328-9125
brxcb2@optonline.net

Who to Contact

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

Project-Related Questions

Madeleine Babick, EIT, Project Manager
NYSDEC
One Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101
(718) 482-4992
madeleine.babick@dec.ny.gov

Project-Related Health Questions

Stephanie Selmer, Project Manager
NYSDOH
Bureau of Env. Exposure Investigation
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
(518) 402-7864
beci@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

401 Hunts Point

401 Hunts Point Avenue and
1360 Drake Park South
Bronx, NY 10474

August 2024

SITE No. C203162

NYSDEC REGION 2

Interim Remedial Measure Proposed; Public Comment Period Announced

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is proposing an expedited cleanup of contamination at the 401 Hunts Point site ("site") located at 401 Hunts Point Avenue and 1360 Drake Park South, Bronx, NY. Please see the map for the site location. NYSDEC is conducting a public comment period because this Interim Remedial Measure (IRM) is likely to represent a significant part of the cleanup for the site. The expedited cleanup activities are expected to begin in September 2024 and last about 4 months. The activities will be performed by 401 Hunts Point LLC ("applicant") with oversight provided by NYSDEC.

How to Comment: NYSDEC is accepting written comments about the proposed plan for 30 days, from **August 29** through **September 28, 2024**.

- Access the Draft IRM Work Plan and other project documents online through the DECinfo Locator:
<https://extapps.dec.ny.gov/data/DecDocs/C203162/>.
- 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 Interim Remedial Measure (IRM) Work Plan: An IRM is a cleanup activity that may be performed when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation.

The draft IRM work plan describes proposed cleanup activities that include:

- Removal and off-site disposal of a closed-in-place Underground Storage Tank (UST);
- Excavation and off-site disposal of contaminated soil to approximately 0.5 feet below surface grade in the 401 Hunts Point Avenue basement, and to 8 to 12 feet below surface grade at the UST removal excavation;
- Treatment of contaminated groundwater through injection of chemical oxidants and liquid-activated carbon into the groundwater;
- Collection and analysis of post-remedial soil samples and groundwater samples to evaluate the effectiveness of the remedy;
- Importation of clean material that meets the established Soil Cleanup Objectives for use as backfill;

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- Restoration of the existing site cover system, including a demarcation layer over areas without hardscape (buildings, asphalt, or concrete) to address contamination remaining above industrial use soil cleanup objectives.
- Installation of a sub-slab depressurization system (SSDS) at the 1360 Drake Park South building as an engineering control to mitigate potential exposure to contaminants in sub-slab soil vapor; and
- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities.

Site Description: The site is 1.14-acres and is bordered to the north by Drake Park South, to the east by Hunts Point Avenue, to the south by East Bay Avenue, and to the west by commercial/industrial buildings followed by Longfellow Avenue. The site consists of two industrial manufacturing buildings used to fabricate sheet metal. Historical records indicated the site operated as fabrication shops since at least 1977. The remainder of the site is improved with asphalt paved parking areas or concrete walkways. There are no plans to redevelop the site at this time.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C203162) at:

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

Summary of the Investigation: The primary contaminants of concern at the site are petroleum-related volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs), which are present in both soil and groundwater. The sources of the contamination are suspected to stem from the closed-in-place UST. Additionally, chlorinated VOCs (cVOCs) were identified in soil vapor and indoor air at the site. However, an on-site source could not be identified for the cVOCs. No redevelopment is planned, and the existing site building will remain.

Next Steps: NYSDEC will consider public comments, revise the plan as necessary, and approve the IRM work plan in consultation with the NYSDOH. The approved work plan will

be made available to the public (see "Where to Find Information" on the front page).

When the expedited cleanup activities are completed, a Construction Completion Report will be prepared that documents the activities that were performed.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

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://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>

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Site Location





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

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简体字 Simplified Chinese	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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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: Madeleine Babick, (718) 482-4992, madeleine.babick@dec.ny.gov