



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

320 West Fordham Road  
Bronx, NY 10453

SITE No. C203163

NYSDEC REGION 2

February 2024

## Where to Find Information:

Access project documents through the  
DECinfo Locator  
and at these location(s):  
<https://www.dec.ny.gov/data/DecDocs/C203163/>

### New York Public Library – Francis Martin Library

2150 University Avenue  
Bronx, NY 10453  
(718) 295-5287

[francismartin@nypl.org](mailto:francismartin@nypl.org)

### Bronx Community Board 7

229-A East 204<sup>th</sup> Street  
Bronx, NY 10458  
(718) 933-5650  
[kcabreracarrera@cb.nyc.gov](mailto:kcabreracarrera@cb.nyc.gov)

## Who to Contact:

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

### Project-Related Questions

Sadique Ahmed, Project Manager  
NYSDEC  
625 Broadway  
Albany, NY 12233-7016  
(518) 402-9656  
[sadique.ahmed@dec.ny.gov](mailto:sadique.ahmed@dec.ny.gov)

### Project-Related Health Questions

Arunesh Ghosh  
NYSDOH  
Empire State Plaza  
Corning Tower, Room 1787  
Albany, NY 12237  
(518) 486-1443  
[beci@health.ny.gov](mailto:beci@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 320 West Fordham Road site ("site") located at 320 West Fordham Road, Bronx, NY. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with NYSDOH has determined that the site does not pose a significant threat to public health or the environment.

**Remedial Investigation Report:** The Remedial Investigation Report (RIR) describes the results of the site investigation and recommends development of a remedy to address the contamination that was found. The RIR was submitted by DS Fordham Landing 1 LLC ("applicant").

Polycyclic aromatic hydrocarbons (PAHs) and metals were found in subsurface soils at concentrations above restricted-residential use soil cleanup objectives (SCOs). The PAHs and metals are present at depths up to 16 feet below grade and are likely the result of past site uses and historic fill, which is present throughout the site. Several volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), metals, and per- and polyfluoroalkyl substances (PFAS) were detected in groundwater.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **February 21, 2024 through April 6, 2024.**

- Access the RIR, RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C203163/>.
- 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 Unrestricted and Restricted Residential Use remedy consists of:

- Excavation to depths between 8 and 25 feet below grade across the north, central, and eastern parts of the site achieving Unrestricted Use SCOs.
- Excavation to 2 feet below grade across the western and southern site borders achieving Restricted Residential Use SCOs.

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- Excavation of grossly contaminated soil exhibiting a nuisance condition.
- Collecting and analyzing end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Placement of a cover system, including a demarcation layer over areas without hardscape (buildings, asphalt or concrete) in the areas of the site excavated to 2 feet below grade to address contamination remaining above restricted residential/commercial/industrial use SCOs;
- Importing clean material that meets the established SCOs for use as backfill;
- Implementing a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) would also be required for long-term maintenance of the remedial systems.
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed remedy was developed by DS Fordham Landing 1 LLC ("applicant") 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 RAWP 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 1.258-acres site is located about 380 feet south of West Fordham Road in The Bronx, NY and is currently identified as the southeastern portion of Block 3231,

Lot 265 on the Bronx Borough Tax Map. The site is currently comprised of construction equipment staging areas and a parking area; it is mostly covered by concrete slab and has no permanent structures. Historical uses include utilization as a rail yard from 1915 to 1966, as a manufacturing facility from 1974 to 1979, and as equipment storage and commercial vehicle parking from 1980 to 2017. The site is planned to be redeveloped as a 17-story affordable housing residential building. The anticipated cleanup standards are unrestricted and restricted-residential.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C203163) at:

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

**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 NYCDEC 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](http://www.dec.ny.gov/chemical/61092.html)

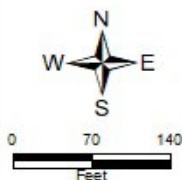
Note: Please disregard if you already have signed up and received this fact sheet electronically.

## 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>

# BROWNFIELD CLEANUP PROGRAM

## Site Location



### Site Map

320 West Fordham Road Site  
New York City, Bronx County  
Site No. C203163







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<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>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: Sadique Ahmed, (518) 402-9656, [sadique.ahmed@dec.ny.gov](mailto:sadique.ahmed@dec.ny.gov)**