

Rosa Del Monte

Brownfield Cleanup Program

Site No. C203166

Bronx, Bronx County



Department of
Environmental
Conservation

October 2025

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the Rosa Del Monte ("site") located at 893 East 167th Street, Bronx, Bronx County. Please see the map for the site location.

Draft Investigation Work Plan

The draft investigation work plan, called a "Remedial Investigation Work Plan," (RIWP) was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by 1130 Tiffany Street LLC ("applicant") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment

NYSDEC is accepting written comments about the Draft RIWP for 30 days, from **October 8, 2025 through November 7, 2025**.

- Access the RIWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C203166/>.
- 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 "Contact Information" area.

Highlights of the Proposed Site Investigation

The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

The previous investigation identified elevated levels of select volatile organic compounds (VOCs), semi-volatile organic compounds, metals and pesticides in soil, select VOCs and metals in groundwater, and petroleum and chlorinated solvent-related VOCs in soil vapor.

Key components of the investigation work include:

- Investigate presence of any potential underground storage tanks and aboveground storage tanks.
- Drilling and sampling soil borings to identify possible on-site sources of contamination;
- Collecting soil vapor samples; and
- Installing and sampling ground water wells to monitor impacts from areas of concern both on-site and off-site

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a proposed cleanup plan, called a “Draft Remedial Action Work Plan” will be developed. The cleanup plan will include an evaluation of the proposed site actions, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period.

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

Site Description

The approximately 1.51-acre Site is currently occupied by La Rosa Del Monte Worldwide Movers and developed with one 2-story and one 4-story commercial/warehouse buildings, each containing a basement. The Site is abutted to the north by residential and commercial properties, followed by Intervale Avenue; to the south by East 167th Street, followed by residential and commercial properties; to the east by Tiffany Street, followed by a community garden and residential properties; and to the west by Kelly Street, followed by a church with an attached parking lot, residential properties, and an auto repair shop.

The Site is currently zoned as manufacturing and is currently undergoing a rezoning to allow for the development of multi-family residential. Currently, the proposed development for the Site will include demolition of the existing structures and construction of a new 6- to 12-story affordable residential building.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C203166) at:

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

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 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>

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

Sydney Sobol, Project Manager
NYSDEC, Division of Environmental Remediation
625 Broadway, Albany, NY 12233-1010
p: (518) 402 - 4799
sydney.sobol@dec.ny.gov

Project-Related Health Questions

Ben Caligiuri
NYSDOH, Bureau of Environmental Exposure and Investigation
Empire State Plaza – Corning Tower Room #1787, Albany, NY 12237
p: (518) 402 - 7868
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/C203166/>

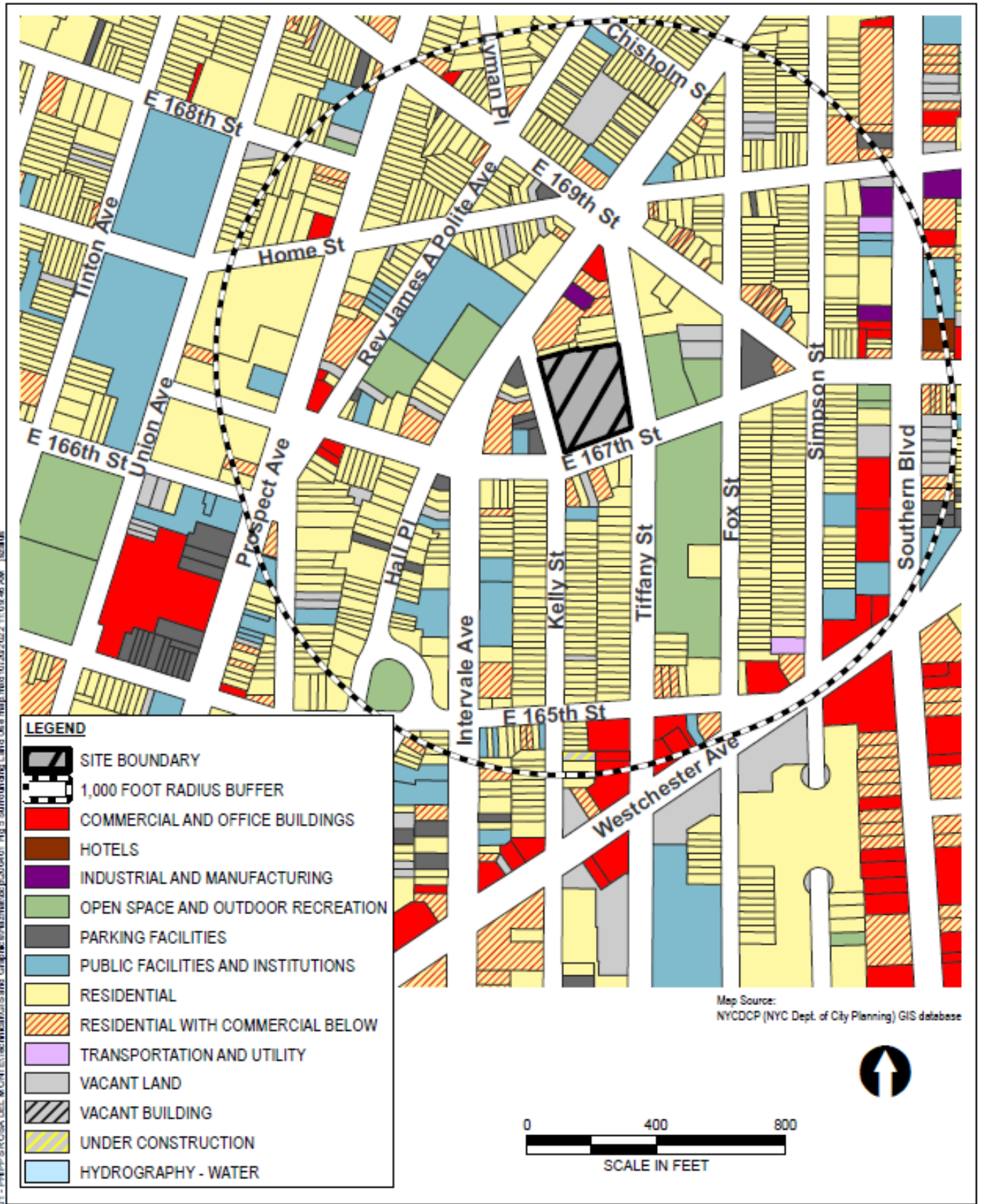
New York Public Library – Woodstock Branch

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

Bronx Community Board 2

1029 East 163rd Street Bronx, NY 10459
(718) 328-9125
Brxcb2@optonline.net

Site Location





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