



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

102 Bruckner Boulevard
102 Bruckner Blvd.
Bronx, NY 10454

January 2024

SITE No. C203168
NYSDEC REGION 2

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):
<https://www.dec.ny.gov/data/DecDocs/C203168/>

Mott Haven Public Library

321 East 140th Street
Bronx, NY, 10454
(718) 665-4878
mothaven@nypl.org

Bronx Community Board 1

3024 Third Avenue
Bronx, NY 10455
(718) 585-7117
bx01@cb.nyc.gov

Who to Contact

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

Project-Related Questions

Manfred Magloire, Project Manager
NYSDEC Region 2
47-40 21st Street
Long Island City, NY, 11101
(718) 482-4078
manfred.magloire@dec.ny.gov

Project-Related Health Questions

Mark Sergott, Project Manager
NYSDOH
Empire State Plaza
Corning Tower - Room 1787
Albany, NY 12237
(518) 402-7897
beci@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

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 102 Bruckner Boulevard site ("site") located in the Port Morris section of the Bronx, NY. 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 132 Willis Associates, 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 **January 24 through March 8, 2024**.

- Access the RIWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C203168/>.
- 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.

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.

Previous investigations have detected on-site volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and metals in soil and VOCs in groundwater and soil vapor.

Key components of the investigation work include:

- Drilling and sampling from soil borings to identify and delineate on-site sources of contamination;
- Collecting soil vapor and sub-slab soil vapor samples; and
- Installing and sampling groundwater wells to monitor impacts from on-site areas of concern.

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.

BROWNFIELD CLEANUP PROGRAM

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 remedy 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 site is located at 102 Bruckner Boulevard (Block 2277, Lot 50) in the Port Morris section of the Bronx, NY and is bounded to the north by Bruckner Boulevard followed by commercial properties; to the south by vacant parcels; to the east by a self-storage facility; and to the west by a parking lot and the Willis Avenue Bridge exit ramp to Bruckner Boulevard followed by a public park. The approximately 26,000-square foot site (0.597 acres) and the associated buildings are currently unoccupied/vacant, and the site is secured with a chain link fence. Historically, the site contained a gasoline station, with an associated auto repair shop and convenience, as well as a separate warehouse/garage.

The redevelopment plan is anticipated to include demolition of the current site buildings followed by construction of a new residential building containing market rate and planned affordable housing, with the potential for commercial/retail space on the ground floor.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's

Environmental Site Remediation Database (by entering the site ID, C203168) at:

<https://www.dec.ny.gov/cfm/xtapps/dereexternal/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 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://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:

<https://www.dec.ny.gov/chemical/61092.html>

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

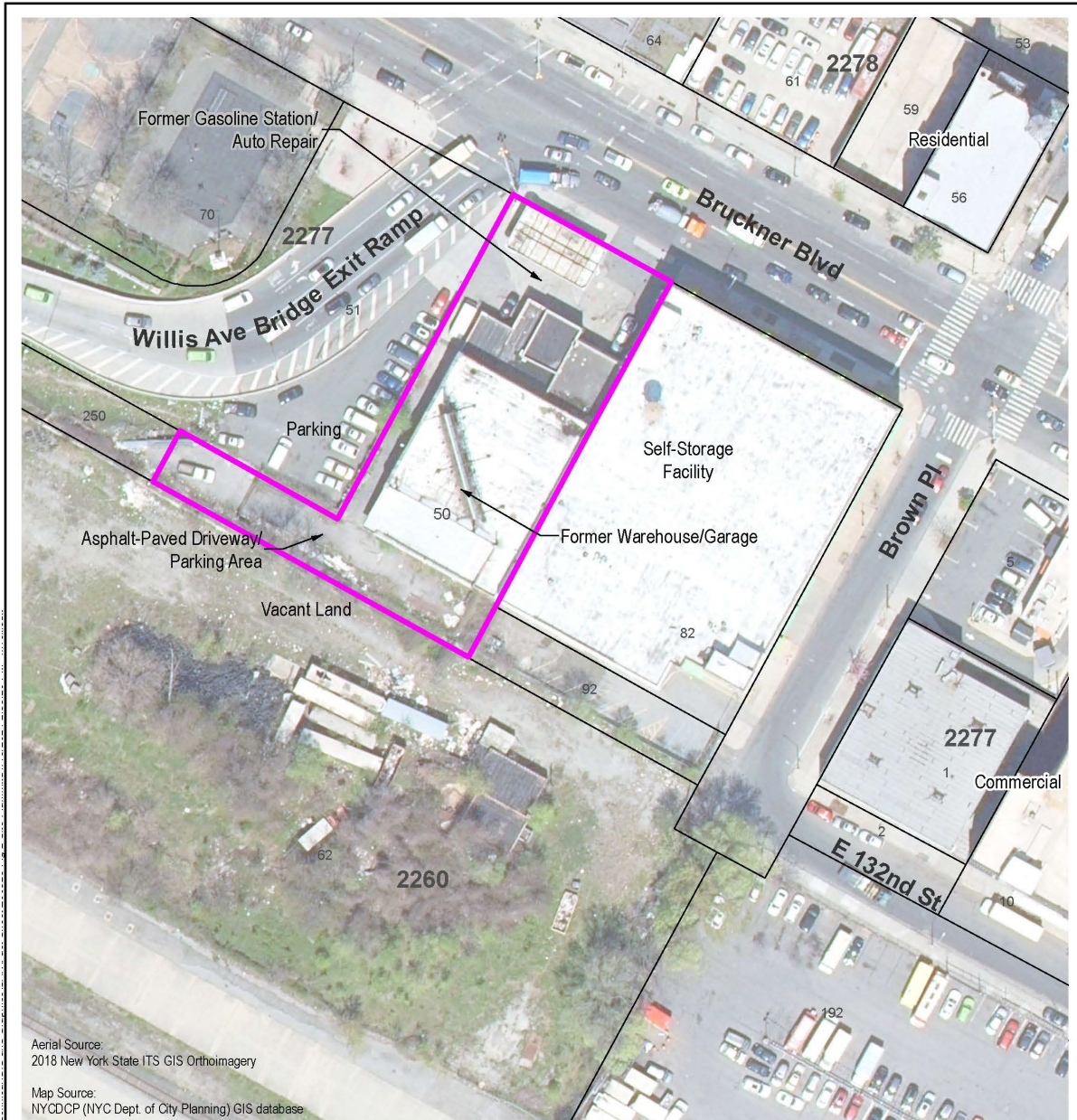
DECinfo Locator

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



LEGEND

-  PROPERTY BOUNDARY
-  LOT BOUNDARY AND TAX LOT NUMBER
- 2277** BLOCK NUMBER





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

English	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
Español Spanish	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
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。
Русский Russian	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
אידיש Yiddish	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
বাঙালি Bengali	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
한국어 Korean	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
Kreyòl Ayisyen Haitian Creole	Pou yo ka tradwi dokiman sa nan yon lang ou ka konprann, kontakte moun ki anba a. Ou p'ap peye anyen pou tradiksyon an.
Italiano Italian	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
العربية Arabic	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
Język 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: Manfred Magloire, (718) 482-4078, manfred.magloire@dec.ny.gov