

Sol on Park

Brownfield Cleanup Program

Site No. C203169

Bronx, New York



Department of
Environmental
Conservation

May 2026

Cleanup Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed cleanup plan being reviewed by the New York State Department of Environmental Conservation (DEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to Sol on Park site ("site") located at 1451 Washington Ave/3728 Park Ave, Bronx, New York. Please see the map for the site location. Based on the findings of the investigation, DEC 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

DEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)," which includes a cleanup alternatives analysis (AA), for 45 days, from **May 20 through July 6, 2026**.

- Access the draft Remedial Investigation Report (RIR), RAWP with AA, and other project documents online through the DECinfo Locator:
<https://extapps.dec.ny.gov/data/DecDocs/C203169/>.
- Documents also are available at the location(s) identified under "Where to Find Information."
- Please submit comments to the DEC project manager listed under Project-Related Questions in the "Contact Information" area.

Remedial Investigation Report and Draft Remedial Action Work Plan with Alternatives Analysis

The proposed Track 2 Restricted Residential Use remedy plan consists of:

- Excavation and off-site disposal of contaminated soil to a depth of 2 to 11 feet below ground across the majority of the site;
- Collection and analysis of post-excavation soil samples to evaluate the effectiveness of the cleanup, as well as the completion of efficacy testing to assess the effectiveness of the vapor mitigation system;
- Installation of a Sub-Slab Depressurization System within the proposed building;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) for long term maintenance of the remedial systems and the management of remaining contamination; and
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed cleanup plan was developed by Sol on Park LLC ("applicant") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Next Steps

DEC will consider public comments, revise the Remedial Action Work 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 DEC and NYSDOH.

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

Site Description

The Site covers a portion of two parcels: Block 2902, Lot 30 and Block 2902, Lot 36 in the Bronx, encompassing an area of approximately 0.68 acres. The Site is bordered on the north and east by two 16-story Residential New York City Housing Authority (NYCHA) buildings and a paved parking lot; to the west by Park Avenue and the Metro North rail line; and to the South by St Paul's Place and NYC Department of Education Public School 128. The current use of the Site is a vacant grass-covered lot with fencing. Historical use of the site includes manufacturing for "Varnishes and Brewers Chips," and "Brewers Varnish," from 1891 to 1909, as well as a gasoline filling station which operated until 1952. Notably, a large-scale neighborhood redevelopment project appears in historical documents between the years of 1952 and 1966. Entire city blocks were leveled, and large apartment buildings were erected during this time, which still stand today as the NYCHA campus.

The planned development will consist of a 16-story, approximately 184,440 gross-square-foot (gsf) mixed-use residential building, with some planned affordable housing, as well as community spaces, offices, and urgent care facilities.

Additional site details, including environmental and health assessment summaries, are available on DEC's Environmental Site Remediation Database (by entering the site ID, C203169) at:

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

Summary of the Investigation

The primary contaminants of concern are semi-volatile organic compounds (SVOCs) and metals present in soils throughout the site, as well as volatile organic compounds (VOCs) present in on-site soil vapor.

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

Erick Bower
Project Manager
NYSDEC, Division of Environmental Remediation
625 Broadway
Albany, NY 12233
p: (518) 402-9824
erick.bower@dec.ny.gov

Project-Related Health Questions

John Robinson
Project Manager
NYSDOH, Bureau of Environmental Exposure and Investigation
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
p: (518) 402-7881
johnathan.robinson@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/C203169/>

Morrisania Library

610 East 169th Street
Bronx, NY 10456
(718) 589-9268
morrisanialibrary@nypl.org

Bronx Community Board Three

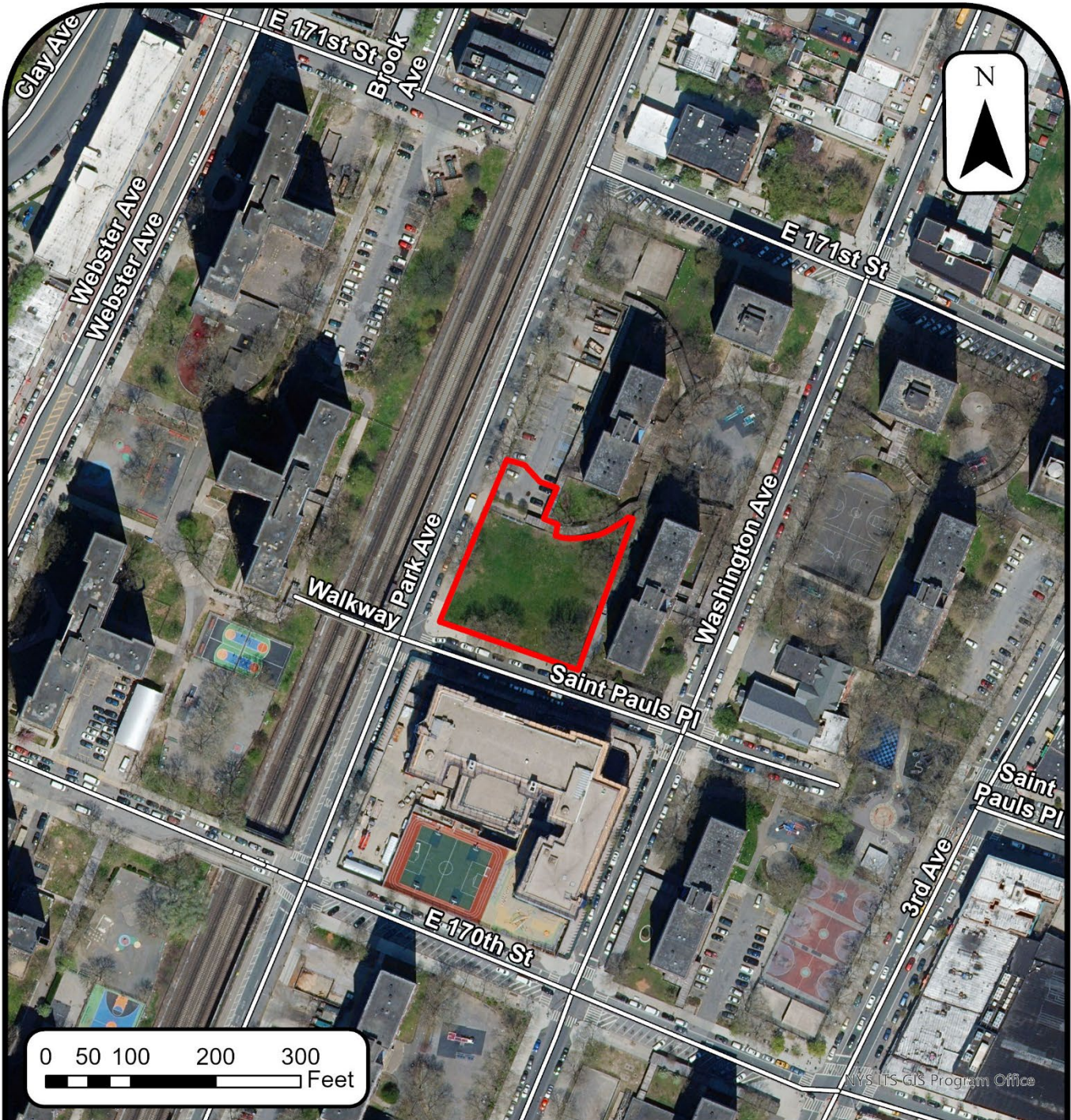
1426 Boston Road
Bronx, New York 10456
(718) 378-8054 ext. 141
eritter@cb.nyc.gov

*Note: This office is physically closed to the public. Reach out via phone or email to schedule an in-person visit.

Bronx Community Board Four

1650 Selwyn Avenue, Suite 11A
Bronx, New York 10457
(718) 299-0800
bx04@cb.nyc.gov

Site Location



Legend

-  Site Boundary
-  Local Streets

Site Location Map

Sol On Park

1451 Washington Ave / 3728 Park Ave,
Bronx, NY 10456

Site No. C241276



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