



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/C203169/>

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

Bronx Community Board 3
1426 Boston Rd
Bronx, NY 10456
(718) 378-8054 ext. 141
critter@cb.nyc.gov

Who to Contact:

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

Project-Related Questions
Erick Bower, Project Manager
NYSDEC
625 Broadway
Albany, NY 12233
(518) 402-9824
erick.bower@dec.ny.gov

Project-Related Health Questions
John Robinson
NYSDOH
BEEI, Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7881
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

Sol on Park
1451 Washington Ave.
Bronx, NY, 10456

July 2024

SITE No. C203169
NYSDEC REGION 2

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 Sol on Park site ("site") located at 1451 Washington Ave, 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 (BCP). The investigation will be performed by Sol on Park LLC ("applicant(s)") 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 **July 3 through August 5, 2024**.

- Access the RIWP 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 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 semi-volatile organic compounds (SVOCs), metals, and pesticides in soil on site. Similarly, volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, and pesticides were found in groundwater on site.

Key components of the investigation work include:

- 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 on-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.

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 a portion of Block 2902, Lot 36 in the Bronx, encompassing an area of approximately 0.68 acres in the southwest corner of the parcel. The Site is bordered on the north and east by two 16-story Residential New York City Housing Authority (NYCHA) buildings, as well as a paved parking lot immediately north of the site. The Site is bordered on the west by Park Avenue and the Metro North rail line. The Site is bordered on 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 a basement. The new building will contain residential units, with some planned affordable housing, and community spaces, as well as offices and urgent care facilities.

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

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

Brownfield Cleanup Program: New York's Brownfield Cleanup Program 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 (SCOs) 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>

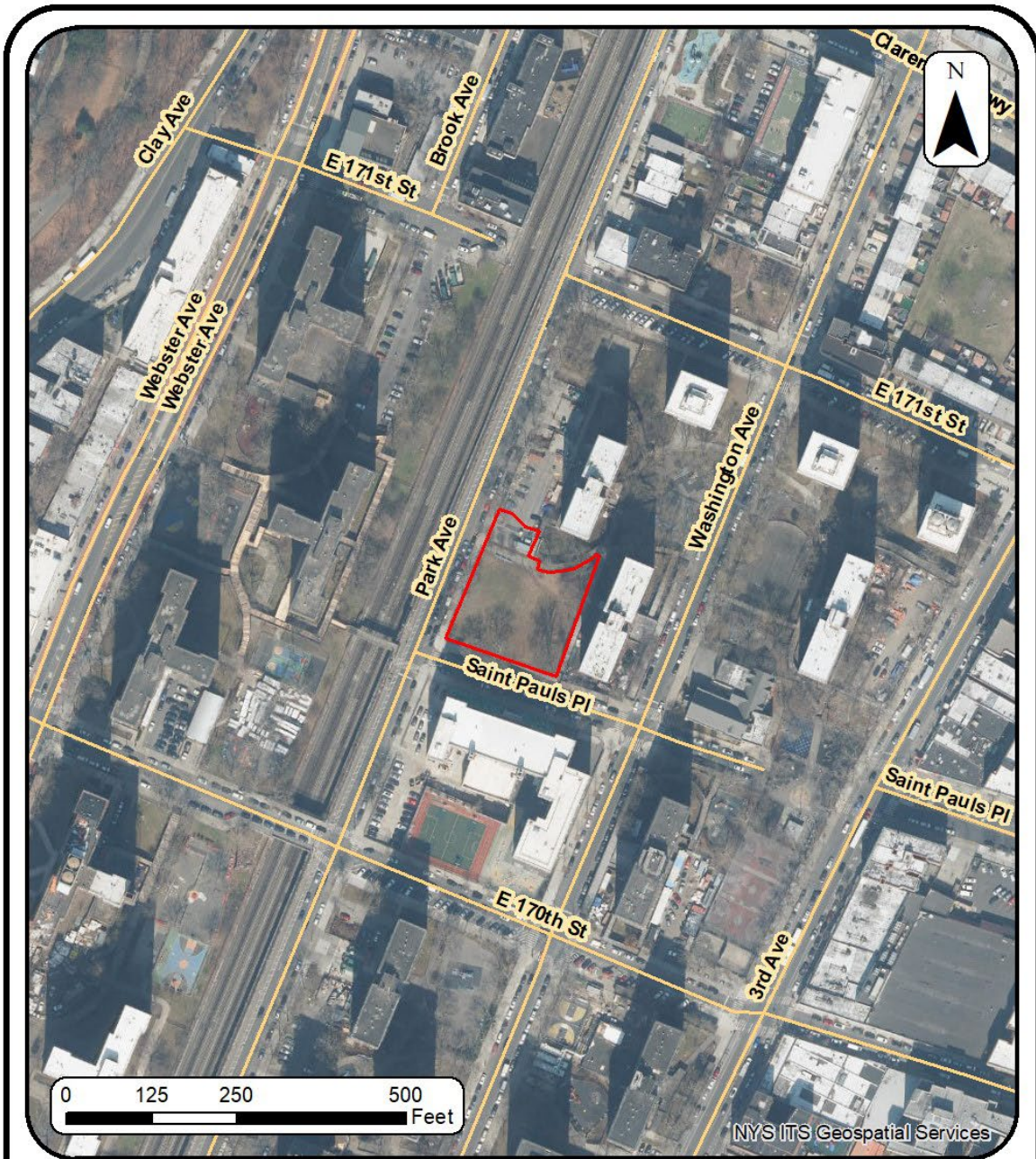
Note: Please disregard if you already have signed up and received this fact sheet electronically.

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>

BROWNFIELD CLEANUP PROGRAM

Site Location



Legend

-  Remediation Site Borders
-  Streets

Site Location Map

100 East 149th Street
Site No. C203159



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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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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: Erick Bower, (518) 402-9824, erick.bower@dec.ny.gov