



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

650 Southern Boulevard
650 Southern Boulevard
Bronx, NY 10455

September 2024

SITE No. C203170
NYSDEC REGION 2

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/C203170/>

New York Public Library
Woodstock Branch
761 E 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

Who to Contact

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

Project-Related Questions
Shawn Roberts, Project Manager
NYSDEC
625 Broadway
Albany, NY 12233-7016
(518) 402-9799
shawn.roberts@dec.ny.gov

Project-Related Health Questions
Mark Sergott
NYSDOH
Bureau of Environmental Exposure
Investigation
Empire State Plaza, Rm 1787
Albany, NY 12237
(518) 402-7860
beei@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>

Report Recommends Cleanup of Contamination; Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is reviewing a "Remedial Investigation Report (RIR)" and the proposed remedy to address contamination related to the 650 Southern Boulevard site ("site") located at 650 Southern Boulevard, Bronx, Bronx County. The public is invited to comment on a proposed remedy. 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.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **September 4 through October 21, 2024.**

- Access the RIR, RAWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C203170/>.
- 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.

Draft Remedial Work Plan: The proposed Unrestricted Use remedy consists of:

- Removing underground storage tanks, if encountered;
- Excavation and off-site disposal of approximately 4,300 cubic yards contaminated soil up to a depth of 12 feet below grade (ft bg) across the entirety of the site;
- Collecting and analyzing post-remedial soil and groundwater samples to evaluate the effectiveness of the remedy;
- Treatment of contaminated groundwater through application of chemical reducing agents, if necessary;
- Completion of a Soil Vapor Intrusion evaluation following excavation activities, and prior to occupancy of the future on-site 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;
- If an Unrestricted Use cleanup is not achieved, implementation of a Site Management Plan would also be required for long term maintenance of the remedial systems; and
- If an Unrestricted Use cleanup is not achieved, recording of an Environmental Easement to ensure proper use of the site may be necessary.

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The proposed remedy was developed by 650 Southern Blvd Bronx 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 Remedial Action Work Plan 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 applicant 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 0.230-acre site is located in the Hunts Point-Longwood neighborhood of the Bronx and is bounded to the north by Southern Boulevard followed by a multi-story residential building, to the east by a multi-story residential building, to the south by a commercial/industrial building followed by Timpson Place, and to the west by a multi-story residential building followed by Avenue Saint John. The site is currently vacant and developed with two adjoining single-story buildings that cover the entirety of the site. Historical uses of the site include auto-repair, plumbing, and most recently storage for cleaning supplies.

The proposed redevelopment includes complete demolition of the existing buildings and construction of a new 9-story commercial building, including in-patient residential units with an outdoor courtyard.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C203170) at:

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

Summary of the Investigation: The primary contaminants of concern at the site are metals, per- and polyfluoroalkyl substances (PFAS), and petroleum-related volatile organic compounds (VOCs) in soil, semi-volatile organic compounds (SVOCs), petroleum-related VOCs, chlorinated VOCs (CVOCs), and PFAS in groundwater, and petroleum-related VOCs, and CVOCs in 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>

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>

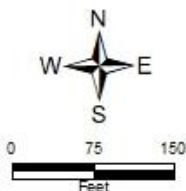
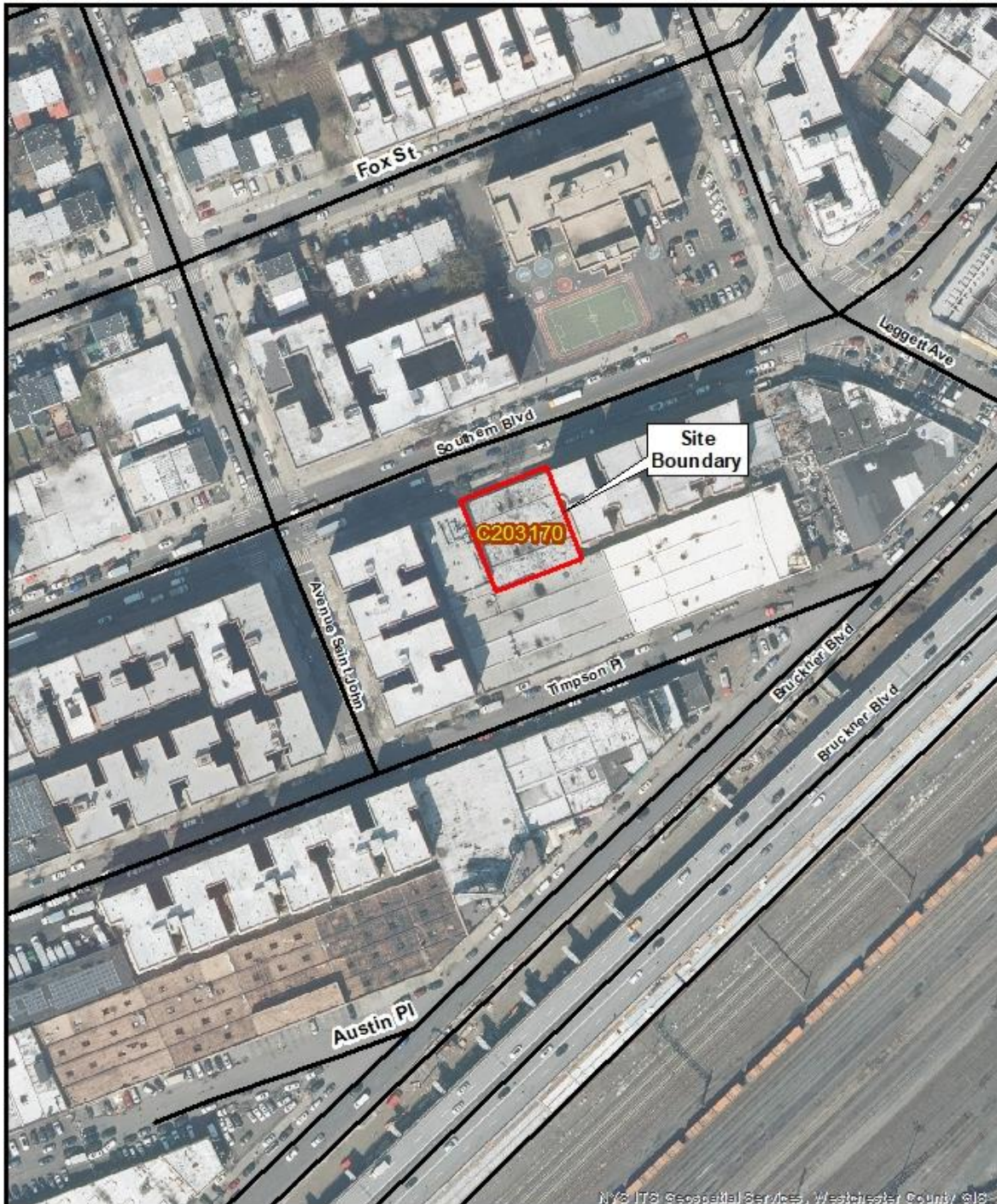
Note: Please disregard if you already have signed up and received this fact sheet electronically.

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



Site Map

650 Southern Boulevard
Bronx, NY
Site No. C203170



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Contact: Shawn Roberts, (518) 402-9799, shawn.roberts@dec.ny.gov