

# 2560-2580 Boston Road

Brownfield Cleanup Program

Site No. C203171

Bronx, NY, 10467



Department of  
Environmental  
Conservation

June 2025

## Cleanup Proposed for Brownfield Site Contamination Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the 2560-2580 Boston Road site ("site") located at 2560-2580 Boston Road, Bronx, NY, 10467. Please see the map for the site location. Based on the findings of the investigation, NYSDEC, 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

NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **June 12 through July 27, 2025**.

- Access the Remedial Investigation Report (RIR), RAWP, and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C203171/>.
- 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.

### Draft Remedial Action Work Plan

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

- Excavation, stockpiling, off-site transport, and appropriate disposal of about 15,500 cubic yards of soil that exceeds Restricted Residential Use Soil Cleanup Objectives (SCO) and/or exceeds the Protection of Groundwater SCOs for contaminants also identified in groundwater.
- Removal and decommissioning of any underground storage tanks, if encountered.
- Collection and analysis of post-excavation soil samples to evaluate the effectiveness of the remedy.
- Importation of clean material that meets the established SCOs for use as backfill.
- Implementation of a Community Air Monitoring Plan for protection of community/residents and the environment during ground intrusive activities, and a Construction Health and Safety Plan for the protection of on-site workers.
- Establishment of use restrictions in the form of institutional controls (IC) including prohibitions on the use of groundwater from the site and prohibitions on sensitive site uses, such as farming or vegetable gardening in residual site soil, to mitigate future exposure pathways.
- Establishment of an approved Site Management Plan (SMP) to ensure long-term management of ICs, including the performance of periodic inspections and certification that the controls are performing as they were intended.
- Recording of an Environmental Easement to memorialize the remedial action and ICs and to ensure compliance with the SMP.
- Completion of a soil vapor intrusion evaluation during the heating season and prior to building occupancy.

The proposed cleanup plan was developed by SPG 2560 Boston Road LLC (“applicant”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

## Next Steps

NYSDEC will consider public comments, revise the remedy 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 NYSDEC and NYSDOH.

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

## Site Description

The about 53,500-square-foot site is located at 2560-2580 Boston Road in the Allerton neighborhood of the Bronx, New York and is identified as Block 4440, Lots 16, 30 and 32 on the Bronx County Tax Map. Lot 16 is currently occupied by an active one-story supermarket with a full basement used for food storage and an associated asphalt-paved parking lot. From 1950 through the early 1960s, lot 16 was developed with an auto sales yard (Zodda Motor Sales) and after 1965, the present-day supermarket was built and has operated since. The southern half of Lot 30 is developed with a vacant two-story building with a full cellar since 1929 that was most recently used as an attorney’s office and was also historically used as a daycare. The northern half of Lot 30 contains a private outdoor space. Lot 32 is improved with a vacant one-story building as early as 1934 that was most recently used as an office with an associated garage that was used for general storage and was historically occupied by a variety of commercial businesses including a mobile auto radio service (1949), an electrician (1956), an aluminum sales factory (1965), a dog training facility (1971), and a cleaning/contracting/building maintenance service (1992). The northern corner of Lot 32 is paved and adjoins the sidewalks along Boston Road and Matthews Avenue. Block 4440 is bordered by Boston Road to the north, Matthews Avenue to the east, Mace Avenue to the south, and Barnes Avenue to the west.

The proposed development project is for a multi-story mixed-use building. Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C203171) at:

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

## Summary of the Investigation

The primary contaminants of concern at the site are volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs) in the soil, groundwater and soil vapor. Petroleum-related VOCs were detected in the sub-slab and 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 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>

## 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 NYSDEC 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

Marlen Salazar, Project Manager  
NYSDEC, Division of Environmental Remediation  
One Hunter's Point Plaza  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
(718) 482-7129  
[marlen.salazar@dec.ny.gov](mailto:marlen.salazar@dec.ny.gov)

### Project-Related Health Questions

Shaun Surani, Public Health Specialist  
NYSDOH, Bureau of Environmental Exposure Investigation  
Empire State Plaza  
Corning Tower Room #1787  
Albany, NY 12237  
(518) 402-1338  
[beei@health.ny.gov](mailto: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/C203171/>

### New York Public Library – Allerton Branch

2740 Barnes Avenue  
Bronx, NY 10467  
(718) 881-4240  
[allerton@nypl.org](mailto:allerton@nypl.org)

### Bronx Community Board 11

1741 Colden Avenue  
Bronx, NY 10462  
(718) 892-6262  
[jwarneke@cb.nyc.gov](mailto:jwarneke@cb.nyc.gov)

# Site Location





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

<b>English</b>	To request to have this document translated into your preferred language, please contact the person below. There is no charge for the translation.
<b>Español Spanish</b>	Para solicitar la traducción de este documento al idioma que prefiera, comuníquese con la persona que aparece abajo. La traducción es gratis.
<b>简体字 Simplified Chinese</b>	如需将此文件翻译成您偏好的语言，请与以下人员联系。翻译服务免费。
<b>Русский Russian</b>	Чтобы запросить перевод этого документа на предпочитаемый вами язык, пожалуйста, свяжитесь с указанным ниже лицом. Перевод предоставляется бесплатно.
<b>אידיש Yiddish</b>	צו פארלאנגען צו האבן די דאקומענט איבערגעזעצט אין אייער שפראך, ביטע פארבינדט זיך מיט די מענטש אנגעוויזן אונטן. מען דארף נישט צאלן פארן איבערטייטשן.
<b>বাঙালি Bengali</b>	এই নথিটি আপনার পছন্দের ভাষায় অনুবাদ করার অনুরোধ করতে, অনুগ্রহ করে नीचे उल्लेख করা ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন অর্থ লাগবে না।
<b>한국어 Korean</b>	이 파일을 선호하는 언어로 번역하려면 아래 담당자에게 연락해 주세요. 번역 서비스는 무료입니다.
<b>Kreyòl Ayisyen Haitian Creole</b>	Pou w fè demann tradiksyon dokiman sa a nan lang ou prefere a, tanpri kontakte moun ki anba a. Ou p ap peye pou tradiksyon an.
<b>Italiano Italian</b>	Per richiedere la traduzione di questo documento nella tua lingua preferita, contatta la persona indicata qui sotto. La traduzione non prevede costi aggiuntivi.
<b>العربية Arabic</b>	لطلب ترجمة هذا المستند إلى لغتك المفضلة، يُرجى الاتصال بالشخص التالي. تقدم خدمات الترجمة مجانًا ودون تكلفة.
<b>Polski Polish</b>	Aby poprosić o przetłumaczenie tego dokumentu na preferowany język, skontaktuj się z osobą wskazaną poniżej. Tłumaczenie nie jest odpłatne.
<b>Français French</b>	Veillez contacter la personne mentionnée ci-dessous afin de procéder à votre demande de traduction de document pour votre langage de préférence. La traduction est gratuite.
<b>اردو Urdu</b>	اس دستاویز کا ترجمہ آپ کی ترجیحی زبان میں کروانے کی درخواست کرنے کے لیے، براہ کرم ذیل کے فرد سے رابطہ کریں۔ اس ترجمہ کے لیے کوئی چارج نہیں ہے۔