

# Melrose Cornerstone B2

Brownfield Cleanup Program

Site No. C203175

3116-3124 Third Avenue

Bronx, NY



Department of  
Environmental  
Conservation

AUGUST 2025

## 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 Melrose Cornerstone B2 site ("site") located at 3116-3124 Third Avenue Bronx, Bronx County. 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 CS Melrose Site B2 Owner 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 **August 13 through September 12, 2025**.

- Access the RIWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C203175/>
- 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.

### 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 volatile and semi-volatile organic compounds (VOCs and SVOCs) and metals in soil, and VOCs, SVOCs, metals and PFAS in groundwater, and VOCs in soil vapor on site.

Key components of the investigation work include:

- Investigating the suspected underground storage tanks located in the southern and western portion of the Site;
- Drilling and sampling soil borings to identify possible on-site sources of contamination,
- Collecting soil vapor samples;
- Installing and sampling groundwater wells to monitor impacts from areas of concern both on-site and off-site; and
- Evaluating the potential for contaminants to be migrating onto the Site from an upgradient off-Site source.

## Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. After the work plan is approved, the activities detailed in the work plan will be implemented.

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 actions, 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 0.32-acre property and is bounded by Third Avenue to the north, a mixed-use structure to the south, Brook Avenue to the east, and commercial structures to the west. The Site is comprised of a parking lot currently used by the adjacent New York Police Department (NYPD) 42nd Precinct and consists of unpaved parking areas, vegetation, and the abandoned New York Central Railroad Port Morris Branch. Prior uses of the Site have included commercial, manufacturing, and transportation uses.

The applicant plans to prepare the Site for redevelopment, which will include construction of a multi-family residential structure with planned affordable housing and street-level commercial spaces.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C203175) at:

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

## 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

Nour Haredy, Project Manager  
NYSDEC, Division of Environmental Remediation

NYSDEC, Division of Environmental Remediation  
47-40 21st Street, Long Island City, New York 11101  
p: (718)-482-6333  
[nour.haredy@dec.ny.gov](mailto:nour.haredy@dec.ny.gov)

#### Project-Related Health Questions

Sarita Wagh  
NYSDOH, Bureau of Environmental Exposure and Investigation

Empire State Plaza, Corning Tower, Room 1787  
p: (518)-402-7817  
[sarita.wagh@health.ny.gov](mailto:sarita.wagh@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/C203175/>

#### Morrisania Library

610 E 169<sup>th</sup> St,  
Bronx, NY, 10456  
(718) 589-9268

#### Bronx Community Board 1

3024 Third Avenue  
(718) 585-7117

[Key project documents and project summary also are available on the NYSDEC website at:

<https://appfactory.dec.ny.gov/DERExternalSearch/ERDDetails?SiteCode=C203175>

# Site Location





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