

431-441 Concord Ave Development Project

Brownfield Cleanup Program

Site No. C203177

Bronx, Bronx County



Department of
Environmental
Conservation

November 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 431-441 Concord Avenue Development Project site ("Site") located at 431-441 Concord Avenue, Bronx, Bronx County. 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 Investigation Report (RIR)" and "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **November 20, 2025 through January 4, 2026.**

- Access the RIR, RAWP, and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C203177/>.
- 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 Investigation Report and Draft Remedial Action Work Plan

The proposed Conditional Track 1 Unrestricted Use remedy plan consists of:

- Excavation and off-site disposal of contaminated soil to approximately 3-7 feet below ground surface across the majority of the site;
- Collecting and analyzing confirmatory soil samples and post-cleanup soil vapor samples to evaluate the effectiveness of the cleanup;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill;
- A Sub-Slab Depressurization System (SSDS) will be installed in the proposed building;
- 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 (SMP) 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.

The proposed cleanup plan was developed by Concord 145 L.P. ("Volunteer") 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 431-441 Concord Avenue Development Project is associated with the parcel located at 431-441 Concord Avenue (Block 2578, Lot 15) (the Site), situated in an urban area of the Mott Haven section of Bronx, New York. The Site is located on the western side of Concord Avenue, between East 145th Street to the north and East 144th Street to the south. The Site comprises approximately 15,200 square feet. There is one single-story former auto repair building on the northeastern portion of the Site which is now vacant. The balance of the lot currently undeveloped and covered with vegetation. An unused storage container is also located on the southeastern portion of the Site.

The Site has been re-zoned for residential use and, following further investigation and remediation, the Site is planned to be redeveloped via demolition of the existing building and construction of a new building for residential use with 100% planned affordable housing

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C203177) 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 which are found in subsurface soils site-wide. These contaminants are present at depths up to 7 feet below grade and are likely the result of historic fill. Additionally, tetrachloroethene (PCE), and some petroleum-based volatile organic compounds (VOCs) are present in soil vapor at elevated concentrations around the former auto-repair building and are likely the result of past site uses and historic fill.

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
47-40 21st Street
Long Island City, NY 11101
p: (718) 482-6333
nour.haredy@dec.ny.gov

Project-Related Health Questions

Kari Pollard
NYSDOH
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 11237
p: (518) 486-1443
bee@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/C203177/>

Mott Haven Library

321 East 140th Street
Bronx, New York
(718) 665-4878

Borough Community Board 1

3024 Third Avenue
Bronx, New York
(718) 585-7117

Site Location





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