

# Lafayette Site A

Brownfield Cleanup Program

Site No. C203178

Bronx, New York, 10473



Department of  
Environmental  
Conservation

February 2026

## 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 Lafayette Site A site (“site”) located at 1931 Lafayette Avenue, Bronx, NY, 10473. 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 **February 26, 2026 through April 12, 2026**.

- Access the RAWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C203178/>.
- 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 to a depth of 15-ft below grade surface (bgs) and offsite disposal of approximately 6,500 cubic yards (CY) of soil exceeding Restricted Residential Use Soil Cleanup Objectives (RRSCOs);
- Collection and analysis of post-excavation soil samples to document and evaluate the effectiveness of the remedy;
- Importation of clean soil or fill that meet the established soil cleanup objectives for use as backfill.
- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities.
- Implementation of a Site Management Plan (SMP) long term maintenance of the remedial systems.
- Recording of an Environmental Easement to ensure compliance with the SMP.

The proposed cleanup plan was developed by GDC Strada Castle Hill JV I 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 site is approximately 0.266 acres and is identified as Block 3672 and Lot 40 on the Bronx Tax Map. Currently, the site is utilized as a parking lot for the adjacent offsite multifamily residential building. The majority of the site is paved with asphalt and concrete, with limited areas of landscaping.

Based on a review of historical aerial photographs and historical topographic maps, the site was historically part of an area-wide wetland river system that was filled in during the mid-1950s to create the Soundview neighborhood of the Bronx. The site was historically a part of a single lot associated with the Park Lane Apartment complex, which was subdivided into three separate lots as part of a prior Uniform Land Use Review Process (ULURP) that was approved by New York City Department of City Planning in October 2017.

The proposed development will include the construction of a 21-story mixed-use building containing over 200 planned affordable housing units.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C203178) at:

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

## Summary of the Investigation

The remedial investigation included the advancement of eight soil borings, collection of 24 soil samples, and two duplicate soil samples, the installation of three permanent groundwater monitoring wells and collection of three groundwater samples, and the installation of four soil vapor monitoring points and collection of four soil vapor samples, one duplicate soil vapor sample, and one ambient air sample for laboratory analysis.

The primary contaminants of concern at the site are semivolatile organic compounds (SVOCs) and metals which are present site-wide in soil. Groundwater and soil vapor are not significantly impacted at the site.

## 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 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

Christopher Allan, Project Manager  
NYSDEC, Division of Environmental Remediation  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
p: (718) 482-4065  
[Christopher.Allan@dec.ny.gov](mailto:Christopher.Allan@dec.ny.gov)

### Project-Related Health Questions

Michael Izdebski, Public Health Specialist  
NYSDOH, Bureau of Environmental Exposure Investigation  
Corning Tower, 17<sup>th</sup> Floor  
Albany, NY 12237  
p: (518) 408-1018  
[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/C203178/>

### The Soundview Branch of the New York Public Library

660 Soundview Ave  
Bronx, NY 10473  
(718) 589-0880

### Bronx Community Board 9

1967 Turnbull Avenue, Suite 201  
Bronx, NY 10473  
[bx09@cb.nyc.gov](mailto:bx09@cb.nyc.gov)  
(718) 823-3034

# Site Location





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