Saint Joseph Apartments

Brownfield Cleanup Program
Site No. C203182
Tremont, Bronx County

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 Sain Joseph Apartments site ("site") located at 484 East 178th Street, Tremont, 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. This decision is based on low concentrations of contaminants of concern in soil, groundwater, and soil vapor across the site. The proposed cleanup plan is summarized below.

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 **February 18 through April 4, 2026.**

- Access the RIR, RAWP, and other project documents online through the DECinfo Locator: https://extapps.dec.ny.gov/data/DecDocs/C203182/
- 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 Track 2 Restricted Residential Use remedy plan consists of:

- Excavation and off-site disposal of contaminated soil to approximately 2 to 14 feet below ground surface across the majority of the site;
- Collecting and analyzing post-cleanup soil, groundwater, and soil vapor samples to evaluate the effectiveness of the cleanup;
- If post-cleanup soil vapor samples indicate continued soil vapor concerns, then an active Sub-Slab Depressurization System will be installed in the proposed 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;
- Implementation of a Site Management Plan (SMP) and the recording of an Environmental Easement to ensure proper use of the site would also be required for long term maintenance of the remedial systems.

The proposed cleanup plan was developed by St. Joseph Apartments 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 located at 484 East 178th Street in the Tremont neighborhood of the Bronx, NY and is identified as Block 3043, Lot 10 on the NYC tax map. The site is 0.920 acres of vacant land with remnant structures including a ramp, staircase, and retaining walls. Former on-site buildings associated with the Roman Catholic Church of Saint Simon Stock and Sai were demolished in 2019.

Following the proposed cleanup, there is a planned redevelopment of the site into an eight-story residential building. All residential units are proposed to be 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, C203182) at:

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

Summary of the Investigation

The primary contaminants of concern at the site are semi-volatile organic compounds (SVOCs), and metals which are present site-wide in soil and bedrock groundwater. Volatile organic compounds are present beneath the site 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

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

Elliott Jackson, Project Manager
NYSDEC, Division of Environmental Remediation
625 Broadway, 12th Floor, Albany, NY 12237
p: (518) 402-9789
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Project-Related Health Questions

Ryan Minzloff
NYSDOH, Bureau of Environmental Exposure Investigation
Empire State Plaza
Corning Tower, 17th Floor, Albany, NY 12237
p: (518) 408-5146
beei@health.ny.gov

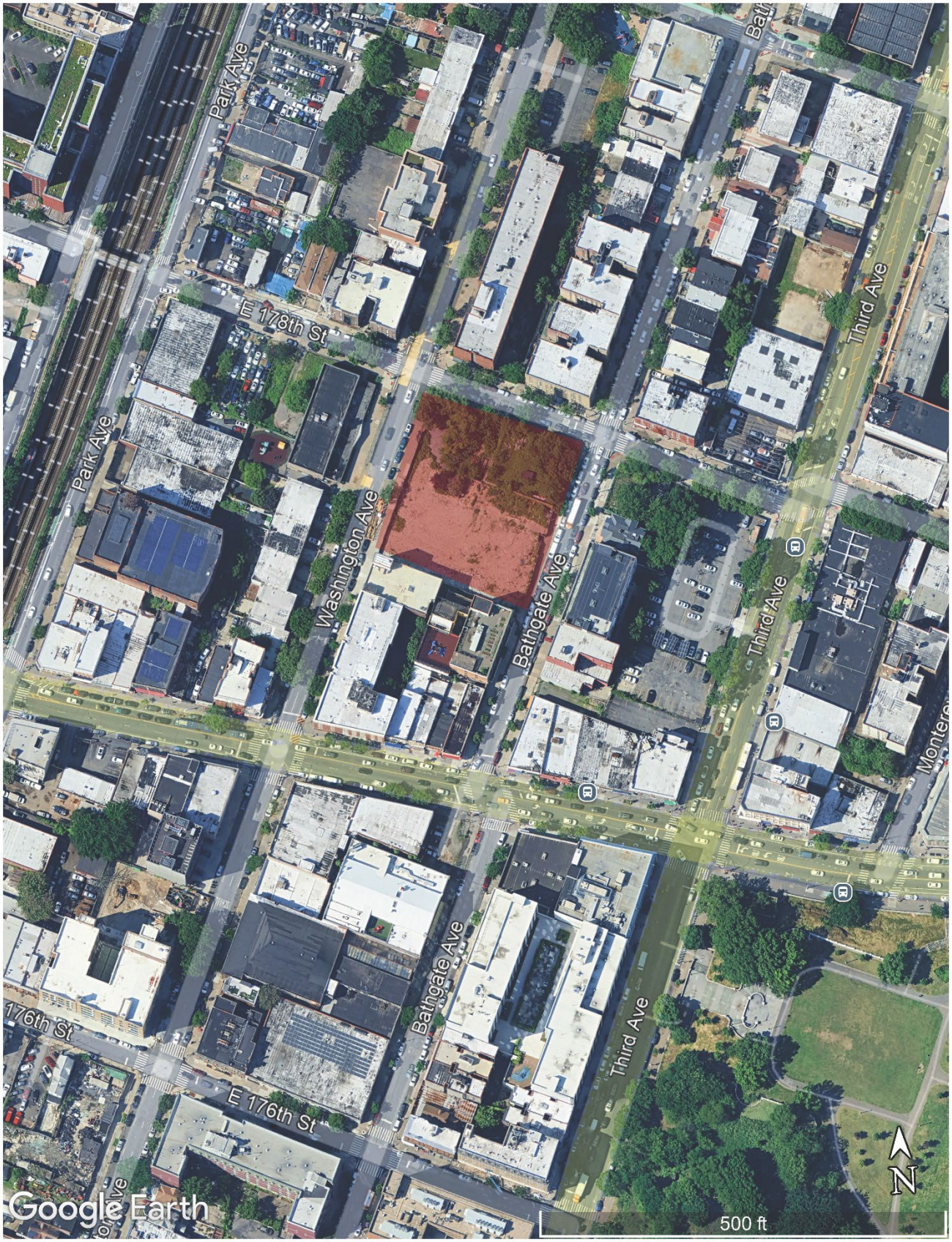
WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):
https://extapps.dec.ny.gov/data/DecDocs/C203182/

New York Public Library – Tremont Branch
1866 Washington Avenue,
Bronx, NY 10457
(718) 299-5177

Bronx Community Board 6
1932 Arthur Avenue,
Room 403-A,
Bronx, NY 10457
(718) 579-6990
Email: bx06@cb.nyc.gov

Site Location



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