

3083 Webster Ave BCP Site



Department of
Environmental
Conservation

Brownfield Cleanup Program

Site No. C203184

Bronx, Bronx County

June 2026

Cleanup Proposed for Brownfield Site Contamination Public Comment Period Announced

The public is invited to comment on a proposed cleanup plan being reviewed by the New York State Department of Environmental Conservation (DEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to 3083 Webster Avenue BCP Site (“site”) located at 3083 Webster Avenue, Bronx, Bronx County. Please see the map for the site location. Based on the findings of the investigation, DEC in consultation with the NYSDOH has determined that the site does not pose a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site; low potential for off-site migration of contaminants in the groundwater; and low potential for human exposure to site-related contaminants via soil vapors. DEC has developed the proposed cleanup plan summarized below.

How to Comment

DEC is accepting written comments about the proposed plan, called a “Draft Remedial Action Work Plan (RAWP),” which includes a cleanup alternatives analysis (AA), for 45 days, from **June 10 through July 25, 2026**.

- Access the draft Remedial Investigation Report (RIR), RWP with AA, and other project documents online through the DECinfo Locator:
<https://extapps.dec.ny.gov/data/DecDocs/C203184/>.
- Documents also are available at the location(s) identified under “Where to Find Information.”
- Please submit comments to the DEC project manager listed under Project-Related Questions in the “Contact Information” area.

Draft Remedial Action Work Plan with Alternatives Analysis

The proposed Track 4: Restricted-Residential Use cleanup plan consists of:

- Excavation and off-site disposal of contaminated soil to varying depths across the site;
- Implementation of bio-remedial injections to address petroleum-related compounds found in on-site groundwater;
- 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 a Sub-Slab Depressurization System (SSDS) will be installed in the proposed building;
- Importing clean material that meets the established Soil Cleanup Objectives (SCOs) for use as backfill;
- Implementing a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) will be required for long-term maintenance of the SSDS; and
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed cleanup plan was developed by 6014 BCD Realty, LLC (“applicant”) after performing a detailed investigation of the site under New York’s Brownfield Cleanup Program (BCP).

Next Steps

DEC 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 DEC and NYSDOH.

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

Site Description

The site is 0.340-acres and is bordered by multiple residential buildings to the north, east, and west. The site is bordered to the south by Webster Avenue. From at least 1940 until 2021 the site operated as an auto repair/service station and has been vacant since 2021. A garage, an auto service bay, and a canopy formerly housing gasoline dispensers still remain on the property.

The site is located in a disadvantaged community. It is planned for redevelopment into a 12-story mixed-use residential and commercial building and a total of 140 affordable residential units will occupy the first through twelfth floors.

Additional site details, including environmental and health assessment summaries, are available on DEC’s Environmental Site Remediation Database (by entering the site ID, C203184) 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), semi-volatile organic compounds (SVOCs), and metals which are present site-wide in soil, groundwater, and soil vapor. Residual petroleum related contamination is present in the area at or around the former gasoline storage tanks.

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 SCOs 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
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p: (518) 402-9789
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Project-Related Health Questions

Kari Pollard, Public Health Specialist
NYSDOH, Bureau of Environmental Exposure Investigation
Empire State Plaza
Corning Tower, 17th Floor
Albany, NY 12237
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/C203184/>

New York Public Library – Mosholu Branch

285 East 205th Street
Bronx, NY 10467
(718) 882-8239

Bronx Community Board 7

229-A East 204th Street
Bronx, NY 10458
(718) 933-5056
kcabreracarrera@cb.nyc.gov

Site Location





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