

# 1770 Jerome Avenue

Brownfield Cleanup Program

Site No. C203185

Bronx, Bronx County



Department of  
Environmental  
Conservation

February 2026

## 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 1770 Jerome Avenue site ("site") located at 1770 Jerome 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 1770 Jerome MM 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 **February 25 through March 27, 2026**.

- Access the RIWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C203185/>.
- 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 semi-volatile organic compounds (SVOCs), metals, and pesticides in soil. Volatile organic compounds (VOCs), SVOCs, and per- and polyfluoroalkyl substances (PFAS) were detected in groundwater. VOCs were also detected in soil vapor on site.

Key components of the investigation work include:

- Drilling and sampling soil borings to identify possible on-site sources of contamination;
- Collecting soil vapor, sub-slab soil vapor and indoor air samples; and
- Installing and sampling ground water wells to monitor impacts from areas of concern on-site

### Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. New York State Department of Health (NYSDOH) must concur with the 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 0.36-acres and is bordered to the north by East 176<sup>th</sup> Street, to the east by residential buildings, to the south by commercial properties, and to the west by Jerome Avenue. It is currently developed with a one-story “L”-shaped building with nine commercial tenant spaces. Previously, the site was occupied by laundry and dry-cleaners, printing establishments, television and radio repair, appliance repair, and automobile parts vending tenants. The site has had various commercial tenants since 1931.

The proposed redevelopment for the site includes plans for demolition of the existing building to construct a new affordable senior housing residential building.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C203185) 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 (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  
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### **Project-Related Health Questions**

Ryan Minzloff  
NYSDOH, Bureau of Environmental Exposure and Investigation  
Empire State Plaza  
Corning Tower, 17<sup>th</sup> Floor  
Albany, NY 12237  
p: (518) 408-5146  
[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/C203185/>

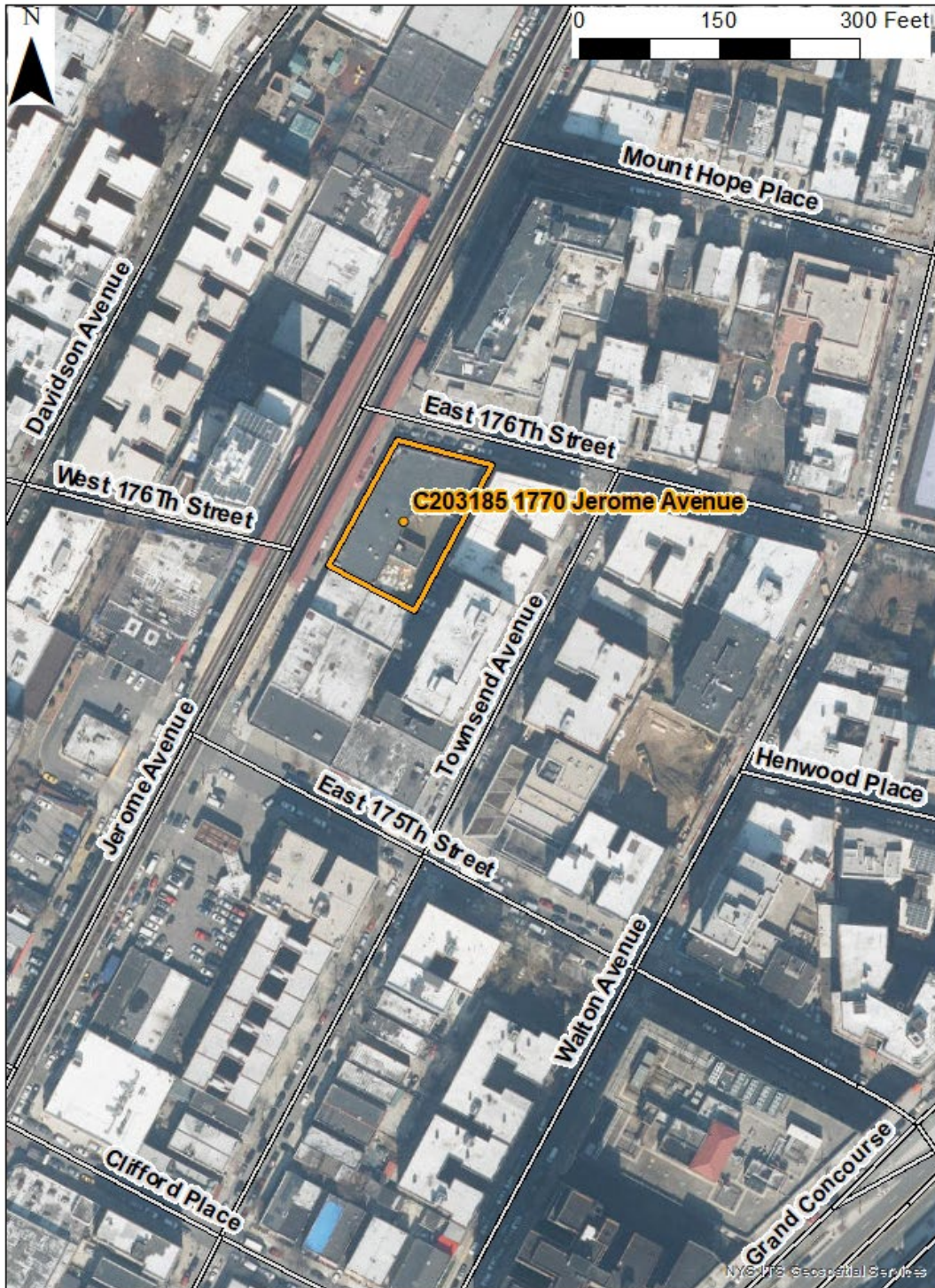
### **Sedgwick Library – New York Public Library**

1701 Dr. Martin Luther King, Jr. Boulevard  
Bronx, NY 10453  
(718) 731-2074

### **Bronx Community Board 5**

BCC Campus, Gould Hall, Room 200  
2155 University Avenue  
Bronx, NY 10453  
(718) 364-2030  
[bx05@cb.nyc.gov](mailto:bx05@cb.nyc.gov)

# Site Location





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