

# 338-344 Grand Concourse Redevelopment Site



Department of  
Environmental  
Conservation

Brownfield Cleanup Program  
Site No. C203188  
Bronx County

April 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 338-344 Grand Concourse Redevelopment Site ("site") located at 338-344 Grand Concourse, Bronx, New York. 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 **April 2 through May 17, 2026**.

- Access the RIR, RAWP, and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C203188/>.
- 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 1 Unrestricted Use remedy plan consists of:

- Removing any underground storage tanks, if encountered;
- Excavation and off-site disposal of approximated 5,965 cubic yards of contaminated soil ranging from a depth of 3 feet below grade (ft bg) to a depth of 15 ft bg across the Site;
- Collecting and analyzing post-excavation soil samples to evaluate the effectiveness of the cleanup;
- Completion of a Soil Vapor Intrusion Evaluation following excavation activities, and prior to occupancy of the future on-site buildings;
- Importing clean material, if necessary, 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;
- 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 338-344 Grand Concourse 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 10,900 square feet (sq ft; ~ 0.25 acres) and is bounded to the north by a hotel, followed by a former BP gasoline service station; to the east by the Metropolitan Transit Authority (MTA) railroad tracks, followed by mixed-use commercial and industrial buildings; to the south by a multi-story residential building, and to the west by Grand Concourse, followed by a U-Haul self-storage building and vacant lot. MTA subway lines 4 and 5 run parallel to the Site beneath Grand Concourse. The Site is currently developed with a vacant, one-story commercial building that most recently operated as an automotive repair shop on Lot 34 (338 Grand Concourse), and a vacant, one-story commercial building that most recently operated as an automotive body shop on Lot 37 (344 Grand Concourse). These structures will be demolished prior to cleanup work. Historically, the Site has been used for various commercial purposes including retail stores, auto repair, auto service, auto painting and storage.

The proposed development will consist of two new 11-story buildings with an excavation to accommodate a cellar, extending approximately 12 feet (ft) below grade, and will include the following: multiple commercial spaces, residential dwellings, balconies on floors three through eight, and various mechanical, storage rooms, and bicycle parking. The buildings will be used for commercial and residential purposes, which is consistent with the current zoning. Approximately 20% of the residential units will be designated as 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, C203188) 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), specifically polyaromatic hydrocarbons (PAHs), and metals in soil, and chlorinated volatile organic compounds (CVOCs) 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

Nour Haredy, Project Manager  
NYSDEC, Division of Environmental Remediation  
625 Broadway  
Albany, New York 12233  
p: (718) 482-6333  
[nour.haredy@dec.ny.gov](mailto:nour.haredy@dec.ny.gov)

### Project-Related Health Questions

Benjamin Caligiuri  
NYSDOH, Bureau of Environmental Exposure and Investigation  
Corning Tower, Rm 1787  
Albany, New York 12237  
p: (518) 402-7868  
[bee@health.ny.gov](mailto: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/C203188/>

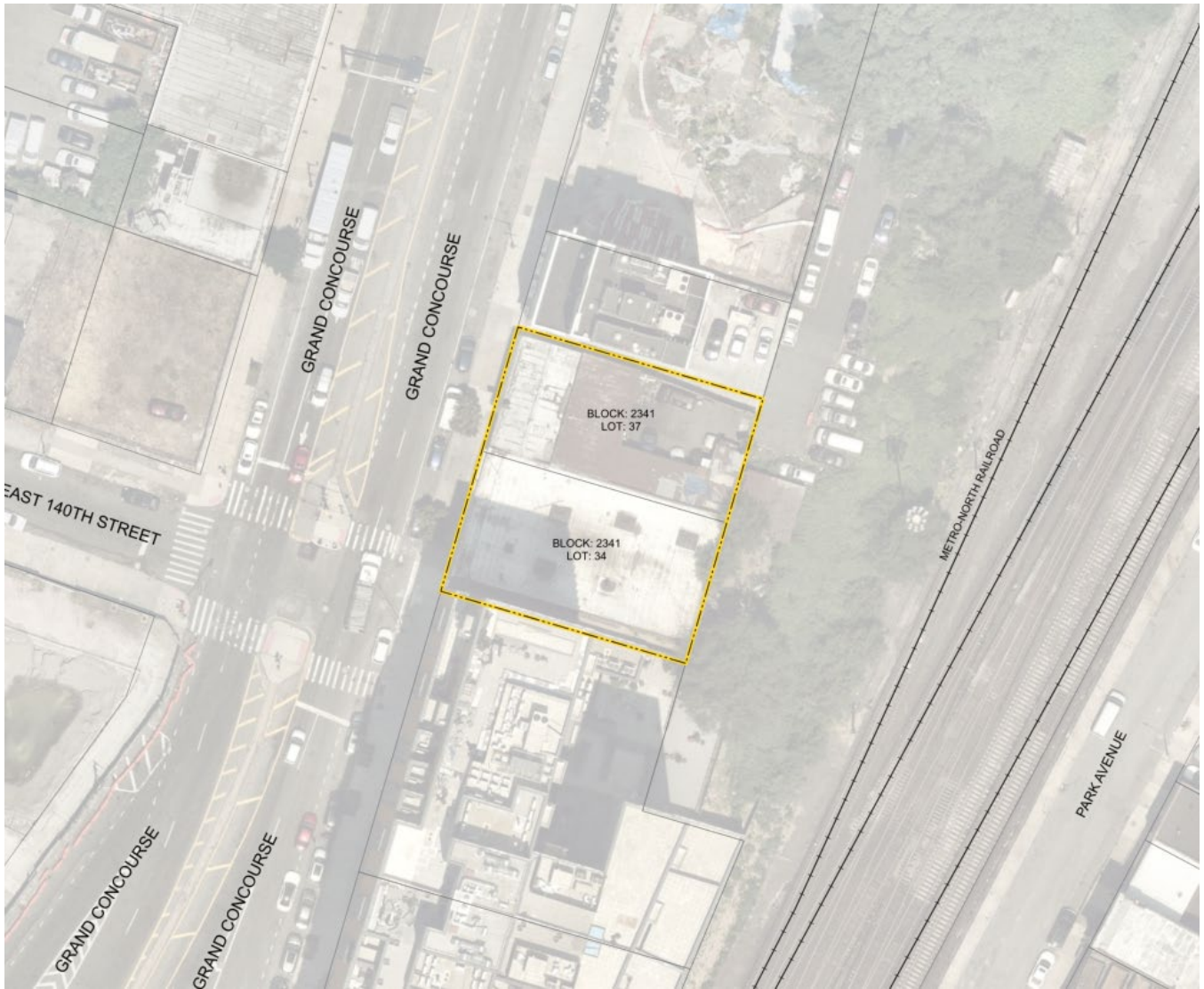
### Bronx Public Library – Mott Haven Branch

321 East 140<sup>th</sup> Street  
Bronx, New York 10454  
(718) 665-4878

### Bronx Community Board 1

3024 3<sup>rd</sup> Avenue  
Bronx, New York 10455  
(718) 585-7117

## Site Location





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