Stevenson Commons B3

Brownfield Cleanup Program
Site No. C203189
Bronx County

August 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 (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the Stevenson Commons B3 site ("site") located at 1850 Lafayette Avenue in Bronx, NY, 10473. Please see the map for the site location. Based on the findings of the investigation, DEC 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)," which includes a cleanup alternatives analysis (AA), for 45 days, from **August 27 through October 11, 2026.**

- Access the draft Remedial Investigation Report (RIR), RAWP with AA, and other project documents online through the DECinfo Locator: https://extapps.dec.ny.gov/data/DecDocs/C203189/.
- Documents also are available at the locations 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 Work Plan with Alternatives Analysis

The proposed Restricted Residential Use remedy plan consists of:

- Excavation and off-site disposal of contaminated soil to 15 feet below ground surface (bgs) across a portion of the site, and to 2 feet bgs across the remainder of the site;
- Removal of any underground storage tanks and associated piping, if encountered during excavation activities;
- Collection and analysis of post-cleanup soil samples to evaluate the effectiveness of the cleanup;
- Importation of clean material that meets the established Soil Cleanup Objectives for use as backfill, if needed;
- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Construction and maintenance of a cover system, including a demarcation layer over areas without hardscape (without buildings, asphalt, or concrete);
- Implementation of a Site Management Plan (SMP) for long-term management of residual contamination on the site; and,
- Recording of an Environmental Easement to ensure compliance with the SMP.

The proposed cleanup plan was developed by Stevenson B3 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 2.94-acres is size and is bounded to the north by parking lots and tennis courts associated with the existing Stevenson Commons apartment complex, followed by Lafayette Avenue; to the east by the existing Stevenson Commons apartment complex, followed by White Plains Road; to the south by the Stevenson Commons Building B4 and B5 project sites, followed by Seward Avenue; and to the west by Thieriot Avenue, followed by residential buildings. The site currently consists of a vacant, grass covered field on the central and western portions; and an asphalt-paved roadway used for emergency access (fire lane) and access to surrounding landscaped areas on the eastern portion. The site has remained undeveloped since 1898. A tidal creek was filled in with material of unknown origin between 1924 and 1951. Later, the site was used for recreational/baseball fields, between approximately 1980 and 1994.

Following implementation of the Restricted Residential Use cleanup, the planned redevelopment for the site entails construction of an approximately 33,850 square feet (sf) 9 to 13-story mixed-use, 100% affordable residential building with a community facility, on the central-eastern portion of the site. Exterior areas will include fenced-in tennis courts on the northwestern portion of the site; an asphalt-paved roadway for emergency access (fire lane) on the eastern portion of the site; and landscaping/hardscaping on the southwestern portion of the site and in remaining areas surrounding the building. The site is identified as being located within a disadvantaged community.

Additional site details, including environmental and health assessment summaries, are available on DEC's Environmental Site Remediation Database (by entering the site ID, C203189) at:

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

Summary of the Investigation

The primary Contaminants of Concern (COCs) at the site include polycyclic aromatic hydrocarbon (PAHs) and metals (i.e., lead, arsenic, barium and mercury), which are present site-wide in soil.

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

Marlen Salazar, Project Manager
NYSDEC, Division of Environmental Remediation
One Hunters Point Plaza
47-40 21st Street,
Long Island City, NY 11101
Tel.: (718) 482-7129
marlen.salazar@dec.ny.gov

Project-Related Health Questions

Ryan Minzloff
NYSDOH, Bureau of Environmental Exposure Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
Tel.: (518) 408-5146
beei@health.ny.gov

WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these locations:
https://extapps.dec.ny.gov/data/DecDocs/C203189/

Soundview Library
660 Soundview Avenue
Bronx, NY 10473
Tel.: (718) 589-0880

Bronx Community Board 9
1927 Turnbill Avenue, Suite 201
Bronx, NY 10473
Tel.: (718) 823-3034
bx09@cb.nyc.gov

Site Location



NEW YORK STATE | Department of Environmental Conservation

www.dec.ny.gov

Translation Available. Don't see your language? Ask!

English	To request to have this document translated into your preferred language, please contact the person below. There is no charge for the translation.
Español Spanish	Para solicitar la traducción de este documento al idioma que prefiera, comuníquese con la persona que aparece abajo. La traducción es gratis.
简体字 Simplified Chinese	如需将此文件翻译成您偏好的语言，请与以下人员联系。翻译服务免费。
Русский Russian	Чтобы запросить перевод этого документа на предпочитаемый вами язык, пожалуйста, свяжитесь с указанным ниже лицом. Перевод предоставляется бесплатно.
אידיש Yiddish	צו פארלאנגען צו האבן די דאקומענט איבערגעזעצט אין אייער שפראך, ביטע פארבינדט זיך מיט די מענטש אנגעוויזן אונטן. מען דארף נישט צאלן פארן איבערטייטשן.
বাঙালি Bengali	এই নথিটি আপনার পছন্দের ভাষায় অনুবাদ করার অনুরোধ করতে, অনুগ্রহ করে নীচে উল্লেখ করা ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন অর্থ লাগবে না।
한국어 Korean	이 파일을 선호하는 언어로 번역하려면 아래 담당자에게 연락해 주세요. 번역 서비스는 무료입니다.
Kreyòl Ayisyen Haitian Creole	Pou w fè demann tradiksyon dokiman sa a nan lang ou prefere a, tanpri kontakte moun ki anba a. Ou p ap peye pou tradiksyon an.
Italiano Italian	Per richiedere la traduzione di questo documento nella tua lingua preferita, contatta la persona indicata qui sotto. La traduzione non prevede costi aggiuntivi.
العربية Arabic	لطلب ترجمة هذا المستند إلى لغتك المفضلة، يُرجى الاتصال بالشخص التالي. تقدم خدمات الترجمة مجانًا ودون تكلفة.
Polski Polish	Aby poprosić o przetłumaczenie tego dokumentu na preferowany język, skontaktuj się z osobą wskazaną poniżej. Tłumaczenie nie jest odpłatne.
Français French	Veuillez contacter la personne mentionnée ci-dessous afin de procéder à votre demande de traduction de document pour votre langage de préférence. La traduction est gratuite.
اردو Urdu	اس دستاویز کا ترجمہ آپ کی ترجیحی زبان میں کروانے کی درخواست کرنے کے لیے، براہ کرم ذیل کے فرد سے رابطہ کریں۔ اس ترجمہ کے لیے کوئی چارج نہیں ہے۔

Marlen Salazar | **Phone:** (718) 482-7129 | **Email:** marlen.salazar@dec.ny.gov