

1140 River Avenue Auto Repair Site



Department of
Environmental
Conservation

Brownfield Cleanup Program

Site No. C203195

Bronx, Bronx County

April 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 (DEC) to investigate the 1140 River Avenue Auto Repair Site ("site") located at 1140 River 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 DEC under New York's Brownfield Cleanup Program. The investigation will be conducted by River Avenue BC LLC ("applicant") with oversight by DEC and the New York State Department of Health (NYSDOH).

How to Comment

DEC is accepting written comments about the Draft RIWP for 30 days, from **April 15 through May 15, 2026**.

- Access the RIWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C203195/>.
- 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.

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) and metals in soil and groundwater on site. Volatile organic compounds (VOCs) have been 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 and ambient air samples; and
- Installing and sampling ground water wells to monitor impacts from areas of concern on-site.

Next Steps

DEC will consider public comments, revise the plan as necessary, and approve the work plan. 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 DEC that summarizes the results. DEC 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 Work Plan, which includes a cleanup alternatives analysis, will be developed. This plan analyzes cleanup alternatives and recommends a final approach: either active cleanup, no action or no further action. The goal of the cleanup plan is to ensure the protection of public health and the environment. DEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period.

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

Site Description

The site is 0.397-acres and is bordered on the north by McLellan Street, on the west by River Avenue, on the south by parking and apartments, and on the east by apartments. The site is currently developed with a parking lot and a courtyard which is used by the adjacent residential building to the east. The site was previously used as an auto repair garage from the 1950s through the 1980s.

The site is planned for redevelopment into a mixed-use residential and commercial building with affordable housing. Specific cleanup details will be determined following the completion of the Remedial Investigation during the development of the Draft Remedial Action Work Plan.

Additional site details, including environmental and health assessment summaries, are available on DEC's Environmental Site Remediation Database (by entering the site ID, C203195) 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
625 Broadway, 12th Floor
Albany, NY 12233
p: (518) 402-9789
elliott.jackson@dec.ny.gov

Project-Related Health Questions

Sarita Wagh, Project Manager
NYSDOH, Bureau of Environmental Exposure Investigation
Empire State Plaza,
Corning Tower, Room 1787
Albany, NY 12237
p: (518) 402-7817
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/C203195/>

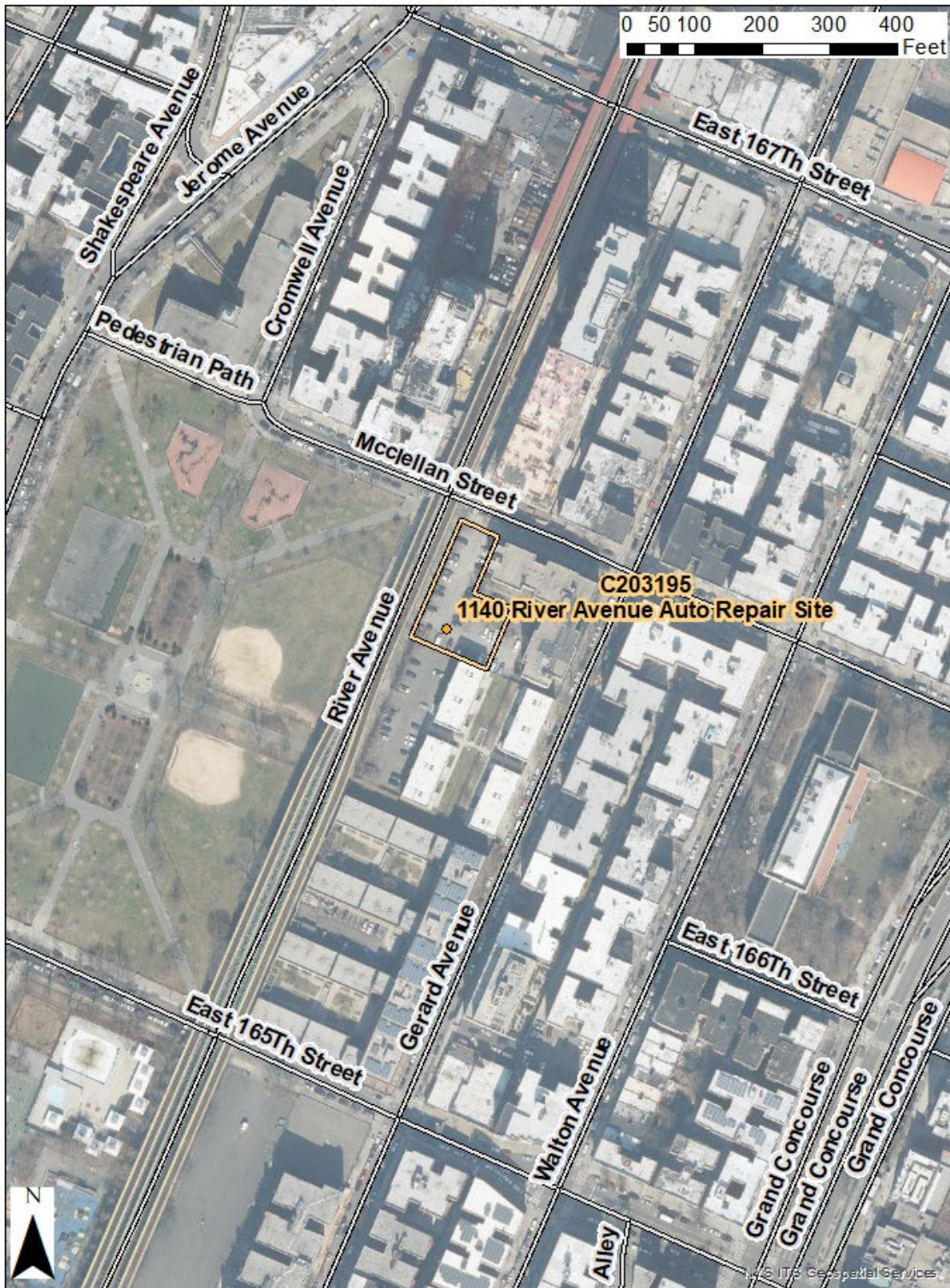
High Bridge Library Branch

78 West 168th Street
Bronx, NY 10452
(718) 293-7800

Bronx Community Board 4

1650 Selwyn Avenue, Suite 11A
Bronx, NY 10457
(718) 299-0800
bx04@cb.nyc.gov

Site Location





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