



FACT SHEET Brownfield Cleanup Program

Receive Site Fact Sheets by Email. See "For More Information" to Learn How.

Site Name: 600 Associates LLC
DEC Site #: C203085
Address: 600 East 156th Street
Bronx, NY 10455

Have questions? See "Who to Contact" Below

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 600 Associates LLC site ("site") located at 600 East 156th Street, Bronx, NY. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

Draft Investigation Work Plan

The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by 600 Associates LLC ("applicant(s)") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from June 3, 2016 through July 3, 2016. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area below.

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.

A site characterization performed at the property in 2015 detected low concentrations of gasoline-related chemicals in soil vapor in a portion of the site underneath, and adjacent to, the existing building. Low concentrations of lead and Polychlorinated Biphenyls (PCBs) were also detected in on-site soil below the paved parking lot.

The remedial investigation will include analysis of additional soil, soil vapor and groundwater samples. Field activities are planned to take place during the summer and fall of 2016.

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. The approved work plan will be made available to the public (see “Where to Find Information” below). 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 the NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a cleanup plan, called a “Remedial Work Plan” will be developed and a Decision Document will be proposed. The cleanup plan will include an evaluation of the proposed site remedy, 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.

Background

Location:

The site is located in an urban area at 600 East 156th Street, Bronx NY, 10455. The site has frontage along East 156th Street, Cauldwell Avenue and Eagle Avenue and is located approximately 1-mile north of the Bruckner Expressway; 1-mile east of the Harlem River and the Major Deegan Expressway; 1.75-mile south of Interstate 95; and 1.4 -mile west of the Bronx River.

Site Features:

The property contains a partial one-story and two-story commercial building which fronts East 156th Street constructed of decorative brick. Entrances include multiple truck bays. There is a large asphalt paved parking lot on the corner of Cauldwell Avenue and East 156th Street. The property has a significant change of elevation from the sloping parking lot surface. The grade at the parking lot is equivalent to the roof elevation of the one-story portion of the building. A small security shed is located in the parking lot at the entrance along East 156th Street. The general slope appears to be to the north.

Current Zoning and Land Use:

The site is currently occupied by two tenants, a car parking company which operates in the parking garage and the exterior parking lot; and a light fixture distributor which operates in the second floor office/warehouse area and in the one story portion of the first floor. The current zoning designation is M1-1 which includes light manufacturing. The proposed use is not consistent with existing zoning for the property and will require a change of zoning to accommodate a charter school and residential units.

Past Uses of the Site: The property was occupied by Zola Garage Corp. in 1927 to 1940. By 1935, a garage with 120 car capacity was located on the eastern portion of the property which also contained two 550-gallon gasoline tanks buried beneath the foundation; and furniture storage and a warehouse were located in the middle portion of the Property. Arvic Garage Corp. operated onsite from 1940 to 1947; Ebling Brewery, 1947 - 1951; and Naparaco Erection Corp. and National Steel Partition Company, Inc., 1956 - 1965. In 1965, Bantam Travelware Corp. was

located on-site. From 1993-2005 the property has been occupied by Gem Sound Corp. and Webster Parking, Inc.

Site Geology and Hydrogeology:

The site has a sloping surface along the eastern portion of the property, sloping in a northern direction. There are no natural or artificial surface water bodies or impoundments. Water from rain events runs off into street storm drains.

The depth of the shallow groundwater is anticipated to be between 30-40 feet below surface grade. Shallow groundwater beneath the site flows to the southwest. The property elevation is approximately 50 feet above mean sea level and is underlain by Pleistocene-age glacial till deposits composed of a poorly sorted mixture of unconsolidated clay, silt, sand, gravel cobbles and boulders. These deposits rest on deeper Ordovician-age crystalline bedrock.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C203085>

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: <http://www.dec.ny.gov/chemical/8450.html>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Bronx Community Board 1
3024 Third Avenue
Bronx, NY 10455
phone: 718-585-7117

New York Public Library - Morrisania
610 East 169th Street
Bronx, NY 10456
phone: 718-589-9268

Who to Contact

Comments and questions are always welcome and should be directed as follows:

Project-Related Questions

Ian Beilby
NYS Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Tel: 518-402-9639
Email: ian.beilby@dec.ny.gov

Site-Related Health Questions

Brad Wenskoski
New York State Department of Health
Corning Tower Room 1787
Albany, NY 12237
Tel: 518-402-7860
Email: BEEI@health.ny.gov

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.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

Note: Please disregard if you already have signed up and received this fact sheet electronically.

Site Location Map

