

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

www.dec.ny.gov/chemical/61092.html

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go “Paperless”:

- Get site information faster and share it easily;
- Receive information about all sites in a chosen county - read what you want, delete the rest;
- It helps the environment and stretches your tax dollars.

If “paperless” is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.

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FACT SHEET

Brownfield Cleanup Program

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

Site Name: 2477 Third Avenue Property
DEC Site #: C203047
Address: 2477 Third Avenue
Bronx, NY 10454

Have questions?
See
"Who to Contact"
Below

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the 2477 Third Avenue Property site ("site") located at 2477 Third Avenue, Bronx, NY under New York State's Brownfield Cleanup Program (BCP) have been or will be met. Please see the map for the site location.

The cleanup activities were performed with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site. Copies of the FER and Notice of the COC are available at the location(s) identified below under "Where to Find Information."

Completion of Project

The following remedial elements were completed:

- 1) Storage Tank Removal and Soil Excavation: Nine existing Underground Storage Tanks (USTs) and source material (contaminated soil) was removed. Excavation was performed in the area of the former gasoline USTs and in the area around MW-105.
- 2) In-situ Chemical Oxidation: Injection of chemical oxidation product into the soil and groundwater in an approximately 3,600-square foot area located in the southern portion of the site. An Enhanced Fluid Recovery (EFR) program also was implemented to remove residual gasoline-related hydrocarbons in the groundwater. Following injections/EFR events, groundwater was monitored and will continue to be under the site management phase.
- 3) Site Cover: A concrete building slab was placed over the entire site.
- 4) Vapor Barrier: A vapor barrier was installed beneath the foundation of the entire building structure to prevent the migration of vapors into the building from soil and/or groundwater.
- 5) Institutional Controls: An environmental easement was placed on the property restricting land use to commercial or industrial use.
- 6) Site Management Plan (SMP): A SMP was approved to govern all post-remedial work at the site, including an Institutional and Engineering Control Plan and a Monitoring Plan to assess the performance and effectiveness of the remedy.

Final Engineering Report Approved

NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been or will be put in place on the site:

- Groundwater Use Restriction
- Land Use Restriction
- Operation and Maintenance Plan
- Site Management Plan
- Soil Management Plan

The following engineering controls have been or will be put in place on the site:

- Cover System
- Vapor Mitigation

Next Steps

With its receipt of a COC, the applicant is eligible to redevelop the site. In addition, the applicant:

- Has no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- Is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Background

LOCATION: The site is located in an urban industrialized section of the South Bronx at the intersection of 3rd Avenue and the Major Deegan Expressway (I-87) between 135th Street and 136th Street. It is located approximately 1000 feet east of the Harlem River. The property consists of Section 9, Block 2320, Lot 11 of tax map 20902, and is 0.214 acres in size.

SITE FEATURES: Prior to remediation, the site was vacant with remnants of paved areas remaining from a former gasoline station. Currently the site is under construction for commercial use as a new, four-story hotel.

CURRENT ZONING AND LAND USE(S): The site is zoned commercial. As noted above, a new hotel is under construction.

PAST USE OF THE SITE: The site was a gasoline filling station from the 1950's until approximately 1989. Releases of petroleum products to the environment resulted in the site contamination.

SITE GEOLOGY AND HYDROGEOLOGY: The site is approximately 15 feet above mean sea level. The nearest surface water body is the Harlem River, approximately 1000 feet west of the site. Groundwater was encountered from 7 to 10 feet below ground surface and was found to flow in a south-southwesterly direction towards the Harlem River.

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

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C203047>

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 include recreation, housing, business or other uses.

A brownfield is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

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.

New York Public Library
Attn: New York Public Library
Mott Haven Branch
321 East 140 Street
Bronx, NY 10454
phone: (718) 665-4878

Bronx Community Board #1
Attn: Bronx Community Board #1
3024 Third Avenue
Bronx, NY 10455
phone: (718) 482-6478

Who to Contact

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

Project Related Questions

Sarah Quandt
NYS Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Tel: 518-402-9824
Email: sarah.quandt@dec.ny.gov

Site-Related Health Questions

Albert DeMarco
New York State Department of Health
Bureau of Environmental Exposure Investigation
Corning Tower, Empire State Plaza, Room 1787
Albany, NY 12237
Tel: 518-402-7850
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.



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Feet

Figure 1 Site Map

2477 Third Avenue
Bronx, NY
Site No. C203047

