



Department of  
Environmental  
Conservation

## Where to Find Information

Access project documents through the DECinfo Locator and at these locations:

**Mott Haven Library**  
321 East 140th Street  
Bronx, NY 10454  
(718) 665-4878

**Bronx Community Board 1**  
3024 Third Avenue  
Bronx, NY 10455  
(718) 585-7117

## Who to Contact

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

**Project-Related Questions**  
Sarah Quandt, Project Manager  
NYSDEC  
625 Broadway  
Albany, NY 12233  
(518) 402-9116  
[sarah.quandt@dec.ny.gov](mailto:sarah.quandt@dec.ny.gov)

**Project-Related Health Questions**  
Steven Berninger  
NYSDOH  
Empire State Plaza – Corning Tower  
Room 1787  
Albany, NY 12237  
(518) 402-7860  
[beei@health.ny.gov](mailto:beei@health.ny.gov)

For more information about New York's  
Brownfield Cleanup Program, visit:  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

# FACT SHEET

## Brownfield Cleanup Program

Gerard Avenue and East 146<sup>th</sup>  
Street Site

404 Exterior Street, 417 and 445  
Gerard Avenue, 440 Major WM  
Deegan Blvd, Bronx, NY 10451

**SITE No. C203111**

**NYSDEC REGION 2**

**February 2020**

## Remedy 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 the Gerard Avenue and East 146th Street site ("site") located at 404 Exterior Street, 417 and 445 Gerard Avenue and 440 Major Wm Deegan Boulevard, Bronx, NY. Please see the map for the site location.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **February 26 through April 13, 2020.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C203111/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

**Draft Remedial Work Plan:** The proposed remedy consists of:

- Completion of a previously approved Interim Remedial Measure (IRM), which includes decommissioning and removal of underground storage tanks (USTs), above ground storage tanks (ASTs) and oil water separators; and excavation and off-site disposal of any petroleum-impacted soil encountered;
- Excavation and off-site disposal of on-site soils exceeding restricted residential soil cleanup objectives (SCOs) in the upper 2 feet of the site, and exceeding the protection of groundwater SCOs to depths ranging from 8 to 18 feet below grade;
- Excavation of a contaminated "hot spot" area to a depth of 2 feet below grade that was shown to contain hazardous waste levels of lead;
- Treatment of soil exceeding the protection of groundwater SCOs below the excavation depths through injection of chemical oxidants;
- Treatment of contaminated groundwater through injection of chemical oxidants into the groundwater;
- Collecting and analyzing end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Importing clean material that meets the established SCOs for use as backfill; and

- Installation and maintenance of a cover system consisting of building slabs and/or a minimum two-foot thick layer of clean soil.

A site-specific Health and Safety Plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP establish procedures to protect on-site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

An Environmental Easement will be recorded to ensure proper use of the site and a Site Management Plan (SMP) will be implemented for long-term maintenance of residual contamination as required by the Environmental Easement, including plans for Institutional and Engineering Controls, monitoring, and reporting.

The proposed remedy was developed by 445 Gerard LLC and 417 Gerard Avenue Holdings LLC (“applicants”) 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 cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicants 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 0.87-acre site is located in the Mott Haven neighborhood of the Bronx and is bounded by East 146th Street to the north, Gerard Avenue to the east, East 144th Street to the south, and Exterior Street to the west. Commercial and industrial facilities have occupied the site since the early 1900s including manufacturers, a paint company, an auto repair shop, a Con Edison garage, and mirror fabrication facility.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC’s Environmental Site Remediation Database (by entering the site ID, C203111) at:

<http://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

**Summary of the Investigation:** The primary contaminants of concern at the site are petroleum-related volatile organic compounds (VOCs) which are present site-wide in soil and soil vapor and, in the northern portion of the site, in groundwater, primarily in the area of the USTs, ASTs and oil-water separators. Semi-volatile organic compounds (SVOCs) and metals were also detected in soil and groundwater and attributed to the presence of historic fill at the site.

**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>

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*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.*

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#### **Stay Informed With DEC Delivers**

Sign up to receive site updates by email:  
[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

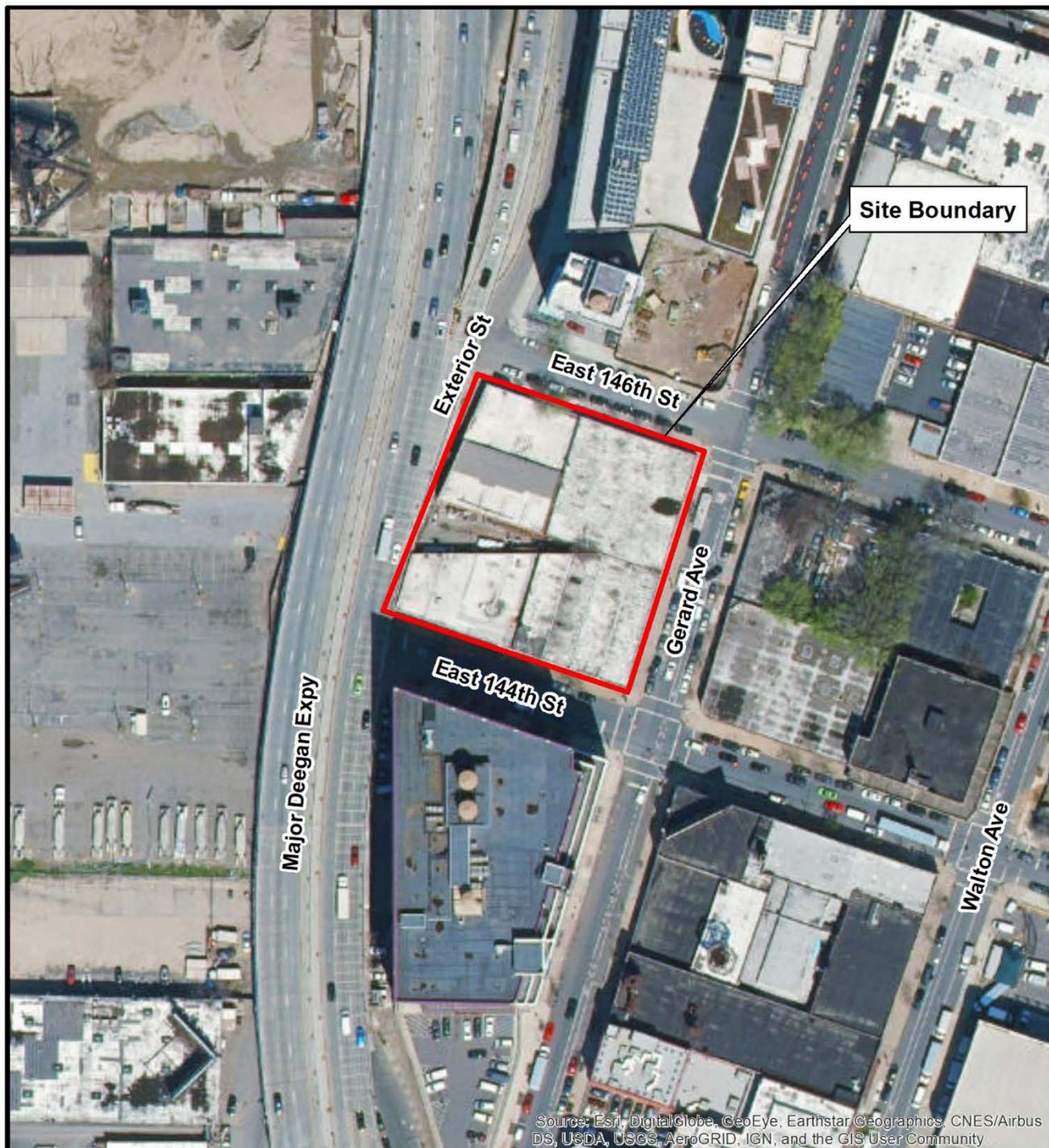
Note: Please disregard if you already have signed up and received this fact sheet electronically.

#### **DECinfo Locator**

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <http://www.dec.ny.gov/pubs/109457.html>

# BROWNFIELD CLEANUP PROGRAM

## Site Location Map



0 75 150  
Feet

### Figure 1 Site Map

Gerard Avenue and East 146th Street  
Bronx, NY  
Site No. C203111



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