



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

1500 Astor Avenue Site
2300-2314 Eastchester Avenue
Bronx, NY 10469

July 2019

SITE No. C203105
NYSDEC REGION 2

Where to Find Information:

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

**New York Public Library -
Eastchester Branch**
1385 East Gun Hill Road
Bronx, NY 10469
Phone: (718) 653-3292

Borough Community Board 11
1741 Colden Avenue
Bronx, NY 10462
Phone: (718) 892-6262

Who to Contact:

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

Project-Related Questions
Bryan Wong, Project Manager
NYSDEC
47-40 21st Street
Long Island City, NY 11101
(718) 482-4995
yukyin.wong@dec.ny.gov

Health-Related Questions
Sara Bogardus
NYSDOH
Bureau of Env. Exposure Investigation
Empire State Plaza
Corning Tower Rm 1787
Albany, NY 12237
(518) 402-7880
bee@health.ny.gov

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

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) to address contamination related to the 1500 Astor Avenue site ("site") located at 2300-2314 Eastchester Avenue, 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 to the left under "Where to Find Information."

Based on the findings of the investigation NYSDEC, in consultation with the New York State Department of Health (NYSDOH), has determined that the site poses a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site; the potential for off-site migration of contaminants in the groundwater; and the potential for human exposure to site-related contaminants via soil vapors.

How to Comment: NYSDEC is accepting written comments about the proposed plan for 45 days, from **July 5** through **August 19, 2019**. The proposed plan is available for public review 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 restricted commercial use remedy consists of:

- Excavation and off-site disposal of all on-site soils which exceed the soil cleanup objective (SCO) for the protection of groundwater for tetrachloroethene (PCE), and commercial use SCOs for all other contaminants throughout the site;
- Importing clean material that meets the established SCOs for use as backfill;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Treating chlorinated volatile organic compounds (VOCs) in groundwater through in-situ (in-place) chemical oxidation.
- Retrofitting the existing sump in the basement of the Eastchester Road building with a granular activated carbon filter to remove PCE and its degradation compounds from the groundwater prior to discharge to the New York City sewer;
- Collecting and analyzing end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;

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- Active mitigation of soil vapor beneath the Eastchester Road building and continued monitoring for soil vapor intrusion at the Astor Avenue building;
- Implementation of a Site Management Plan (SMP) for long term maintenance of the remedial elements; and
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed remedy was developed by Eastchester-Astor, LLC (“applicant(s)”) after performing a detailed investigation of the site under New York’s Brownfield Cleanup Program (BCP). A Remedial Investigation Report, which describes the results of the site investigation, was submitted concurrently with the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

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 applicant(s) 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 an L-shaped 0.66-acre parcel located in the Bronx and is identified as Block 4393, Lot 1 on New York City Tax Maps. The site is located on the northeast corner of Astor Avenue and Eastchester Avenue. The Astor Avenue building is two stories and is currently occupied by medical offices. The Eastchester Road building is one story and is currently divided into five commercial units. The Eastchester Road building has a full basement, which is used for storage only. Previously, a portion of the site had been used as a dry cleaner for approximately 32 years. Other previous uses include residential dwellings, a funeral home, a bowling alley, a nursery, and retail/office tenants.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC’s

Environmental Site Remediation Database (by entering the Site ID, C203105) 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 chlorinated volatile organic compounds (VOCs) associated with the previous dry cleaner use, including PCE and its degradation compounds.

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>

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:

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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Site Location Map

