



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

**Bronx Point**

575 Exterior Street  
Bronx, NY 10451

**SITE No. C203117**

**NYSDEC REGION 2**

**March 2020**

## **Where to Find Information:**

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

### **New York Public Library – High Bridge Branch**

78 West 168<sup>th</sup> Street  
Bronx, NY 10452  
(718) 665-4878

### **Bronx Community Board 4**

1650 Selwyn Avenue, Suite 11A  
Bronx, NY 10457  
(718) 299-0800

## **Who to Contact:**

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

### **Project-Related Questions**

Shaun Bollers, Project Manager  
NYSDEC  
47-40 21st Street,  
Long Island City, NY 11101  
(718) 482-4096  
[shaun.bollers@dec.ny.gov](mailto:shaun.bollers@dec.ny.gov)

### **Project-Related Health Questions**

Shaun Surani  
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)

## **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 Bronx Point site ("site") located at 575 Exterior 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 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 does not pose a significant threat to public health or the environment.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan called a "Draft Remedial Action Work Plan" (RAWP) for 45 days, from **March 12 through April 25, 2020.**

- Access to the RAWP online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C203117/>.
- Documents are also available at the location(s) identified to the 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 residential remedy consists of:

- Demolition and removal of existing structures, including removal of buried remnants of former building foundations;
- Excavation and off-site disposal of contaminant source areas, including any underground storage tanks to the depth of the water table, and soil exceeding restricted residential soil cleanup objectives (SCOs) to 2 feet below grade site-wide;
- Importing clean material that meets the established soil cleanup objectives (SCOs) for use as backfill, as needed;
- Collection and analysis of post-remedial soil and groundwater samples to document and evaluate the effectiveness of the remedy;
- Treating contaminated groundwater utilizing chemical oxidation;
- Installation of an active vapor mitigation system in any buildings constructed on the site;
- Installation of a site cover system;
- Implementing a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities, including soil disturbance and loading;

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- Implementing a Site Management Plan (SMP) for long term maintenance of the remedial systems; and
- Recording of an Environmental Easement (EE) to ensure proper use of the site.

The proposed remedy was developed by Bronx Point Owner, LLC (“Volunteer”) 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 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 Volunteer 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 4.47-acres and is bordered on the west by railroad right-of-way followed by the Harlem River, on the south by the approach ramp to the East 145th Street Bridge, on the east by Major Deegan Expressway/Exterior Street followed by the Bronx Terminal Market, and on the north by Mill Pond Park. It is currently vacant and improved with asphalt-paved lots and one remnant steel loading structure on the western part of the site. The site has been used for public works storage and events space. Previously, the site had been used as a lumber yard and saw mill, coal yard, New York Edison Company facility and rail road freight yard between 1891 and 1980.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C203117) 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 semi-volatile organic compounds (SVOCs), pesticides and metals, and petroleum-related impacts in soil. Groundwater impacts include volatile organic compounds (VOCs), SVOCs and metals. Petroleum-related and chlorinated VOCs were identified in soil vapor.

**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 NYSDEC 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.*

## 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>

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## Site Location Map

