



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

4380 Bullard Avenue Site

4380 Bullard Avenue
Bronx, NY 10466

SITE No. C203126

NYSDEC Region 2

May 2020

Where to Find Information

Access project documents through the
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C203126/>
and at these locations:

*(*Repositories may be temporarily
unavailable due to COVID-19 precautions.
If you cannot access the online repository,
please contact the NYSDEC project
manager listed below for assistance)*

Woodlawn Heights Library

4355 Katonah Avenue
Bronx, NY 10470
718-519-9627

Bronx Community Board 12

4101 White Plains Road
Bronx, NY 10466
718-944-3300

Who to Contact

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

Project-Related Questions

Michael MacCabe, P.E.
Project Manager
NYSDEC
625 Broadway, 12th Floor
Albany, NY 12233-7016
518-402-9687
michael.maccabe@dec.ny.gov

Project-Related Health Questions

John Robinson
NYSDOH
Bureau of Environmental Exposure
Investigation
Empire State Plaza, Corning Tower
Albany, NY 12237
518-402-7860
beci@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), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the 4380 Bullard Avenue Site ("site") located at 4380 Bullard Avenue, Bronx, NY. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the 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 and the potential for human exposure to site-related contaminants via soil vapors. To address this threat, NYSDEC has developed the proposed remedy summarized below.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **May 26 through July 10, 2021.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C203126/>.
- 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 commercial use remedy consists of:

- Importing clean material that meets the established commercial SCOs for use as backfill of ongoing excavation operations being conducted as part of an interim remedial measure (see next page);
- Placement of a cover system, including a demarcation layer over areas without asphalt or concrete, to address contamination remaining above commercial use soil cleanup objectives (SCOs);
- Collection and analyzing post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Installing a vapor barrier as part of the foundation of the new building;
- Installing a sub-slab depressurization system to prevent migration of vapors into the building from soil and/or groundwater;
- Implementation of a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) to ensure the remedy remains effective; and
- Recording of an Environmental Easement to ensure proper use of the site.

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The proposed remedy was developed by SnL XX, LLC (“applicant”) 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 applicant 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 0.367-acre site is located in an industrial and commercial area of the Bronx and is bound by Bullard Avenue to the northwest, Nereid Avenue to the northeast, and commercial properties to the southwest and southeast. Three former industrial buildings were located on-site and demolished circa 2015, after which the site served as paved parking.

The site was historically utilized for electronic capacitor manufacturing from 1916 to 1935. The capacitor equipment contained polychlorinated biphenyls (PCBs) oils. Solvents were also used on-site for cleaning. The proposed redevelopment is a self-storage facility.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C203126) at:

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

Interim Remedial Measure (IRM): An expedited cleanup, called an "Interim Remedial Measure" (IRM), is conducted at a site when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation. The following IRM is ongoing at the site:

- Removing underground storage tanks (USTs);
- Excavation and off-site disposal of PCB-contaminated soil to a maximum depth of approximately 30 feet below street grade; and
- Collecting and analyzing end-point soil samples to evaluate the effectiveness of the remedy.

Summary of the Investigation: The primary contaminant of concern at the site are polychlorinated biphenyls (PCBs) at various depths across the site, with the highest concentrations located in the northern area of the site. Petroleum-related volatile organic compounds (VOCs) were detected in groundwater at the northeastern area of the site and limited chlorinated VOCs in soil vapor at the southern area of 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:

<https://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

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: <https://www.dec.ny.gov/pubs/109457.html>

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Site Location

