



Department of  
Environmental  
Conservation

# FACT SHEET

## Brownfield Cleanup Program

**Lambert Houses Parcel 5**  
1048 and 1075 East 180<sup>th</sup> St.  
and 2094 Boston Rd.  
Bronx, NY 10460

### Where to Find Information

Access project documents through the  
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C203136/>  
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.)*

**NY Public Library –  
West Farms Library Branch**  
2085 Honeywell Avenue  
Bronx, NY 10406  
718-367-5376

**Bronx Community Board 6**  
1932 Arthur Avenue, Room 403-A  
Bronx, NY 10457  
718-579-6990

### Who to Contact

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

#### Project-Related Questions

Michael MacCabe, P.E.  
NYSDEC  
625 Broadway, 12<sup>th</sup> Floor  
Albany, NY 12233-7016  
518-402-9687  
[michael.maccabe@dec.ny.gov](mailto:michael.maccabe@dec.ny.gov)

#### Project-Related Health Questions

Stephen Lawrence  
NYSDOH  
Bureau of Environmental Exposure  
Investigation  
Empire State Plaza, Corning Tower  
Albany, NY 12237  
518-402-0450  
[bee@health.ny.gov](mailto:bee@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)

**July 2021**

**Site No. C203136**  
**NYSDEC Region 2**

## 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 Lambert Houses Parcel 5 site ("site") located at 1048 and 1075 East 180<sup>th</sup> Street and 2094 Boston Road in the Bronx. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with 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 **July 14 through August 28, 2021**.

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C203136/>.
- 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 is split into two different areas of the site: an unrestricted use remedy is proposed on the northern portion of the site, and a restricted residential use remedy is proposed on the southern portion of the site. Both remedies will include:

- Implementing a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;
- Collecting and analyzing end-point soil samples to evaluate the effectiveness of the remedy; and
- Importing clean material that meets the established soil cleanup objectives (SCOs) for use as backfill as necessary.

The unrestricted use remedy will include:

- Excavation and off-site disposal of 9,000 cubic yards (yd<sup>3</sup>) of contaminated soil to a depth of approximately 3 to 15 feet below grade.

The restricted residential use remedy will include:

- Excavation and off-site disposal of 3,000 yd<sup>3</sup> of contaminated soil to a depth of approximately 2 to 6 feet below grade.
- Placement of a cover system, including a demarcation layer over areas without hardscape (buildings, asphalt, or concrete), to address contamination remaining above restricted residential SCOs;

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- Installation of a sub-slab depressurization system below the new garage foundation to prevent potential vapor migration into the building;
- 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.

The proposed remedy was developed by Boston Tremont Housing Development Fund Corporation, Boston Tremont Apartments LLC and 2080 Boston Road Associates, LLC (“applicants”) 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 RAWP 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 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 1.76-acre site is located in the West Farms neighborhood of the Bronx. The site is bounded to the north by East 180<sup>th</sup> Street, to the west by Boston Road, to the east by Bronx River and to the south by residential apartments and East 179<sup>th</sup> Street. Currently, a slab-on-grade residential building with landscaped areas and concrete walkways occupies the site.

The site was developed by 1896 with manufacturing and commercial use buildings, including a dye works and a mat factory. By 1901, the dye works expanded their facility to include a benzine (petroleum distillate) house. By 1915, the site was developed with a metal door and sash manufacturer. Other uses included a motor vehicle repair shop with gasoline storage, furniture repair and refinishing shop, and buildings with boiler rooms. By 1977, the site was developed with the current Lambert Houses Apartment Complex with a parking garage. The proposed redevelopment is a new affordable housing structure with a detached garage.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC’s Environmental Site Remediation Database (by entering the site ID, C203136 at:

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

**Highlights of the Remedial Investigation Report:** Soil and groundwater samples were collected and analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, polychlorinated biphenyls (PCBs), pesticides, and per- and polyfluoroalkyl substances (PFAS). Soil vapor samples were analyzed for VOCs. SVOCs, lead and mercury were detected in soil across the site. The pesticides DDD, DDE and DDT were also present in on-site soil. SVOCs were present at low concentrations in groundwater and the chlorinated VOCs dichloroethene and vinyl chloride were detected in groundwater at one location. Vinyl chloride, tetrachloroethene (PCE) and trichloroethene (TCE) were detected in soil vapor. Contamination is likely the result of past site uses and historic fill, which is present throughout 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 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:  
<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](https://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

