



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

2413 Third Avenue  
2413 Third Avenue  
Bronx, New York 10451

**SITE No. C203137**  
**NYSDEC REGION 2**

May 2021

## Where to Find Information

Access project documents through the DECinfo Locator  
<https://www.dec.ny.gov/data/DecDocs/C203137/>  
and at these location(s):

### Document Repository Name

(\*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)

#### Mott Haven Library

321 East 140<sup>th</sup> Street  
Bronx, NY 10454  
(718) 665-4878

#### Bronx Community Board 1

3024 Third Avenue  
Bronx, NY 10455  
(718) 585-7117

Key project documents and project summary also are available on the NYSDEC website at:

[www.dec.ny.gov/chemical/37550.html](http://www.dec.ny.gov/chemical/37550.html)

## Who to Contact

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

### Project-Related Questions

Meghan Medwid, Project Manager  
NYSDEC  
625 Broadway  
Albany, NY 12233  
(518) 402-8610  
[meghan.medwid@dec.ny.gov](mailto:meghan.medwid@dec.ny.gov)

### Project-Related Health Questions

Anthony Perretta  
NYSDOH  
ESP Corning Tower, RM 1787  
Albany, NY 11237  
(518) 402-7186  
[beci@health.ny.gov](mailto:beci@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 2413 Third Avenue site ("site") located at 2413 Third 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 does not pose 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 limited 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 12 through June 26, 2021**.

- Access the RAWP and other project documents online through the DECinfo Locator:  
<https://www.dec.ny.gov/data/DecDocs/C203137/>.
- 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 Unrestricted Use remedy consists of:

- Excavation and off-site disposal of soil contaminated with chlorinated volatile organic compounds (CVOCs), semi-volatile organic compounds (SVOCs), metals and polychlorinated biphenyls (PCBs);
- Excavation and off-site disposal of contaminated soil related to a petroleum spill;
- Removal and off-site disposal of any petroleum storage tanks, fill ports and vents and any associated grossly contaminated soil, if encountered;

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- Installation and operation of a dewatering system, including treatment as required;
- Implementation of a Community Air Monitoring Program (CAMP) during all intrusive site activities;
- Implementation of a Health and Safety Program (HASP) during all site activities;
- Appropriate off-site disposal of all material removed from the site;
- Import of clean fill to replace the excavated soil and establish design grades; and
- Collecting and analyzing end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy.

The proposed remedy was developed by RXR 2413 Third Owner 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 located in the Mott Haven neighborhood of the Bronx. The site is a 0.57-acre lot with a five-story building, a parking lot, and a gravel-graded area overgrown with vegetation. The site is located west of the intersection of Third Avenue and Bruckner Boulevard. It is bounded to the north by a commercial building, to the northeast by light industrial and commercial buildings, an access road, and a dog park, to the east by an asphalt paved parking lot, to the southeast by Third Avenue and the Third Avenue Bridge Overpass, and to the west by a residential construction project. The site was historically used for commercial and industrial buildings with freight railway easements passing through the site; the site is currently zoned

for residential and industrial use. The site is to be redeveloped as an apartment building.

The neighborhood has been historically used for commercial and industrial purposes. The site is within the Port Morris Harlem Riverfront Brownfield Opportunity Area; area plans include building mixed use buildings and mixed-income residential buildings and retaining light industry.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C203137) at:

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

**Summary of the Investigation:** The primary contaminants of concern at the site are CVOCs and SVOCs, which are present site-wide in soil and groundwater. There are metals and PCBs in soil. CVOCs and petroleum-related volatile organic compounds are present 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:

<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

