



**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

April 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 140th 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

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

Project-Related Health Questions

Anthony Perretta
NYSDOH
ESP Corning Tower, RM 1787
(518) 402-7186
beci@health.ny.gov

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

Interim Remedial Measure Public Comment Period

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is proposing an expedited cleanup of contamination at the 2413 Third Avenue site ("site") located at 2413 Third Avenue, Bronx, NY. Please see the map for the site location. The expedited cleanup activities are expected to begin in May 2021 and last approximately 4-5 months. The activities will be performed by RXR 2413 Owner LLC ("applicant") with oversight provided by NYSDEC.

How to Comment: NYSDEC is accepting written comments about the proposed plan for 30 days, from **April 7** through **May 7, 2021**.

- Access the Draft IRM Work Plan 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 Interim Remedial Measure (IRM) Work Plan: An IRM is a cleanup activity that may be performed 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 draft IRM work plan describes proposed cleanup activities that include:

- Excavation of contaminated fill to accommodate installation of support of excavation infrastructure for construction of the redevelopment;
- Excavation and removal of hazardous lead-contaminated soil and collection of confirmation soil samples;
- Conducting a supplemental investigation and collecting soil/waste characterization samples across the site; and
- Implementing a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities.

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

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lot, and a gravel-graded 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, C203143) at: <https://www.dec.ny.gov/cfm/external/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the site are chlorinated volatile organic compounds (CVOCs) and semi-volatile organic compounds (SVOCs), which are present site-wide in soil and groundwater. There are metals and polychlorinated biphenyls (PBCs) in soil. CVOCs and petroleum-related volatile organic compounds are present in soil vapor.

Next Steps: NYSDEC will consider public comments, revise the plan as necessary, and approve the IRM work plan in consultation with the NYSDOH. The approved work plan will be made available to the public (see "Where to Find Information" on the front page).

When the expedited cleanup activities are completed, a Construction Completion Report will be prepared that documents the activities that were performed.

NYSDEC will keep the public informed throughout the investigation and cleanup 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 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

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

