



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

Park Lane Senior  
1940 Turnbull Avenue  
Bronx, NY 10473

SITE No. C203138  
NYSDEC REGION 2

September 2021

## Where to Find Information

Access project documents through the DECinfo Locator  
<https://www.dec.ny.gov/data/DecDocs/C203138/>  
and at these location(s):

**New York Public Library - Soundview**  
660 Soundview Avenue  
Bronx, NY 10473  
(718) 589-0880

**Bronx Community Board 9**  
1967 Turnbull Avenue, Room 7  
Bronx, NY 10473  
(718) 823-3034  
[Bxbrd09@optonline.net](mailto:Bxbrd09@optonline.net)

*\*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.*

## Who to Contact

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

**Project-Related Questions**  
Christopher H. Allan, Project Manager  
NYSDEC  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
(718) 482-7778  
[Christopher.Allan@dec.ny.gov](mailto:Christopher.Allan@dec.ny.gov)

**Project-Related Health Questions**  
Sally Rushford  
NYSDOH  
Empire State Plaza  
Corning Tower, Room 1787  
Albany, NY 12237  
(518) 402-5465  
[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 Park Lane Senior site ("site") located at 1940 Turnbull Avenue, Bronx, NY. Please see the map for the site location.

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 "Remedial Investigation Report/Remedial Action Work Plan (RIR/RAWP)" for 45 days, from **September 23 through November 6, 2021.**

- Access the RIR/RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C203138/>.
- 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 Restricted Residential Use remedy consists of:

- Excavation and appropriate off-site disposal of contaminated soil from approximately 15 feet below surface grade within the proposed building footprint, 2 feet below surface grade in the eastern portion of the site proposed for a parking lot, and a hotspot excavation to an estimated depth of 10 feet below surface grade in the eastern portion of the site;
- Screening for indication of contamination, by visual means, odor, and monitoring, of all excavated soil during any intrusive site work;
- Decommissioning and removing any underground structures identified during remediation;
- Dewatering, as necessary, to facilitate remedial excavation below the water table and treatment and discharge of dewatering fluids in accordance with a New York City Department of Environmental Protection sewer discharge permit;
- Collecting and analyzing end point soil samples to evaluate the effectiveness of the remedy;
- Completing of a soil vapor intrusion evaluation;

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- Installation of a cover system on the eastern portion of the site to address contamination remaining above restricted residential soil cleanup objectives (SCOs);
- Importing clean material that meets the established SCOs for use as backfill;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) for long-term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper future use of the site.

The proposed remedy was developed by PL SARA LLC (“applicant”) 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 0.30-acres and is bordered on the west by a basketball court and a parking lot, on the south by a parking lot associated with a residential housing building, on the east by a residential housing building, and on the north by Turnbull Avenue. It is currently developed with an intact asphalt paved parking lot and some landscaped areas. The parking lot is currently private and serves the adjoining residential complex to the east. Previously, the site was part of a large wetland river system until the area was filled in the 1950s to develop the neighborhood. Planned redevelopment at the site includes an affordable senior housing building.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC’s Environmental Site Remediation Database (by entering the site ID, C203138) 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 semi-volatile organic compounds and metals, which are present site-wide in historic fill.

**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>

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*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.*

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

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## Site Location

