



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

Former Mill Sanitary Wiping  
Cloth Site  
40 Bruckner Boulevard  
Bronx, New York 10454

**SITE No. C203146**

**NYSDEC REGION 2**

**February 2022**

## Where to Find Information:

Access project documents through the  
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C203146>  
and at these location(s):

(\*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.)

### NYPL – Mott Haven Library\*

321 E 140th Street  
Bronx, NY 10454  
(718) 665-4878

[mothaven@nypl.org](mailto:mothaven@nypl.org)

### Bronx Community Board 1\*

3024 3rd Avenue  
Bronx, NY 10455  
(718) 585-7117

[brxcb1@optonline.net](mailto:brxcb1@optonline.net)

## Who to Contact:

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

### Project-Related Questions

Dan McNally, Project Manager  
NYSDEC  
625 Broadway, Albany, NY 12233  
(518) 402-9143

[daniel.mcnally@dec.ny.gov](mailto:daniel.mcnally@dec.ny.gov)

### Project-Related Health Questions

Stephen Lawrence  
NYSDOH  
Empire State Plaza, Corning Tower  
Albany, NY 12237  
(518) 402-0450

[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 Former Mill Sanitary Wiping Cloth Site ("site") located at 40 Bruckner Boulevard, 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 "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **February 2 through March 19, 2022.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C203146/>
- 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:

- Demolition of the existing buildings and structures to facilitate the remedy;
- Excavation and off-site disposal of approximately 10,100 cubic yards of soil exceeding the unrestricted use soil cleanup objectives (SCOs) from between 4 to 10 feet below grade;
- Installation and operation of support of excavation and dewatering systems to facilitate the remedial excavation;
- Collection of post-excavation soil samples to confirm removal of all contaminated fill material;
- Importing clean material that meets the established SCOs for use as backfill;
- Removal and decommissioning of underground storage tanks (USTs) and/or associated appurtenances;
- Completion of a soil vapor intrusion (SVI) evaluation;
- Implementing a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;

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- If an Unrestricted Use cleanup is not achieved, recording of an Environmental Easement to ensure proper use of the site; and
- If an Unrestricted Use cleanup is not achieved, implementation of a Site Management Plan (SMP) would also be required for long term maintenance of the remedial systems;

The proposed remedy was developed by 40 Bruckner Realty 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 prior to the draft 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 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 at 40 Bruckner Boulevard in the Bronx and is identified as Section 2, Block 2295, Lot 51 on the NYC Tax map. It is bound by Bruckner Boulevard to the east and north, East 132 Street to the southwest, and Alexander Avenue to the west. The site is 41,240 square feet (0.94 acres) and is comprised of a vacant single-story warehouse, a three-story former commercial use building, a one-story building formerly a tire shop, and an unpaved parking lot and material storage area.

The site was developed as early as 1891 with a repair shop, machine shop, and railroad tracks which ran on a curve along the southeast edge of the property. An office and milk company were added to the property around 1908 which transitioned to a farm products store, wagon house, stable, and lumber yard by 1935. A rubber storage and scrap facility began utilizing the site in 1944 which later turned to various industrial purposes including a wastepaper company and rag processing facility which operated until the mid-1990's. An auto-repair shop was subsequently operated from the mid-1990s to the mid-2000's. Most recently, several commercial operations were run at the site including the NYC Water

Works Inc. Once remediated, the site's redevelopment plan includes construction of a 12-story residential building.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241251) 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 volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and metals found in shallow soils at concentrations above unrestricted and restricted residential SCOs. Impacts to groundwater includes volatile organic compounds (VOCs), metals, and per- and poly-fluoroalkyl substances (PFAS) above standards.

**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 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: Former Mill Sanitary Wiping Cloth Site  
40 Bruckner Boulevard, Bronx, New York 10454**

