

Where can I view project documents?

Document Repositories

New York Public Library
Mott Haven Branch
321 East 140th Street
Bronx, NY 10454
Phone: (718) 665-4878
Please call for hours of
Operation

and at

NYC Office of
Environmental Remediation
253 Broadway, 14th Floor
New York, NY 10007
<http://www.nyc.gov/html/oer/html/repository/RBronx.shtml>

Public Comment Period

March 25, 2011
to
April 25, 2011

Whom can I contact for project information?

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For more information visit:
www.nyc.gov/oer

NYC BCP Cleanup Plan Available for Review and Comment

The New York City Office of Environmental Remediation (OER) is providing this Fact Sheet pursuant to the New York City Brownfield Cleanup Program (BCP). An application has been submitted by Jiten, LLC for enrollment of the property on Block 2320, Lots 7, 8, 9, and 10 (Site A) and Lots 5 (Site B), Bronx, NY into the BCP. The Remedial Investigation Report (RIR) details the results of environmental investigation at the site including the nature and extent of contamination. The draft Remedial Action Work Plan (RAWP) proposes remedial actions to address contamination delineated in the RIR.

Public Comments on the Remedial Action Work Plan

OER is accepting public comments on the draft RAWP for 30 days until April 25, 2011. The RIR and draft RAWP are available for review at the public library listed at the left and through OER's website: www.nyc.gov/oer. Comments should be sent directly to Project Manager, Mr. Zach Schreiber via mail or e-mail (see contact information at left).

Site Description

Site A and Site B are approximately 11,250 and 2,300 square-feet, respectively, and are bounded to the northeast by East 136th Street, to the southeast by vacant land (Lot 11), to the southwest by East 135th Street and to the northwest by Rider Avenue (Figure 1). Lot 11 has been accepted into the New York State BCP Program. Currently, the Sites are vacant and partially paved by asphalt. The proposed future use of the Sites consists of a four-story hotel (Site A) and associated at-grade paved parking (Site B). The proposed hotel development will comprise the entire footprint of Lots 7-11 and will include a sub-grade level on Lots 7-9 and a portion of Lot 10.

Summary of Remedial Investigation Report

The Remedial Investigation (RI) was performed on both Sites, Site A & Site B in April 2010 and in February 2011. Historic fill materials were observed at both sites to a depth of about 8 feet. With the results of an earlier study performed in May 2009, the study identified no volatile organic compounds (VOC), PCBs or pesticides in soil/fill above applicable commercial soil standards (Track 2). Soil contained several semi-volatile organic compounds (SVOC) and one metal, barium, above commercial soil standards at concentrations typical of historic fill material. Soil at Site B did not exceed Track 2 commercial standards. Soil exceeded unrestricted use soil standards (Track 1) and will require management under this RAWP. Groundwater contained no VOCs, pesticides, or PCBs. Metals indicative of saline intrusion or road salting and several SVOCs were also observed and indicate that there is no contaminant source onsite impacting groundwater. Soil vapor testing identified a variety of VOCs in soil gas at relatively low concentrations. Most compounds were not observed in on-site soil or groundwater and are attributed to offsite sources including a petroleum spill on adjacent Lot 11.

Next Steps

OER will review the RIR and draft RAWP and all public comments submitted during the comment period and make a determination on the approval of the RAWP. The RAWP may be modified to address public comments and comments by OER. The approved document will be placed in the document repositories.

Direct Link to Document Repository:
<http://www.nyc.gov/html/oer/html/repository/RBronx.shtml>

Summary of Proposed Remedial Action Work Plan

Site A: The proposed remedy will achieve the highest level of soil cleanup available under the BCP (cleanup to Track 1 soil cleanup objectives). Remedial and construction activity on Lots 7, 8, 9 and 10 will result in the removal and offsite disposal of soil throughout the site. The specific elements of the remedial action will include:

1. Preparation of a Community Protection Statement and performance of all required NYC BCP citizen participation activities according to an approved Citizen Participation Plan (CPP).
2. Performance of Community Air Monitoring Program.
3. Establishment of Track 1 Soil Cleanup Objectives (SCOs).
4. Excavation and removal of soil/fill over entire site to 12 feet below street grade.
5. Collection and analysis of end-point samples and comparison to Track 1 SCOs.
6. Construction of a concrete slab cover over the entire site.
7. Installation of a vapor barrier beneath the concrete slab cover and a sub-slab depressurization system under a portion of the site adjacent to a spill on adjacent Lot 11. All remedial activity will be coordinated with NYSDEC.
8. Operation of a ventilated parking garage below grade.
9. Transportation and off-site disposal of all soil/fill material at permitted facilities in accordance with all Federal, State, and City laws and regulations for handling, transport, and disposal of material.
10. Submission of a final Remedial Action Report to document the cleanup.

Site B: Remedial Construction activities at Lot 5 (Site B) will consist of:

1. Preparation of a Community Protection Statement and performance of all required NYC BCP citizen participation activities according to an approved Citizen Participation Plan (CPP).
2. Performance of Community Air Monitoring Program.
3. Establishment of Track 2 Commercial SCOs for soil/fill. Site B already meets Track 2 Commercial SCOs and no removal action is required to achieve this cleanup standard.
4. Construction and maintenance of a complete cover system consisting of a paved asphalt parking lot.
5. Establishment of a Site Management Plan, deed restriction and land use restrictions.
6. Submission of a final Remedial Action Report to document the cleanup.

Figure 1: Site Map

