

Where can I view project documents?

In person at:

New York Public Library
Morrisania Branch
610 East 169th Street
Bronx, NY 10456

(Please call (718) 589-9268 for hours of operation)

and electronically at:

<http://www.nyc.gov/html/oer/html/repository/RBronx.shtml>

Public Comment Period

January 18, 2012
to
February 18, 2012

Whom can I contact for project information?

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and

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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 New York City's Brownfield Cleanup Program (BCP). An application has been submitted by Westhab, Inc. for enrollment of the property located at 4-12 Gouverneur Place, Bronx, New York and identified as Block 2388, Lots 16-20 into the BCP. The Remedial Investigation Report (RIR) details the results of an 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 RAWP

OER is accepting public comments on the draft RAWP for 30 days until February 18, 2012. The RIR and draft RAWP are available for review at the document repositories identified in the box on the left including a public library branch and through a link to OER's website. Comments should be sent to Mr. Shaminder Chawla via mail or e-mail (see contact information at left).

Site Description

The site is currently a 12,350-square-foot parking lot. The proposed development is to construct a seven-story residential building with approximately 5,460 square feet of open space.

Summary of RIR

The environmental investigation identified historic fill to a depth of 8 feet below the ground surface. The soil/fill samples did not show any elevated levels of PCBs, pesticides, or volatile organic compounds (VOCs). Polycyclic aromatic hydrocarbons (PAHs) and several metals (barium, cadmium, and lead) were found in shallow soil samples and are believed to be associated with historic fill. No onsite contaminant source areas were identified.

Groundwater samples showed no SVOCs or PCBs. The VOC 1,1,1-trichloroethane was identified in two onsite wells, including in one downgradient well above its GQS. However, 1,1,1-trichloroethane and chlorinated VOCs were not identified in any of the twenty four on-site soil samples. All other VOCs, including PCE and TCE, that were identified in groundwater were found at very low levels (below GQSs). There is no evidence of a substantial source of contaminants onsite.

Soil vapor samples identified petroleum related and chlorinated VOCs at low to moderate concentrations. 1,1,1-trichloroethane was identified in two samples (max of 40 ug/m³). TCE (9 ug/m³) and PCE (22 ug/m³) were identified in one sample.

Summary of the Remedy

The proposed remedial action is the Track 1 cleanup across site area A (see map on 2nd page) and a Track 4 cleanup across site area B. The specific elements of the proposed remedial action include:

- Preparation of a Community Protection Statement and performance of all required NYC BCP citizen participation activities according to an approved Citizen Participation Plan;
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
- Establishment of Track 1 and Track 4 (for rear yard) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill in excess of SCOs in area A and two to three feet below existing grade in area B;
- Transportation and off-site disposal of all soil/fill material at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal of contaminated soil;
- Collection and analysis of end-point samples to determine if the remedy attains SCOs;
- Construction and maintenance of an engineered composite cover;
- Placement of a vapor barrier beneath the proposed building slab and outside the sub-grade foundation walls to address the potential impact of soil vapors and Installation of passive Sub Slab Depressurization System underneath the proposed building (Area A);
- Recording of a deed restriction for area B and for Area A if Track 1 is not achieved to inform future owners of residual historic fill at the site and to prevent future exposure to any residual contamination at the site;
- Submission of an approved Site Management Plan (SMP) in the Remedial Action Report (RAR) for long-term management of residual historic fill; and
- Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, and describes all engineering and institutional controls to be implemented at the Site.

Next Steps

OER will review the draft RAWP and consider all public comments submitted during the comment period before it approves a final RAWP. The approved RAWP will be placed in the public library branch and on OER's website and a second fact sheet will be issued before remedial work begins.

If you have any questions or know of any neighbor that would like to be added to the site contact list, please contact the OER Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants and/or post it in a prominent area of your building. For information regarding New York City's Brownfield Cleanup Program, please visit our website at:

www.nyc.gov/oer

or scan with your smart phone to access document repository



Figure 1 – Site Map

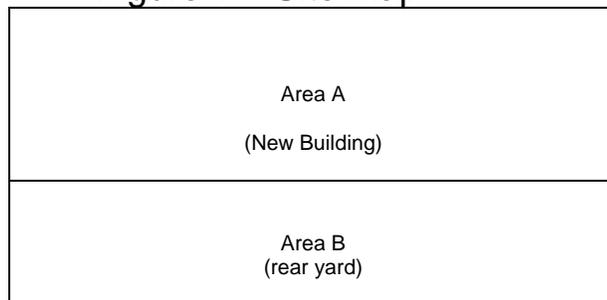


Figure 2 – Site Location Map

