

NYC VCP Cleanup Plan Available for Review and Comment

Where can I view project documents?

Document Repositories

**The New York Public Library
Melrose Branch**
910 Morris Avenue
New York, NY 10456
(Please call (718) 588-0110 for
hours of operation)

And electronically at:

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

Public Comment Period

March 1, 2012
to
April 1, 2012

Whom can I contact for project information?

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

The New York City Office of Environmental Remediation (OER) is providing this Fact Sheet pursuant to the New York City Voluntary Cleanup Program (VCP). An application has been submitted by Joy Construction Corporation for enrollment of the property at Block 2369, Lots 12, 13, 14 and 16 in New York County into the VCP (see figure on next page). 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 Remedial Action Work Plan

OER is accepting public comments on the draft RAWP for 30 days until April 1, 2012. The RIR and draft RAWP are available for review at the public library listed at the left and on OER's website: www.nyc.gov/oer. Comments should be sent to Mr. Shaminder Chawla via mail or e-mail (see contact information at left).

Site Description

The Site area is a 13,000-square foot irregularly-shaped lot that is bounded to the north by East 165th Street, a church to the east, Washington Avenue to the west and Weiher Court to the south. Currently, the Site is vacant and surrounded by wooden construction fencing with a locked gate on Washington Avenue.

The proposed future use of the Site will consist of a 12-story mixed use commercial/residential building with a cellar. This development will consist of commercial space on the first floor and residential dwellings on floors two through twelve. The proposed use is consistent with existing zoning for the property.

Summary of Remedial Investigation Report

The Remedial Investigation (RI) was completed in June 2008 with additional sampling that took place January 2012. The RI revealed that the underlying soil/fill material samples contained several semi-volatile organic compounds (SVOCs) exceeding Track 2 Restricted Use Residential Soil Cleanup Objectives (SCO) for shallow samples. Deeper soils were all below SCOs. Pesticides were all under Track 2 SCOs. Several metals (barium, cadmium, chromium, lead, mercury, and nickel) were detected at levels above SCOs. These compounds are at levels commonly associated with historic fill throughout areas of New York City. Volatile organic compounds (VOCs) and PCBs did not exceed SCOs.

Groundwater sampling indicated slight exceedances for pesticides (chlordane and 4,4'-DDT). Several metals including lead, iron, manganese, selenium and sodium exceeded the NYSDEC Part 703 Groundwater Quality Standards (GQS), however sodium was the only compound to exceed GQS in the dissolved samples. Groundwater samples collected during the RI showed no VOCs, SVOCs, or PCBs at concentration exceeding GQS.

Soil vapor testing identified concentrations of tetrachloroethene (PCE) ranging from 54-100ug/m³. Benzene was detected at low concentrations ranging from 32-51 ug/m³. PCE was not observed in the groundwater samples and findings suggest an offsite source area. Detectable levels of VOCs in on-site soil gas may be related to on-site fill.

Summary of Proposed Remedial Action

Work Plan: The proposed remedy will attempt to achieve Track 2 SCOs and will result in the removal and offsite disposal of soil and historic fill throughout this area. The specific elements of the remedial action will include:

- Preparation of a Community Protection Plan and implementation of an OER-approved Citizen Participation Plan;
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
- Establishing Track 2 SCOs for contaminants of concern, and excavation and removal of soil/fill exceeding the SCOs. Post excavation samples will determine if deep excavation for development achieves Track 1 SCOs for soil;
- Removal of underground storage tanks (if any) in compliance with applicable Federal, State, and City laws and regulations;
- Transportation and off-site disposal of all soil/fill material at permitted facilities in accordance with all Federal, State and City laws and regulations;
- Installation of a vapor barrier system beneath the proposed building slab to address migration of off-site soil vapors;
- Submission of a Remedial Action Report certifying that the remedial requirements have been achieved;
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual historic fill. An SMP is not required if Track 1 is achieved;
- Recording of a Declaration of Covenants and Restrictions that includes a listing of Engineering Controls and Institutional Controls. This is not required if Track 1 is achieved.

Next Steps

OER will review the project documents and consider all public comments submitted during the comment period before it approves the cleanup plan. The approved plan will be placed in the public library branch and on OER's website listed and a second fact sheet will be issued before 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 Voluntary Cleanup Program, please visit our website at: www.nyc.gov/oer

Direct Link to Document Repository:

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



Figure 1: Site Map

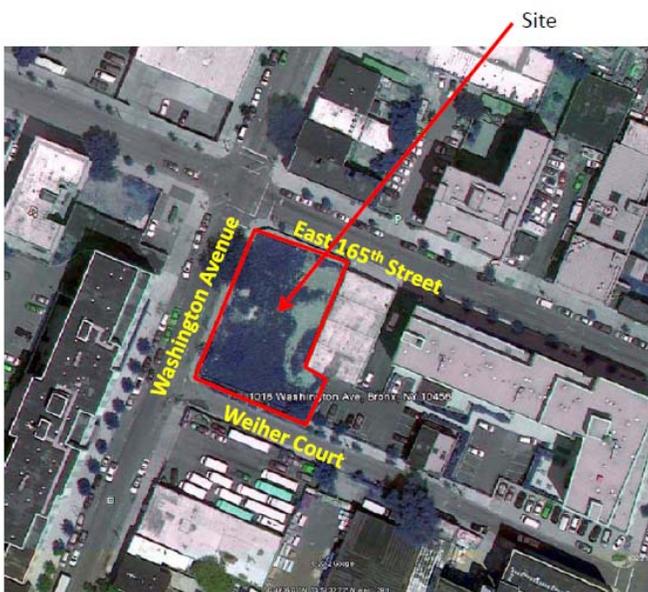


Figure 2: Site Location

