

Where can I view project documents?

In person at:

New York Public Library
Allerton Branch
2740 Barnes Avenue
Bronx, NY 10467

(Please call (718) 653-3292 for hours of Operation)

and electronically at:

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

Public Comment Period

September 5, 2012
to
October 5, 2012

Whom can I contact for project information?

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

NYC VCP Cleanup Plan Available for Review and Comment

The New York City Office of Environmental Remediation (OER) is providing this Fact Sheet pursuant to the City Voluntary Cleanup Program (VCP). An application has been submitted by Fuyuan Gunhill Road, LLC for the enrollment of the property located at 801-849 and 881-885 East Gun Hill Road in the Bronx and identified as Block 4670, Lots 2 and 5. The Remedial Investigation Report (RIR) details the results of the 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 through October 5, 2012. The RIR and the draft RAWP are available for review at the Allerton Branch of the New York Public Library and at 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 and Development: This 39,000 square foot property consists of two lots. Currently one empty commercial building occupies Lot 5 and a one-story restaurant with an asphalt parking area occupies Lot 2. Historically, both lots have been developed as single story commercial buildings with parking areas. A dry cleaner facility operated from 1990 until 2005. The proposed redevelopment plan is to build a single story commercial building (a supermarket and two retail stores) with a cellar and a parking lot.

Summary of RIR: The environmental investigation identified historic fill at variable depths. Shallow soil/fill exceeds Soil Cleanup Objectives (SCOs) for several Semi Volatile Organic Compounds (SVOCs), Polychlorinated Biphenyls (PCBs), pesticides and metals.

No SVOCs, pesticides or PCBs were detected in any groundwater sample. Several VOCs were identified below NYS Groundwater Quality Standards (GQS). Among dissolved metals, only magnesium was detected above GQS. Soil vapor samples reveal numerous petroleum related VOCs at generally low to moderate concentrations throughout the site. Elevated levels of PCE and TCE were identified in vapor samples.

Summary of the Remedy: The specific elements of the proposed remedial action include:

- Preparation of a Community Protection Statement and performance of all required NYC VCP citizen participation activities according to an approved Citizen Participation Plan;
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds during active remediation;
- Establishment of Track 1 Soil Cleanup Objectives (SCOs) on Site A and Track 4 SCOs on Site B;
- Excavation and off-site disposal of soil/fill that exceeds the site's SCOs. Soil/fill will be disposed 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 the performance of the remedy with respect to attainment of SCOs;
- Construction and maintenance of an engineered composite cover, consisting of the paved parking area and the new building slab, to prevent human exposure to residual soil/fill under the Site;
- Installation of a vapor barrier system and positive pressure, indoor ventilation system;
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of historic material and recording of a deed restriction to inform future owners of residual historic material at the site; and
- Submission of a Remedial Action Report (RAR) which describes the remedial activities and certifies that the remedial requirements have been achieved.

Next Steps

OER will review the project documents and consider all public comments submitted during the public comment period before it approves the RWAP. The approved documents will be placed in the public library branch and on OER's website. 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 more information regarding the New York City's Brownfield 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>

OR Scan with your smart phone:



Figure 1: Site Location Map



Figure 2: Site Map

