

**Where can I view project documents?****Document Repositories**

Bronx Public Library  
Parkchester Library Branch  
1985 Westchester Avenue  
Bronx, NY 10462

(Please call (718) 829-7830 for hours of operation)

**and electronically at:**

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

**Whom can I contact for project information?**

Cavy Chu  
Project Manager  
NYC OER  
100 Gold Street, 2nd Floor  
New York, NY 10038  
(212) 788-3774  
[CavyC@dep.nyc.gov](mailto:CavyC@dep.nyc.gov)

or

Shaminder Chawla  
Assistant Director  
NYC OER  
(212) 442-3007  
[shawla@dep.nyc.gov](mailto:shawla@dep.nyc.gov)

For more information visit:  
[www.nyc.gov/oer](http://www.nyc.gov/oer)

## NYC VCP Cleanup Plan Remedial Activities to Begin

The New York City Office of Environmental Remediation (OER) is providing this Fact Sheet pursuant to the New York City Voluntary Cleanup Program (VCP). OER has approved the Remedial Action Work Plan (RAWP) submitted by Idle, LLC for the property at 2016-2040 Westchester Avenue (Block 3805, Tentative Lot 18 - former Lots 11, 13, 14, 15, 17, 20, 67 and 169) in the Bronx, New York. The remedial work will begin in July 2013. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at left.

**Site Description and Development**

The Site occupies 50,544 square feet of land and is comprised of eight lots in one block. Various lots are currently used as commercial building, auto repair garage, vacant 2-story residential building, an asphalt paved parking lot. The proposed future use of the Site will consist of 7-story mixed use residential, commercial and community building with a partial cellar and adjoining ground level parking.

**Summary of RIR**

Historic fill material was identified from 0 to 5 feet below grade surface. Soil samples collected at the Site during the remedial investigation showed four polycyclic aromatic hydrocarbons (PAHs), two pesticides, and four metals are present at concentrations exceeding soil cleanup objectives (SCOs) and are believed to be associated with historic fill material. Groundwater samples showed two volatile organic compounds (VOCs) and four dissolved metal in excess of Groundwater Quality Standards. Soil vapor samples detected several petroleum-related VOCs throughout the Site at generally low to moderate levels. Neither tetrachlorethylene nor trichloroethylene was found in any samples.

**Summary of the Remedy**

The remedial action for 2016-2040 Westchester Avenue remedy is a Track 4 Site Specific cleanup. 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 (CPP);
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
- Establishment of Track 4 Site Specific Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding SCOs to a depth of approximately 4 feet across the building footprint and more than 12 feet for the partial cellar.
- Collection and analysis of end-point samples;
- Installation of an active sub-slab depressurization system beneath all slab-on-grade portions of the foundation as well as a vapor barrier system beneath all building foundation slabs, sidewalls, vaults, etc.;
- Submission of a Remedial Action Report (RAR); and
- Submission of an approved Site Management Plan and Recording of a Declaration of Covenants and Restrictions that includes a listing of Engineering Controls, Institutional Controls, and a requirement that management of these controls must be in compliance with an approved Site Management Plan.

Cleanup activities are scheduled to begin during July 2013 and are expected to take approximately 20 months to complete.

**Next Steps:** After the enrollee completes the remedial work, an RAR will be prepared and submitted to OER. The RAR will describe the cleanup activities and certify that all cleanup requirements were met. Once the RAR is approved, OER will issue a Notice of Completion, a City liability release, and a New York City Green Property Certificate. OER will then issue a fact sheet announcing the completion of the remedial action and identify all engineering and institutional controls (if required) to be used at the Site.

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](http://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 Map**



**Figure 2: Site Location**

