



## Public Comment Period

November 05, 2015  
to  
December 05, 2015

## Where can I view project documents?

### Online at:

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

Internet access to view documents is available at the public library. The closest location is:

New York Public Library  
321 East 140<sup>th</sup> Street  
Bronx, NY 10454

Please call 718-665-4878 for hours of operation

## Whom can I contact for project information?

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

## NYC VCP Cleanup Plan Available for Review and Comment

The New York City Office of Environmental Remediation (OER) provides this Fact Sheet pursuant to New York City's Voluntary Cleanup Program (VCP). An application has been submitted by Markland 745, LLC for enrollment of the property located at 745 133rd Street in the Port Morris section of Bronx, New York and identified as Block 2562, Lot 65, 66, 67, 68 into the VCP. 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 December 05, 2015. 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 6,700 square feet and currently vacant. The proposed future use of the Site will be converted into a residential use that will consist of 3 four-story residential buildings.

### Summary of RIR

The environmental investigation identified historical fill material up to depths of 12 feet. Several Semi-Volatile Organic Compounds (SVOCs), VOCs, metals, pesticides and one Polychlorinated-Biphenyl (PCB) are above cleanup guidelines in soil. Several VOCs and metals are above Groundwater Quality Standards. Soil vapor samples showed low to moderate levels of petroleum related and chlorinated VOCs, level ranges established by the New York State Department of Health.

### 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;
- Implementation of a Community Air Monitoring Plan for particulates and volatile organic carbon (VOCs) compounds;
- Selection of Site Specific (Track 4) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 4 Unrestricted Use SCOs, including excavation of lead and barium hotspots in that areas of SB-1 and SB-6. The Site will be excavated for footings. Approximately 200 tons of soil will be removed;
- 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, and this plan. Sampling and analysis of excavated media as required by disposal facilities and appropriate segregation of excavated media onsite;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Installation of a vapor barrier system of at least 20 mil thickness beneath the building slab.
- Construction and maintenance of an engineered composite cover consisting of 6" concrete building slab across the footprint of the new building, and a minimum of 2 feet of clean fill or 5" concrete slab in the rear yards of the site and any other areas not covered by the building slab to prevent human exposure to residual soil/fill remaining under the Site;
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for maintenance, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities and certifies that the remedial requirements have been achieved and lists any changes from this RAWP; and
- The property will continue to be registered with an E-Designation at the NYC Buildings Department

**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 on OER's website and a second fact sheet will be issued before remedial work begins.

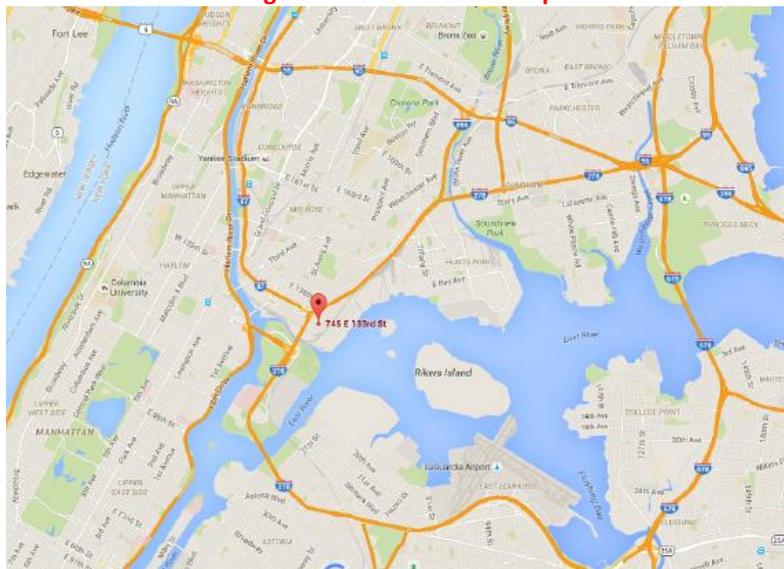
If you have any questions or know of any neighbor that would like to be added to the site contact list, please contact the OER Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants and/or post it in a prominent area of your building.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



**Figure 1 – Site Location Map**



**Figure 2 – Site Map**

