

**When is the public  
comment period?**

October 18, 2013  
to  
November 18, 2013

**Where can I view  
project documents?**

Online at  
[http://www.nyc.gov/html/oer/html/  
repository/RBronx.shtml](http://www.nyc.gov/html/oer/html/repository/RBronx.shtml)

Internet access to view project  
documents is available at the  
following public library:

New York Public Library  
City Island Library  
320 City Island Avenue  
Bronx, New York 10464

Please call (718) 885-1703 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 City Island Reserve LLC for enrollment of the property located at 226 Fordham Place in the City Island section of the Bronx, New York and identified as Block 5643, Lot 235 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 November 18, 2013. The RIR and draft RAWP are available for review at the document repository on OER's website. The online document repository can also be viewed at the Public Library branch identified in the box on the left. Comments should be sent to Mr. Shaminder Chawla via mail or e-mail (see contact information at left).

**Site Description**

The Site is 6.4 acres and is vacant and undeveloped. The proposed future use of the Site consists of 21 two-family residential buildings, one (1) single family building, plus a club house building and 2.5 acres of landscaped areas. In addition, there will be a pedestrian walkway/esplanade from Fordham Street to the easternmost portion of the site, which will be an open space/viewing area that will be open to the public.

**Summary of RIR**

The environmental investigation identified up to 22 feet of historic fill material. Several Semi-Volatile Organic Compounds (SVOCs), several metals, and one pesticide were detected above cleanup guidelines.

Groundwater samples identified two SVOCs and several metals above Groundwater Quality Standards. Soil vapor samples showed petroleum-related and chlorinated VOCs at generally low concentrations.

**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;
- Establishment of Track 4 Site-specific Soil Cleanup Objectives (SCOs); Excavation and removal of soil/ fill exceeding Track 4 Site-specific SCOs in two hotspot areas;
- 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 endpoint samples to determine if the remedy meets SCOs;
- Construction and maintenance of an engineered composite cover across the entire Site;
- Installation of a vapor barrier system below the building slab and behind the foundation walls of the new building;
- Submission of an approved Site Management Plan (SMP) in the Remedial Action Report (RAR) for long-term management of residual fill, including certification of Engineering and Institutional Controls and reporting at a specified frequency;
- Submission of a RAR that describes the remedial activities and certifies that the remedial requirements have been achieved and lists any changes from this RAWP; and
- Continued registration of the Restrictive Declaration for the property.

### 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 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

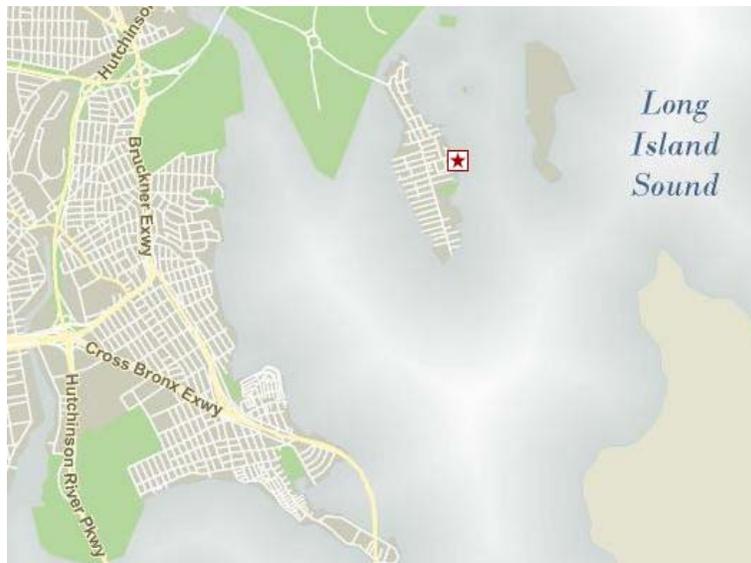


Figure 2 – Site Map

