



OFFICE OF ENVIRONMENTAL REMEDIATION
100 Gold Street - 2nd Floor
New York, New York 10038

Daniel Walsh, Ph.D.
Director
Tel: (212) 788-8841
Fax: (212) 312-0885

DECISION DOCUMENT

August 28, 2015

Mr. John McDonald
Webster Green Housing Development Fund Corporation
(HDFC) a New York nonprofit
345 East 102 Street
New York, NY 10029

Mr. Mark Hasting
Hillmann Consulting
1600 Route 22 East
Union, N.J. 07083

Re: **NYC VCP Remedial Action Work Plan Approval**
3100 Webster Avenue
Block 3330, Lot 68
VCP Project #14CVCP179X

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated November 26, 2013 and Stipulation List dated April 30, 2014 for 3100 Webster Avenue, VCP Project #14CVCP179X. The Plan was submitted to OER under the NYC Voluntary Cleanup Program (VCP). The RAWP was released for public comment for 30 days as required by program rule. That comment period ended on January 3, 2014. There were no public comments.

Statement of Purpose and Basis

This document presents the remedy for a Voluntary Cleanup Program site known as “3100 Webster Avenue” site. This document is a summary of the information that can be found in the site-related reports and documents in the document repository at OER’s website www.nyc.gov/oer.

The New York City Office of Environmental Remediation (the Office or OER) has established a remedy for the above referenced site. The disposal or release of contaminants at this site, as more fully described in this document, has contaminated various environmental media.

The decision is based on the Administrative Record of the New York City Office of Environmental Remediation (the Office or OER) for the “3100 Webster Avenue” site and the public's input to the proposed remedy presented by OER.

Description of Selected Remedy

The elements of the selected remedy are as follows:

1. Preparation of a Community Protection Statement and implementation of a Citizen Participation Plan.
2. Perform a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
3. Establish Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs).
4. Excavation and removal of soil/fill exceeding SCOs.
5. Construction and maintenance of an engineered composite cover consisting of the building slab (approximately 4 inches thick). The southwest rear of the property will include an outdoor terrace area landscaped with at least two feet of clean fill to prevent human exposure to residual soil/fill remaining under the Site;
6. Installation of a 46-millimeter vapor barrier will be installed beneath the structure's slab and along foundation sidewalls. The barrier chosen for this project is manufactured by Grace Construction Products, Preprufe® 300R and Preprufe® 160R.
7. Installation of an active sub-slab depressurization system (SSDS) with penetrations through the slab on soil with a 6 inch schedule 40 pipe protruding beneath the slab into three closed loop perforated 4 inch schedule 40 pipes below the basement and the slab on grade portions of the property. Each of the three loops will be in a separate portion of the subsurface. One system below the basement and one below each of the two slab on grade portions of the building. Each of the systems will service an area less than 4,000 square feet, in accordance with EPA guidelines. Any void space will be filled with gravel. The pipes will be ventilated above the roofline so that any vapors removed from the subsurface will be diluted and minimize the risk of impacting the indoor air.
8. Collection and analysis of 6 (six) end-point samples from the bottom of the excavation will be collected to evaluate the performance of the remedy with respect to attainment of Track 1 SCOs. An additional 5 (five) end-point samples will be collected from the hotspot area; four from the sidewalls and one from the bottom. Samples will be analyzed for contaminants of concern VOCs, SVOCs, and Metals.
9. Spill area (in the vicinity of SB2 and SB4) will be excavated per NYSDEC requirements to achieve Track 1 Soil Cleanup Objectives and additional end-point samples from excavation bottom and sidewalls will be obtained for this area.
10. Per NYSDEC requirements, two (2) monitoring wells will be installed after excavation is completed in the future landscape area to monitor the groundwater quality.
11. Dewatering will be performed in full compliance with applicable laws, rules and regulations. Dewatering permit will be obtained from NYCDEP prior to construction activities.
12. Removal of underground storage tanks and closure of petroleum spills in compliance with applicable local, State and Federal laws and regulations.
13. Demarcation of residual soil/fill.

14. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations.
15. 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. Appropriate segregation of excavated media onsite.
16. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID.
17. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas.
18. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
19. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations.
20. Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, lists any changes from this RAWP, and describes all Engineering and Institutional Controls to be implemented at the Site.
21. Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for operation, maintenance, monitoring, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency.
22. The property will continue to be registered with an E-Designation by the NYC Buildings Department. Establishment of Engineering Controls and Institutional Controls in this RAWP and a requirement that management of these controls must be in compliance with an approved SMP. Institutional Controls will include prohibition of the following: (1) vegetable gardening and farming; (2) use of groundwater without treatment rendering it safe for the intended use; (3) disturbance of residual contaminated material unless it is conducted in accordance with the SMP; and (4) higher level of land usage without OER-approval.

Remedial activities will be performed at the Site in accordance with this OER-approved RAWP. All deviations from the RAWP will be promptly reported to OER. Changes will be documented in the RAR.

This remedy conforms to the promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration OER guidance, as appropriate. The remedy is protective of public health and the environment.

August 28, 2015



Date

Shaminder Chawla
Deputy Director

Site Location and Current Usage

The Site is located at 3100 Webster Avenue in the Bronx, New York and is identified as Block 3330 and Lot 68 on the New York City Tax Map. Figure 1 shows the Site location.

The Site is 0.29 acres and is bounded by East 204th Street to the north/northeast, an adjoining building to the south/southeast and south/southwest, and Webster Avenue to the west/northwest. Currently, the Site is vacant and contains an unused parking lot and a vacant (former) service station building.

The current zoning designation is C8-2 commercial/garage. The proposed use will require rezoning for the property to residential.

Past Uses and Areas of Concern

Historical records dated 1956 through 2007 indicate that the Site was occupied by an automotive service station under various names. No listings of the Property address were found for the years 1927 to 1949 and 2012.

Summary of Environmental Findings

1. Elevation of the property ranges from 85 to 95 feet.
2. Depth to groundwater ranges from 9 to 12 feet at the Site.
3. Groundwater flow is generally from east to west beneath the Site.
4. Depth to bedrock is approximately 8 to 14 feet at the Site.
5. The stratigraphy of the site, from the surface down, consists of approximate 5 to 10 feet of historic fill underlain by 5 to 10 feet of clay.

Proposed Development Plan

The construction of an approximately 9,753 square feet (76,700 gross square foot) 8-story L-shaped residential building with a 2,747 square feet landscaped areas, partial basement and slab-on-grade for the remainder of the building. The total excavation depth for basement construction is 12 feet below grade and the total excavation depth for the remainder of the building including foundations, footings, and landscape areas is 2 feet below grade. Excavation is not expected below the water table. The building contains 36 studio apartments, 15 one-bedroom apartments, 30 two-bedroom apartments and 1 two-bedroom apartment (Super's apartment) at the ground floor, totaling 82 residential units. There will be program spaces/community facilities at the ground floor fronting Webster Avenue adjacent to the main residential lobby, and administrative offices fronting the landscaped rear yard and a community and laundry room for the residents facing 204th street and the interior landscaped courtyard. The partial cellar level will have space for bike storage, management storage, and mechanical rooms. The boiler room and emergency generator will be located at the main roof.

Summary of Remedial Investigation

The Remedial Investigation was conducted in July 2013. A full Remedial Investigation Report is available online in the document repository and the results are summarized below.

Soil:

Soil/fill samples collected during the RI showed VOCs including benzene at 0.053 mg/Kg, ethylbenzene at 26 mg/Kg, and total xylene at 185 mg/Kg detected above Track 1 Unrestricted Use Soil Cleanup Objective (SCOs), and of these, xylenes also exceeded Track 2 Restricted Residential SCOs in one shallow soil sample. Other VOCs, methylene chloride, toluene and isopropylbenzene were also detected at concentrations well below Unrestricted Use SCOs. Seven SVOCS – all PAH related compounds including benzo(a)anthracene (max. of 9.07 ppm), benzo(a)pyrene (max. of 11.8 ppm), benzo(b)fluoranthene (max. of 10.4 ppm), benzo(k)fluoranthene (max. of 8.13 ppm), chrysene (max. of 8.79 ppm), dibenzo(a,h)anthracene (max. of 3.33 ppm), and indeno(1,2,3-cd)pyrene (max. of 6.51 ppm) were detected above their respective Restricted Residential Use SCOs as well as Unrestricted Use SCO in the two of 14 soil samples. Metals including barium (max. of 361 ppm), copper (max. of 111 ppm), lead (max. of 216 ppm), manganese (max. of 1990 ppm), mercury (max. of 1.14 ppm), nickel (max. of 89 ppm) and zinc (max. of 222 ppm) exceeded Unrestricted Use SCOs in several soil samples. Of these metals, mercury also exceeded Restricted Residential SCOs in one shallow soil. No PCBs or Pesticides were detected above Track 1 Unrestricted Use SCOs.

Groundwater:

The groundwater samples collected during the RI showed several VOCs including benzene (at 1.87 ug/L), toluene (max. of 14.9 ug/L), ethylbenzene (max. of 578 ug/L), total xylene (max. of 1740 ug/L) and isopropylbenzene (max. of 75.6 ug/L) exceeding NYSDEC 6NYCRR Part703.5 Groundwater Quality Standards (GQS) in two wells. One SVOC, naphthalene detected at 37.8 ug/L, also exceeded GQS. Metals including iron, manganese, and selenium were detected above GQS. No PCBs and Pesticide were detected in any of the groundwater samples collected at the site. Data collected during the RI is sufficient to delineate the distribution of contaminants in groundwater at the Site.

Soil vapor:

The soil vapor results collected during the RI were compared to the compounds listed in Table 3.1 Air Guideline Values Derived by the NYSDOH located in the New York State Department of Health (NYSDOH) Final Guidance for Evaluating Soil Vapor Intrusion. Soil vapor detected high concentrations of petroleum related and low levels of chlorinated VOCs in several soil vapor samples. Petroleum-related VOCs included BTEX compounds with benzene (2,000 µg/m³), toluene (1,600 µg/m³), ethylbenzene (8,000 µg/m³) and total xylenes (6,500 µg/m³). Chlorinated VOCs including Tetrachloroethylene (PCE) was identified in four soil vapor samples at a maximum concentration of 99 µg/m³, carbon tetrachloride was detected at a maximum concentration of 0.1.7 µg/m³, trichloroethylene (TCE) was detected at a maximum concentration of 1.2 µg/m³ and TCA was detected at maximum concentrations of 4.1 µg/m³. The PCE, TCE, TCA and carbon tetrachloride concentrations are below the monitoring level ranges established within the State DOH soil vapor guidance matrix.3.

Figure 1 – Site Map

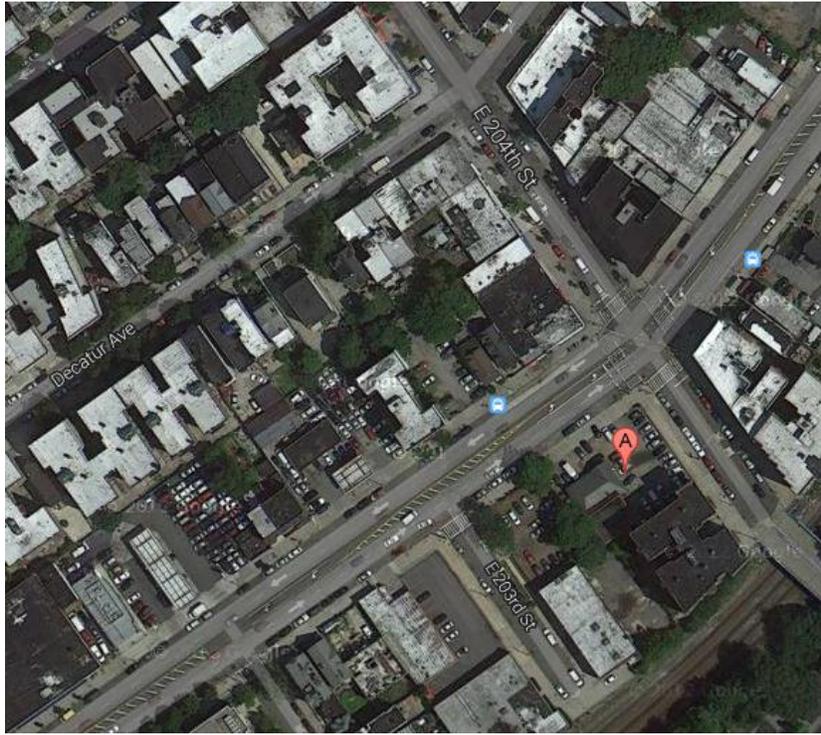


Figure 2 – Site Location Map

