

Public Comment PeriodApril 10, 2014
to
May 10, 2014**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
Morrisania Branch Library
610 East 169 Street
Bronx, NY, 10012**

(Please call (212) 966-3424 for hours of operation)

and electronically at:<http://www.nyc.gov/html/oer/html/repository/RBronx.shtml>**Whom can I contact for project information?**Katherine Glass
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(212) 442-3007Schawla@dep.nyc.govFor 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) provides this Fact Sheet pursuant to the New York City's Voluntary Cleanup Program (VCP). An application has been submitted by 3462 Third Avenue Realty, LLC for enrollment of the property located in the Morrisania neighborhood of the Bronx at 3458 Third Avenue, Bronx, New York and identified as Block 2609, Lot 2, 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 April 10, 2014. 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 7,000 square foot site is currently used as a parking lot. The proposed future use of the Site will consist of a six-story building with a partial cellar to be used for retail space on the first floor and a charter school on floors two through six.

Summary of RIR: The environmental investigation identified approximately 0 to 18 feet of historic fill. Bedrock depth varies from 8 to at least 30 feet. Several Semi-Volatile Organic Compounds (SVOCs), pesticides, and metals were detected above cleanup guidelines in soil. Groundwater indicated elevated levels of VOCs and metals coming to the property from unknown up-gradient source. Soil vapor samples showed petroleum-related VOCs and chlorinated VOCs above the DOH soil vapor guidance matrix and recommend mitigation.

Summary of the Remedy:

The proposed remedial action will consist of the following elements:

1. Preparation of a Community Protection Statement and performance of all required NYC VCP Citizen Participation activities according to an approved Citizen Participation Plan.
2. Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
3. Establishment of Track 4 Site-specific Soil Cleanup Objectives (SCOs).
4. Removal of underground storage tanks (if encountered) and closure of petroleum spills (if evidence of a spill/leak is encountered during Site excavation) in compliance with applicable local, State, and Federal laws and regulations.
5. Excavation and removal of soil/fill exceeding SCOs. Excavation for construction of the new building's partial cellar level would take place to a depth of approximately 11 feet for the western two thirds of the Site; the eastern one third of the Site will be slab on grade construction requiring excavation of at most 2 feet of soil. Approximately 2,100 tons of soils will be excavated from this Site.
6. Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs.
7. Installation of a vapor barrier/waterproofing system below the concrete slab underneath the building, as well as behind foundation walls of the proposed building.
8. Construction and maintenance of an engineered composite cover consisting of 12" thick concrete slab over at least 6" of compacted gravel base across the footprint of the new building.
9. 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.
10. Submission of a Remedial Action Report (RAR) that describes the remedial activities certifies that the remedial requirements have been achieved, defines the Site boundaries and lists any changes from the RAWP; and
11. Continued registration with "E" designation of the property at NYC Department of Buildings.

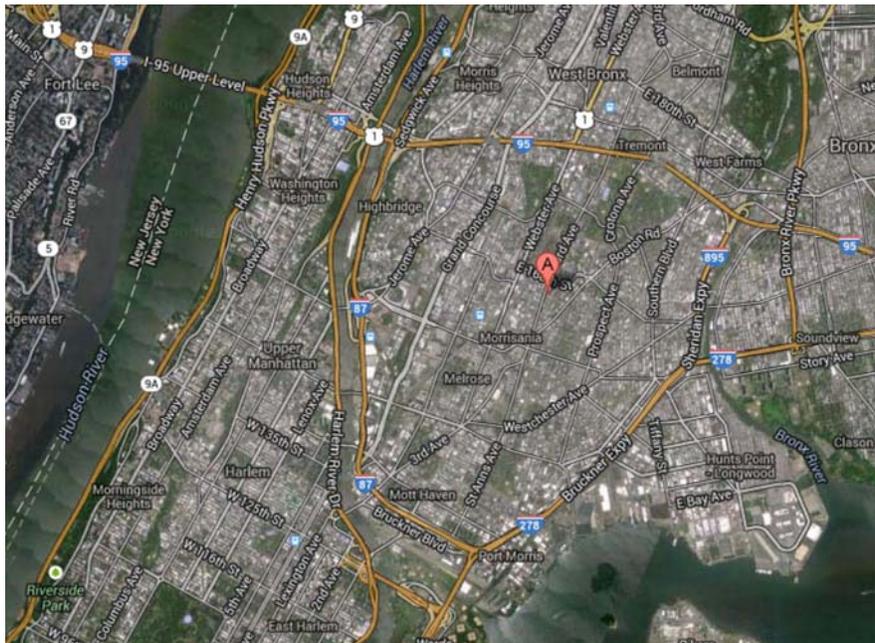
OER will review the draft RAWP and consider all public comments submitted during the comment period before it approves a final RAWP. The approved RAWP will be placed in the public library branch and on OER's website and a second fact sheet will be issued before remedial work begins.

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
Direct Link to Document Repository: <http://www.nyc.gov/html/oer/html/repository/RBronx.shtml>

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Site Location



Site Map

