

Public Comment Period

February 3, 2015
to
March 3, 2015

Where can I view project documents?

Online at:

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

Internet access to view documents is available at the public library.

The closest location is:

West Farms Library
2085 Honeywell Avenue
Bronx, NY 10460

Please call (718) 367-5376 for hours of operation

Whom can I contact for project information?

Shana Holberton
Project Manager
NYCOER
100 Gold Street, 2nd Floor
New York, NY 10038
212-788-3220
sholberton@dep.nyc.gov

and

Shaminder Chawla
Deputy Director
NYCOER
(212) 442-3007
Schawla@dep.nyc.gov

For 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 New York City's Voluntary Cleanup Program (VCP). An application has been submitted by Joy Construction Corporation for enrollment of the property located at 1825 Boston Road in the Crotona Park East section of the Bronx, New York and identified as Block 2984, Lot 46 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 March 3, 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 approximately 27,600 square feet and is currently vacant and undeveloped. The proposed future use of the Site consists of an 8-story mixed-use commercial/residential building.

Summary of RIR

The environmental investigation identified up to 13 feet of historic fill. Several contaminants were detected above cleanup guidelines in soil and groundwater. Soil vapor samples showed volatile organic compounds (VOCs) at low concentrations and below the NY State Department of Health soil vapor guidance matrix for mitigation with the exception of trichloroethylene which was detected slightly above the guidance value in one sample.

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;
- Implement a Community Air Monitoring Plan for particulates and VOC compounds;
- Selection of Track 4 Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 4 SCOs;
- Transportation and off-site disposal of historic fill and impacted soils at permitted facilities in accordance with all applicable laws and regulations for handling, transport, and disposal, and this plan;
- Collection and analysis of eight soil end-point samples and one soil vapor endpoint sample to determine the performance of the remedy with respect to attainment of SCOs;
- As part of development, construction and maintenance of an engineered composite cover consisting of the building's 4 – 6 inch thick concrete slab;
- Installation of a vapor barrier below the concrete slab underneath the building;
- 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;
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for maintenance and inspection of Engineering and Institutional Controls and reporting at a specified frequency.
- Continued registration of the property with a Restrictive Declaration 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 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/RManhattan.shtml>

or scan with your smart phone to access document repository:



Figure 1 – Site Location Map

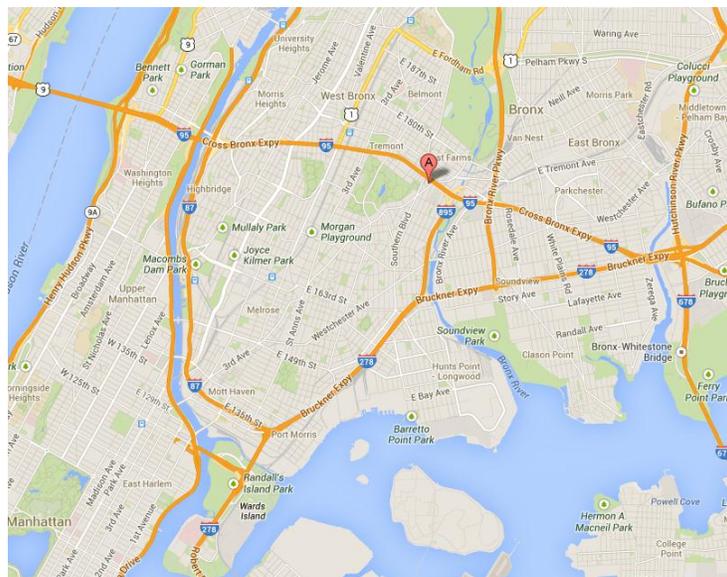


Figure 2 – Site Map

