

## NYC VCP Cleanup Plan Available for Review and Comment

### Public Comment Period

February 23, 2015  
to  
March 25, 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:

Bronx Library Center  
New York Public Library  
310 East Kingsbridge Road  
Bronx, NY 10458

Please call (718) 579-4244 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)

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 Stillwell Self Storage, LLC for enrollment of the property located at 1538 Stillwell Avenue and 1540 Bassett Avenue in the Morris Park section of Bronx, New York and identified as Block 4219, Lot 16 and Block 4226, Lot 290 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 25, 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 44,200 square feet and currently consists of a vacant, one- and two-story commercial structure that covers the extents of lot 16 on Block 4219 and Lot 290 on Block 4226 of the subject property is situated to the east of Bassett Avenue and houses several fenced storage yards formerly used for the storage of construction equipment and materials and automobiles. The proposed future use of the Site will be a multi-level self-storage with a full cellar on Block 4219, Lot 16 (Building A) and a one-story storage structure with no cellar and an asphalt driveway on Block 4226, Lot 290 (Building B).

#### Summary of RIR

The environmental investigation identified historical fill material up to depths of 13 feet. Several Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs) and metals are above cleanup guidelines in soil and are above Groundwater Quality Standards. Soil vapor samples showed elevated levels of petroleum related VOCs on Lot 290. Several chlorinated VOCs were above the mitigation ranges established by 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 VOCs;
- Establishment of Site-Specific (Track 4) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 4 Site-Specific SCOs. The footprint of the new Building A will be excavated 6 feet below grade for the cellar. Building B slab on grade and will be excavated minimally for footings. Approximately 6,255 tons of soil will be excavated and removed from Site;
- 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 and operation of an active Sub-Slab Depressurization System (SSDS);
- Installation of a vapor barrier system beneath the building slabs and behind foundation walls of the proposed building;
- Construction and maintenance of an engineered composite cover consisting of minimum 4" concrete slab and asphalt pavements and concrete building slabs and associated subbase;
- 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;
- 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; and
- Recording of a Declaration of Covenants and Restrictions that includes a listing of EC/ICs and a requirement that management of these controls must be in compliance with an approved SMP.

**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.

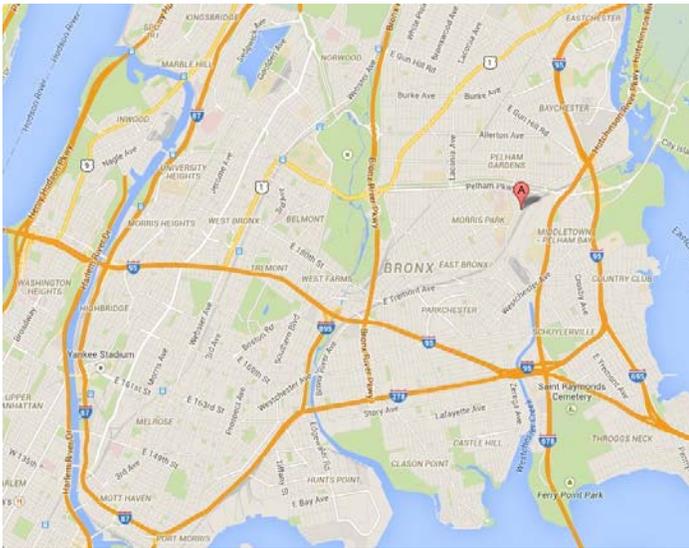
If you have any questions or know of any neighbor that would like to be added to the site contact list, please contact the OER Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants and/or post it in a prominent area of your building. 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**

