

NYC VCP Cleanup Plan Available for Review and Comment

Public Comment Period

May 6, 2015
to
June 5, 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:

New York Public Library
Clason's Point Branch
1215 Morrison Ave
Bronx, NY 10472

Please call (718) 842-1235 for hours of operation

Whom can I contact for project information?

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For more information visit:

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 Allied West Farms (NY) II, LLC for enrollment of the property located at 1538 Stillwell Avenue and 1544 Boone Avenue in the Crotona Park East / West Farms section of Bronx, New York and identified as Block 3014 and Lots 5, 9 and 45 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 June 5, 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 44,400 square feet and is currently undeveloped and used for parking and temporary office trailers. The proposed future use of the Site will consist of a 14-story, 304,000 gross square-foot, mixed-use retail building with 292 residential units with a courtyard.

Summary of RIR

The environmental investigation identified historical fill material up to depths of 4 feet. Several metals are above soil cleanup guidelines. Several petroleum and chlorinated-related VOCs were detected at concentrations well above Groundwater Quality Standards. Soil vapor samples showed elevated levels of petroleum-related compounds. Chlorinated Volatile Organic Compounds (VOCs) were detected above the mitigation ranges established by State Department of Health.

Summary of the Remedy

The specific elements of the proposed remedial action include:

1. Preparation of a Community Protection Statement and implementation of all required NYC VCP Citizen Participation activities according to an approved Citizen Participation Plan.
2. Perform a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
3. Establish Site Specific Track 4 Soil Cleanup Objectives (SCOs).
4. Excavation and removal of soil/fill exceeding Site Specific (Track 4) SCOs. For development purposes, the entire property will be excavated 2-3 feet below grade in the slab on grade and open landscaped areas and 12-14 feet below grade in the cellar areas, as required for the proposed foundation construction, with the exception of the spill remediation area in the north-west section of the Site. Approximately 6,000 tons of soil will be excavated and removed from this Site.
5. Remediation of open NYSDEC spill number 14-03152 per the accompanying Spill Remedial Action Plan (RAP), included in Appendix A and attempt of spill closure.
6. Request for closure of onsite petroleum spill number 14-03152 under the authority of NYSDEC pending the results of the investigation and remediation and in accordance with CP-51 soil cleanup objectives.
7. Collection and analysis of eight end-point samples to determine the performance of the remedy with respect to attainment of SCOs. Additional soil end point samples will be taken in spill area per requirements of NYSDEC.
8. Construction and maintenance of an engineered composite cover consisting of a 5-inch thick concrete foundation slabs, 8-inch concrete foundation walls, 4-inch thick concrete sidewalks and 2-feet thick certified clean fill cover to prevent human exposure to residual soil/fill remaining under the Site.
9. Installation of a vapor barrier system beneath the building slab and behind sub grade foundation walls. The waterproofing /vapor barrier system will consist of "Bituthene Preprufe 160R", installed behind all blind sub foundation walls below grade; and "Bituthene Preprufe 300R" installed beneath all foundation slabs.
10. Installation and operation of an active sub-slab depressurization system. The SSDS will consist of three separate loops installed within porous granular beneath the basement foundation.
11. Submission of a Remedial Action Report (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. A separate RAWP Addendum will be prepared for NYSDEC detailing spill remediation including injections, off-site treatment or monitoring if required by NYSDEC.
12. 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.
13. The property will continue to be registered with an E-Designation by the NYC Buildings

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

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

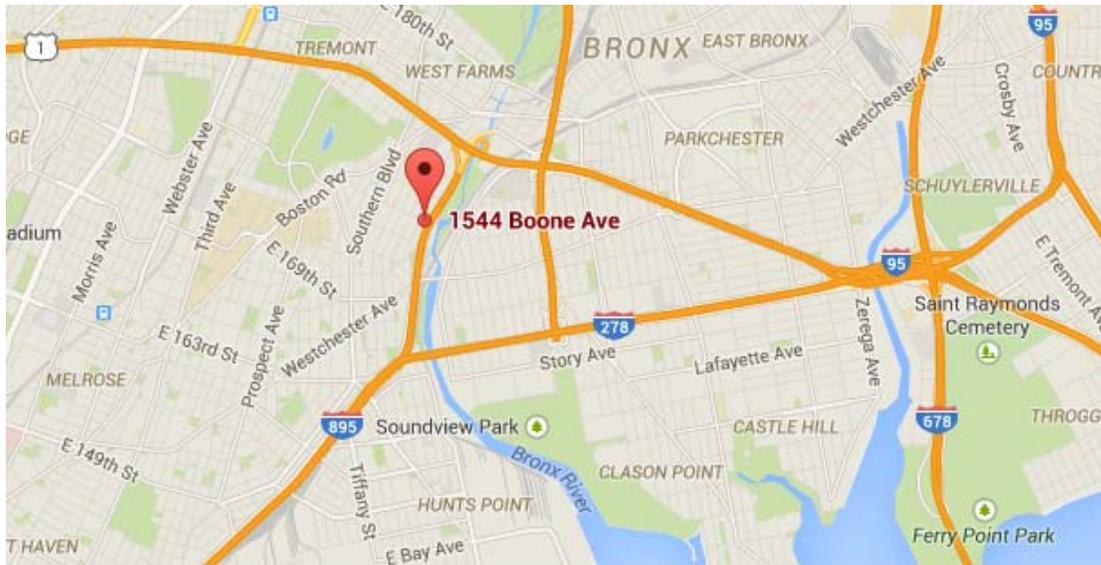


Figure 2 – Site Map

