

Public Comment Period

April 28, 2015
to
May 28, 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
310 E Kingsbridge Rd
Bronx, NY 10458

Please call (718) 579-4244 for hours of operation

Whom can I contact for project information?

Samantha Morris
Project Manager
NYCOER
100 Gold Street, 2nd Floor
New York, NY 10038
212-341-2082
Smorris@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 Bowery Residents' Committee for enrollment of the property located at 233 Landing Road in the Fordham Manor section in Bronx, New York and is identified as Block 3236 and Lot 25 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 May 28, 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 37,026-square feet and is currently used for parking and contains two temporary structures; a guard shack and a trailer. The proposed future use of the Site will consist of a new 9-story residential building with a cellar.

Summary of RIR

The environmental investigation identified up to 15 feet of historic fill. Several Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs), and metals were detected above cleanup guidelines in soil. Metals were also detected in groundwater above Groundwater Quality Standards. Soil vapor samples showed petroleum related and chlorinated VOCs at levels above the NY State Department of Health soil vapor guidance matrix for mitigation.

Summary of the Remedy

The specific elements of the proposed remedial action include:

- Preparation of a Community Protection Statement and implementation of a Citizen Participation Plan.
- Perform a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
- Establish Track 4 Site-Specific Soil Cleanup Objectives (SCOs).
- Excavation and removal of soil/fill exceeding SCOs. The entire footprint of the building will be excavated to a depth of 13 feet. Approximately, 26000 tons of soil/fill be removed.
- Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID.
- Construction and maintenance of an engineered composite cover consisting of 10-inch concrete foundation slab and a minimum of two feet of clean fill or concrete cover in the remaining portions of the Site as part of new development; to prevent human exposure to residual soil/fill remaining under the Site;
- Installation of a vapor barrier system beneath the building slab and outside foundation sidewalls below grade.
- Installation and operation of an active sub-slab depressurization system.
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs.
- 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.
- Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
- Submission of an approved Site Management Plan (SMP) in the Remedial Action Report 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.

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

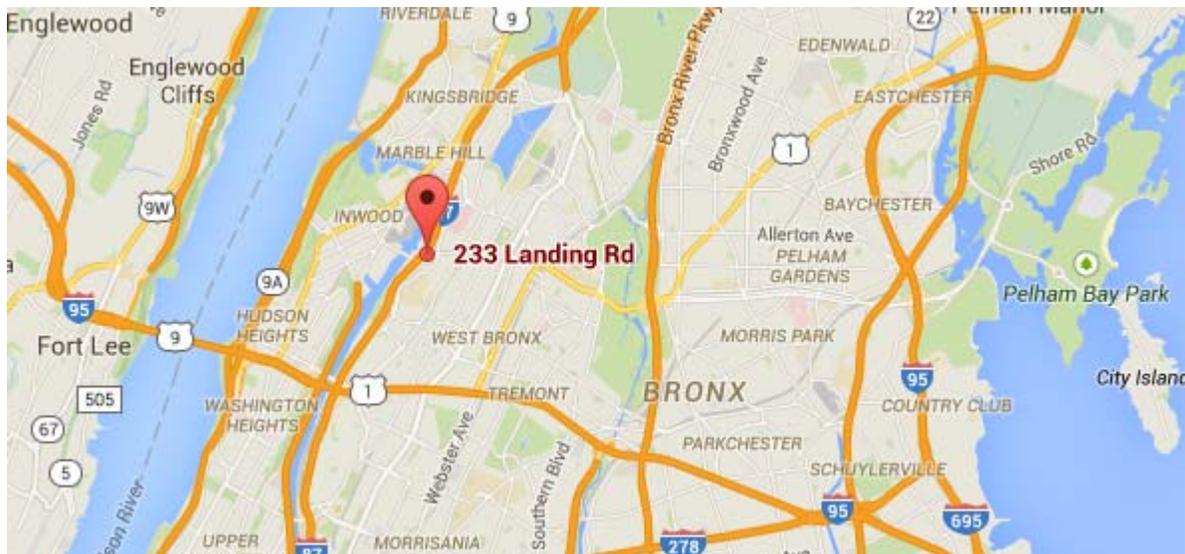


Figure 2 – Site Map

