

**NYC VCP Cleanup Plan  
Available for Review and Comment****Public Comment Period**January 7, 2016  
to  
February 7, 2016**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  
Eastchester Branch  
1385 East Gun Hill Road  
Bronx, NY, 10469Please call (718) 653-3292  
for hours of operation**Whom can I contact for project information?**Sarah Pong  
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[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 Habitat for Humanity for enrollment of the property located at 839-843 Tilden Street in the Williamsbridge section of Bronx, New York and identified as Block 4671, Lots 2, 3 & 4 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 February 7, 2016. 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 17,673 square feet and currently contains two, 2-story residential buildings and a small garage. The proposed future use of the Site will be a new seven-story residential building with a partial basement and landscaped rear yard.

**Summary of RIR**

The environmental investigation identified historical fill material to depths of 5-12 feet. Several metals, pesticides and PCBs were found above cleanup guidelines in soil. Soil vapor samples showed moderate levels of petroleum-related and chlorinated VOCs, among which PCE was above the monitoring/mitigation level ranges established by the New York 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 volatile organic carbon (VOCs) compounds;
- Selection of Track 2 Restricted Residential Use Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 2 Restricted Residential Use SCOs. The area of the new building will be excavated down 12 feet for the cellar level and the remainder of the Site will be excavated 2 feet. Approximately 4,250 tons of soil will be excavated and removed from the 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;
- Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations;
- 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;
- Installation of a vapor barrier system below the concrete slab underneath the building, as well as behind foundation walls of the proposed building;
- Construction and operation of a grade-level parking garage with high volume air exchange in conformance with NYC Building Code;
- Construction and maintenance of an engineered composite cover consisting of the 6-inch thick concrete building slab and two feet of clean soil over all open/landscaped areas to prevent human exposure to residual soil/fill remaining under the site;
- 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
- Continued registration with E-designation for the property.

**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.

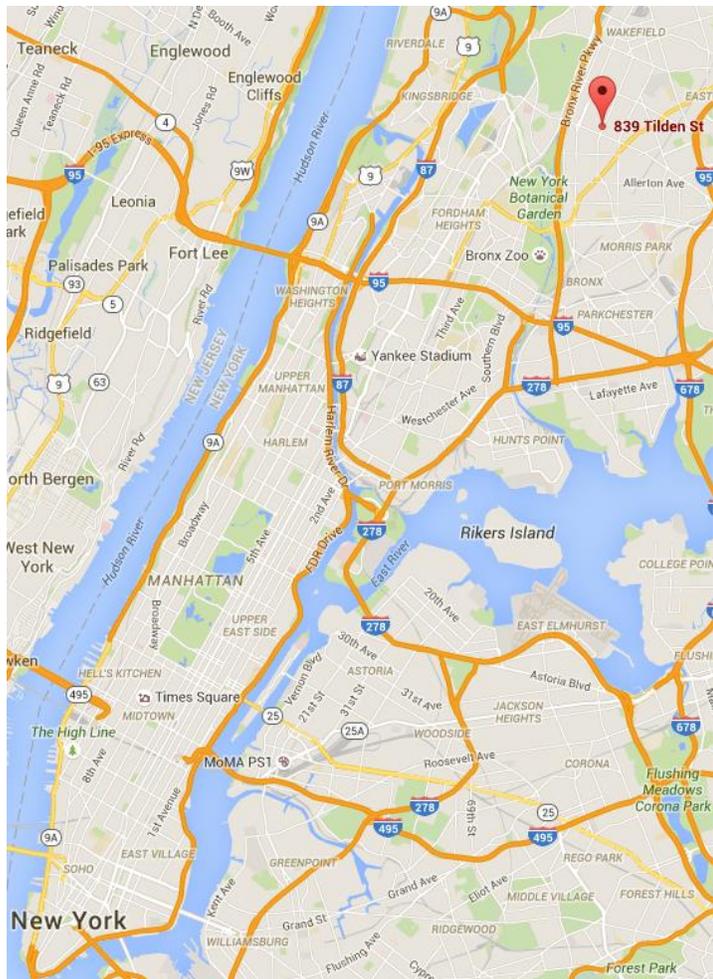
If you have any questions or know of any neighbor that would like to be added to the site contact list, please contact the OER Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants and/or post it in a prominent area of your building.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

