

Where can I view project documents?**In person at:**

New York Public Library
Melrose Library
910 Morris Avenue
Bronx, NY 10451

(Please call (718) 588-0110 for hours of operation)

and electronically at:

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

Public Comment Period

March 19, 2013
to
April 19, 2013

Whom can I contact for project information?

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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) is providing this Fact Sheet pursuant to the New York City Voluntary Cleanup Program (VCP). An application has been submitted by Mastermind, Ltd for enrollment of the property located at 899 Westchester Avenue and identified as Block 2690, Lot 34 in Bronx, New York 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 Remedial Action Work Plan

OER is accepting public comments on the draft RAWP through April 19, 2013. The RIR and draft RAWP are available for review at the document repositories identified in the box to on the left including a public library branch and through a link to OER's website. Comments should be sent directly to Mr. Shaminder Chawla via mail or e-mail.

Site Description and Development

The Site occupies 32,929 square feet of land and is comprised of one vacant lot. The proposed future use of the Site will consist of 8-story mixed use affordable residential building with a full cellar for parking. First floor will be used for retail and community facility.

Summary of Remedial Investigation Report

Historic fill material was identified from zero to 8 feet below grade surface. Soil samples collected at the Site during the remedial investigation showed four polycyclic aromatic hydrocarbons (PAHs), pesticides, and metals are present at concentrations exceeding soil cleanup objectives (SCOs) and are believed to be associated with historic fill material. Groundwater samples showed two dissolved metal in excess of Groundwater Quality Standards. Soil vapor samples detected several petroleum-related VOCs throughout the Site at generally low to moderate levels tetrachlorethylene and trichloroethylene were detected at low concentrations.

Summary of Proposed Remedial Action Work Plan

The specific elements of the remedial action will include:

- Preparation of a Community Protection Statement and performance of all required NYC VCP citizen participation activities according to an approved Citizen Participation Plan (CPP);
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
- Establishment of Track 4 Site Specific Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding SCOs to a depth of approximately 9 feet across the building footprint.
- Collection and analysis of end-point samples;
- Installation of a water proofing membrane system beneath the building slab;
- Construction of a sub-grade ventilated garage as per building's code;
- Submission of a Remedial Action Report (RAR); and
- Submission of an approved Site Management Plan and recording of a Declaration of Covenants and Restrictions that includes a listing of Engineering Controls, Institutional Controls, and a requirement that management of these controls must be in compliance with an approved Site Management Plan.

Next Steps

OER will review the project documents and consider all comments submitted during the public comment period before it approves the RAWP. The approved documents will be placed in the public library branch and 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 in 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 more information regarding the 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:



Figure 1: Site Location



Figure 2: Site Map

