

Where can I view project documents?

In person at:

West Farms Library
2085 Honeywell Avenue
Bronx, NY 10460

Please call (718) 367-5376
for hours of operation

and electronically at:

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

Public Comment Period

November 15, 2013
to
December 15, 2013

Whom can I contact for project information?

Shana Holberton
Project Manager
NYCOER
100 Gold Street, 2nd Floor
New York, NY 10038
(212) 788-3220
Sholberton@dep.nyc.gov

and

Shaminder Chawla
Assistant 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 Joy Construction Corporation for enrollment of the property located at 1825 Boston Road in the Crotona Park East section of the Bronx, New York and identified as Block 2984, Lot 46 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 December 15, 2013. 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 26,000 square feet and is currently vacant and undeveloped. The proposed future use of the site consists of an 8-story mixed commercial and residential building, which will occupy the northern portion of the lot, and above grade parking to the west of the building.

Summary of RIR

The environmental investigation identified up to 8 feet of historic fill. Soil samples showed several Semi-Volatile Organic Compounds (SVOCs), metals, and pesticides above cleanup guidelines.

Groundwater samples showed six metals above groundwater quality standards. Soil vapor samples showed that most of the petroleum-related compounds and chlorinated solvents were detected at low concentrations in all soil vapor samples. Some other petroleum-related compounds were found at high concentrations.

Summary of the Remedy

The specific elements of the proposed remedial action include:

- Preparation of a Community Protection Statement and implementation of all required NYC VCP Citizen Participation activities according to an approved Citizen Participation Plan;
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
- Establishment of Track 4 Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding SCOs. Average excavation depths for commercial space and the footing will be 4 feet below surface grade (bsg), and excavation depths for the elevator pit will range from 6 to 8 feet bsg;
- 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;
- Installation of a vapor barrier below the concrete slab underneath the building;
- Construction and maintenance of an engineered composite cover consisting of 4 to 6-inch concrete building slab across the building footprint and the parking area;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Submission of a RAR that describes the remedial activities certifies that the remedial requirements have been achieved and lists any changes from the RAWP;
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for maintenance and inspection of Engineering and Institutional Controls and reporting at a specified frequency;
- 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 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 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

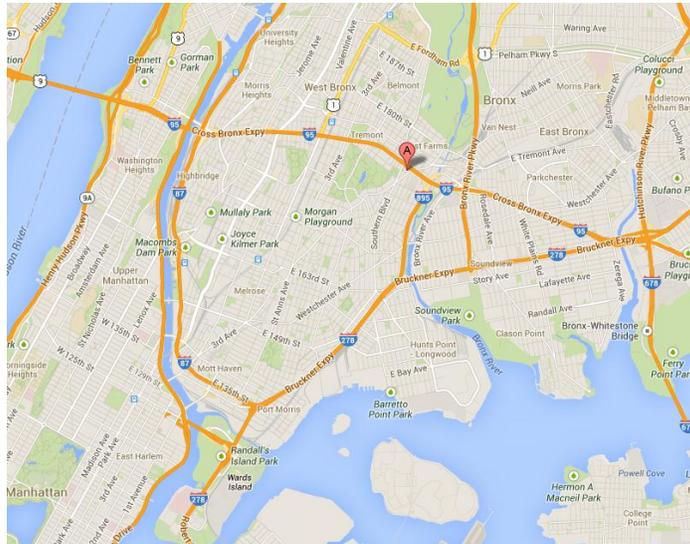


Figure 2 – Site Map

