

**Public Comment Period**

April 28, 2014  
to  
May 28, 2014

**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:

The Bronx Public Library  
Melrose Branch  
910 Morris Avenue  
Bronx, NY 10451

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

**Whom can I contact for project information?**

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For more information visit:  
[www.nyc.gov/oer](http://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 the New York City's Voluntary Cleanup Program (VCP). An application has been submitted by PSCH, Inc. for the enrollment of the property located at 491 East 165<sup>th</sup> Street in the Bronx, New York and identified as Block 2370, lots 6 and 52 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, 2014. 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 Ms. Hannah Moore via mail or e-mail (see contact information at left).

**Site Description:**

The Site is 10,319-square feet and is currently used for parking and trailer storage. This project consists of redeveloping the Site with a new 10-story residential building with a cellar and 6,193 square-feet of open space.

**Summary of RIR:**

The environmental investigation identified historic fill to a depth of 5 feet below grade. Soil samples detected semi-volatile organic compounds (SVOCs), four pesticides, and metals above cleanup guidelines. Groundwater samples identified one Volatile Organic Compound (VOC), 1 metal, 3 pesticides, and 5 SVOCs above Groundwater Quality Standards. Soil vapor samples showed elevated levels of petroleum-related compounds and chlorinated VOCs at levels within the monitoring/mitigation ranges established by the NYS 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;
- Performance of a Community Air Monitoring Program for particulates and VOCs;
- Establishment of Track 4 Site-Specific Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 4 Site-specific SCOs. Excavation of building footprint to 13 feet, subgrade courtyard to 6 feet, and remainder of property to 2 feet below grade.
- 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 of contaminated soil;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Installation of a vapor barrier/ waterproofing system;
- Installation of a passive sub-slab depressurization system;
- Construction and maintenance of an engineered composite cover;
- Submission of an approved Site Management Plan for long-term management of residual contamination; and
- Continued registration of property with E designation at the Department of 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 in the public library branch and on OER’s website and a second fact sheet will be issued before remedial work begins.

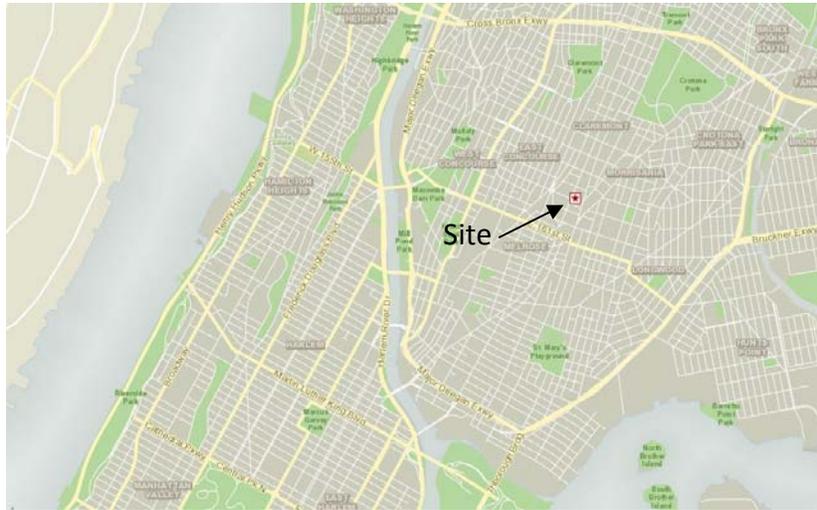
If you have any questions or know of any neighbor that would like to be added to the site contact list, please contact the OER Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants and/or post it in a prominent area of your building. For information regarding New York City’s Voluntary Cleanup Program, please visit our website at: [www.nyc.gov/oer](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**

