

Public Comment Period

February 1, 2016
to
March 1, 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
Morrisania Branch Library
610 East 169 Street
Bronx, NY, 10012**

(Please call (212) 966-3424 for hours of operation)

and electronically at:

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

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) provides this Fact Sheet pursuant to the New York City's Voluntary Cleanup Program (VCP). An application has been submitted Bronx Pro Group for enrollment of the property located in the Morrisania neighborhood of the Bronx at 3363-3365 Third Avenue, Bronx, New York and identified as Block 2370, Lots 33 and 34 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 March 1, 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 8,652 square foot site is currently used as a parking lot. The proposed future use of the Site will consist of nine-story mixed-use building with community space in the cellar and on the first floor, and approximately 30 affordable housing units above.

Summary of RIR: The environmental investigation identified approximately 5 to 12 feet of historic fill. Bedrock was not encountered during the investigation. Several Semi-Volatile Organic Compounds (SVOCs), pesticides, and metals were detected above cleanup guidelines in soil. Groundwater only detected metals including magnesium, manganese, and sodium above groundwater quality standards. Soil vapor samples showed petroleum-related VOCs and chlorinated VOCs above the DOH soil vapor guidance matrix.

Summary of the Remedy:

The proposed remedial action will consist of the following elements:

1. Preparation of a Community Protection Statement and performance of all required NYC VCP Citizen Participation activities according to an approved Citizen Participation Plan.
2. Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
3. Establishment of Track 4 Site-specific Soil Cleanup Objectives (SCOs).
4. Removal of underground storage tanks (if encountered) and closure of petroleum spills (if evidence of a spill/leak is encountered during Site excavation) in compliance with applicable local, State, and Federal laws and regulations.
5. Excavation and removal of soil/fill exceeding SCOs. Excavation is expected to extend approximately 14 feet below grade at the location of the proposed building, to approximately 12 feet below grade at the western and south-central portions of the Site for basement-level exterior courtyards, and to approximately 20 feet in the south and north-central portions of the Site to accommodate two elevator pits. Approximately 4,300 cubic yards of soil will be excavated and removed from the Site.
6. Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs.
7. Installation of a vapor barrier/waterproofing system below the concrete slab underneath the building, as well as behind foundation walls of the proposed building.
8. Installation of a passive SSDS consisting of a network of horizontal pipes set in the middle of a gas permeable layer immediately beneath the building slab and vapor barrier system.
9. Construction and maintenance of an engineered composite cover consisting of 12" thick concrete slab over at least 6" of compacted gravel base across the footprint of the new building.
10. 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.
11. Submission of a Remedial Action Report (RAR) that describes the remedial activities certifies that the remedial requirements have been achieved, defines the Site boundaries and lists any changes from the RAWP; and
12. Continued registration with "E" designation of the property at NYC Department of Buildings.

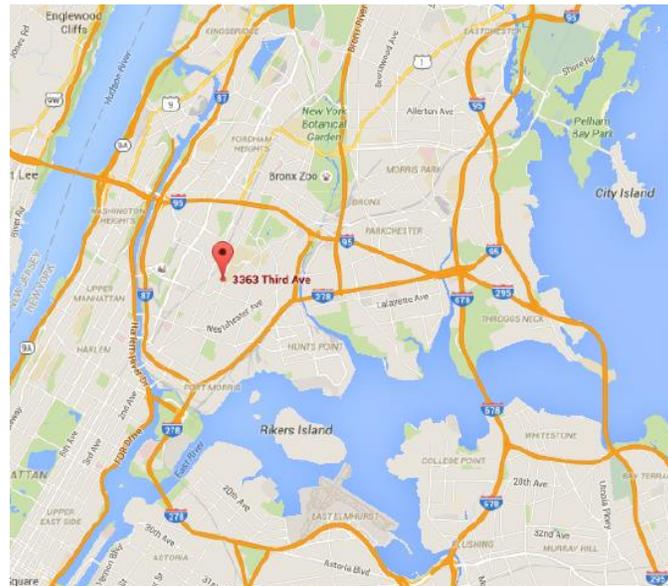
OER will review the draft RAWP and consider all public comments submitted during the comment period before it approves a final RAWP. The approved RAWP will be placed in the public library branch and on OER's website and a second fact sheet will be issued before remedial work begins.

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



Site Location



Site Map

