

Notice:

The comment period for this site, 1600 Pelham Parkway, VCP # 11CVCP001X, has been extended:

March 19, 2015 to April 3, 2015

Public Comment Period

February 17, 2015
to
March 19, 2015

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:

Bronx Public Library
Pelham Bay Branch
3060 Middletown Road
Bronx, NY, 10461

Please call (718) 792-6744 for hours of operation

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 New York City's Voluntary Cleanup Program (VCP). An application has been submitted by Stagg Group for enrollment of the property located at 1600 Pelham Parkway South in the Morris Park section of Bronx, New York and identified as Block 4223, Lot 30, 36 and 39 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 19, 2015. 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 26,784 square feet. Currently, lot 30 and 26 are vacant with no buildings while lot 39 is occupied by a 1-story horse stable. The proposed future use of the Site will be a 7-story apartment building with a cellar and at grade parking lot.

Summary of RIR

The environmental investigation identified historical fill material up to depths of 12 feet. Several Semi-Volatile Organic Compounds (SVOCs), metals, and pesticides are above cleanup guidelines in soil. Several metals are above Groundwater Quality Standards. Soil vapor samples showed elevated levels of petroleum related and chlorinated VOCs were below the matrix for monitoring 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;
- Establishment of Site-Specific (Track 4) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 4 Site-Specific SCOs. The footprint of the new building will be excavated 10 feet below grade for the cellar. The parking area will be excavated to depths of at least 1 foot below grade. The proposed landscaped area will be excavated to a depth of 2 feet. Approximately 7,600 tons of soil will be excavated and removed from 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;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- As part of new development, construction and operation of a ventilated parking garage in the sub-cellular level in accordance with NYC Building Code requirements;
- Installation of a vapor barrier system beneath the building slabs and behind foundation walls of the proposed building;
- Construction and maintenance of an engineered composite cover consisting of 4" concrete slab over 4" of compacted gravel to prevent human exposure to residual soil/fill remaining under the site and import of 2-foot of clean fill for the recreational areas;
- 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

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

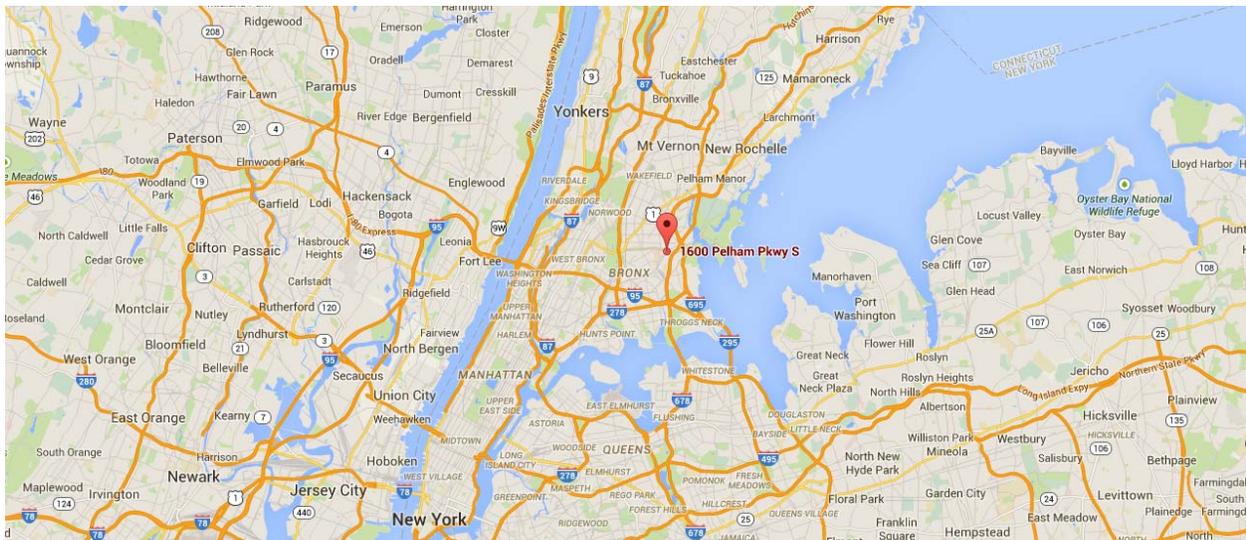


Figure 2 – Site Map

