

NYC VCP Cleanup Plan Available for Review and Comment

Where can I view project documents?

In person at:

New York Public Library
Melrose Branch
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/RBrooklyn.shtml](http://www.nyc.gov/html/oer/html/repository/RBrooklyn.shtml)

Public Comment Period

May 09, 2012
to
June 9, 2012

Whom can I contact for project information?

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For more information visit:
www.nyc.gov/oer

The New York City Office of Environmental Remediation (OER) is providing this Fact Sheet pursuant to New York City's Voluntary Cleanup Program (VCP). An application has been submitted by Azimuth Development Group LLC for enrollment of the property located at 400 Rider Avenue, Bronx, New York and identified as Block 2334, Lots 38- 41, 43, 45, and 59 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 June 9, 2012. 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 45,728-square-foot site is currently used as a parking garage. The proposed development is to construct two adjoining 6-story mixed commercial and residential-use buildings with full cellars which will be used for parking.

Summary of RIR

The environmental investigation identified historic fill to a depth of 4-5 feet below the ground surface. The soil/fill samples did not show any elevated levels of PCBs or semi volatile organic compounds (SVOCs). Methylene Chloride, a common laboratory contaminant, was identified exceeding standards in one sample. Elevated levels of pesticides, and metals (barium, mercury, and lead) were found in soil samples and are believed to be associated with historic fill.

Groundwater samples showed no elevated levels of pesticides or volatile organic compounds (VOCs), SVOCs, pesticides or PCBs. Metals findings indicate that on-site metals contamination is not mobilizing into groundwater. There is no evidence of a substantial source of groundwater contamination onsite.

Soil vapor samples identified petroleum and chlorinated VOCs at generally low concentrations. Trichloroethene (1.7 ug/m³) was found at levels that are within the monitoring range established by the State Department of Health.

Summary of the Remedy

The proposed remedial action is a Track 4 cleanup. 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 volatile organic carbon compounds;
- Establishment of Track 4 site-specific soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill in excess of SCOs;
- 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 if the remedy attains SCOs;
- Construction and maintenance of an engineered composite cover;
- Installation of a vapor barrier system;
- Construction of sub-grade ventilated parking garage consistent with NYC Building Code; and
- Submission of a Remedial Action Report (RAR) (including Site Management Plan) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, and describes all engineering and institutional controls to be implemented at the Site.

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 Mr. Chawla 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/RBrooklyn.shtml>

or scan with your smart phone to access document repository



Figure 1 – Site Location Map

