

**Where can I view project documents?****In person at:**

Bronx Public Library  
Parkchester Library Branch  
1985 Westchester Avenue  
Bronx, NY 10462  
(Please call (718) 829-7830 for  
hours of operation)

and electronically at:

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

**Public Comment Period**

November 13, 2012  
to  
December 13, 2012

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

Cavy Chu  
Project Manager  
NYC OER  
100 Gold Street, 2nd Floor  
New York, NY 10038  
(212) 788-3774  
[CavyC@dep.nyc.gov](mailto:CavyC@dep.nyc.gov)

Shaminder Chawla  
Assistant Director  
NYC OER  
(212) 442-3007  
[SChawla@dep.nyc.gov](mailto:SChawla@dep.nyc.gov)

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) is providing this Fact Sheet pursuant to the New York City Voluntary Cleanup Program (VCP). An application has been submitted by Idle, LLC for enrollment of the property located at 2016-2040 Westchester Avenue and identified as Block 3805, Lots 11, 13, 14, 15, 17, 20, 67 and 169 in Bronx, New York 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 Remedial Action Work Plan**

OER is accepting public comments on the draft RAWP for 30 days through December 13, 2012. The RIR and draft RAWP are available for review at the document repositories identified in the box to the left including a public library branch and through a link to OER's website. Comments should be sent directly to Ms. Cavy Chu via mail or e-mail.

**Site Description and Development**

The Site occupies 50,544 square feet of land and is comprised of eight lots in one block. Various lots are currently used as commercial building, auto repair garage, vacant 2-story residential building, an asphalt paved parking lot. The proposed future use of the Site will consist of 7-story mixed use residential, commercial and community building with a partial cellar and adjoining ground level parking.

**Summary of Remedial Investigation Report**

Historic fill material was identified from zero to 5 feet below grade surface. Soil samples collected at the Site during the remedial investigation showed four polycyclic aromatic hydrocarbons (PAHs), two pesticides, and four metals are present at concentrations exceeding soil cleanup objectives (SCOs) and are believed to be associated with historic fill material. Groundwater samples showed two volatile organic compounds (VOCs) and four dissolved metal in excess of Groundwater Quality Standards. Soil vapor samples detected several petroleum-related VOCs throughout the Site at generally low to moderate levels. Neither tetrachlorethylene nor trichloroethylene was found in any samples.

**Summary of Proposed Remedial Action Work Plan**

The specific elements of the remedial action will include:

- Preparation of a Community Protection Statement and performance of all required NYC VCP citizen participation activities according to an approved Citizen Participation Plan (CPP);
- 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 exceeding SCOs to a depth of approximately 4 feet across the building footprint and more than 12 feet for the partial cellar.
- Collection and analysis of end-point samples;
- Installation of an active vapor barrier system beneath the building slab;
- Submission of a Remedial Action Report (RAR); and
- Submission of an approved Site Management Plan and Recording of a Declaration of Covenants and Restrictions that includes a listing of Engineering Controls, Institutional Controls, and a requirement that management of these controls must be in compliance with an approved Site Management Plan.

**Next Steps**

OER will review the project documents and consider all comments submitted during the public comment period before it approves the RAWP. The approved documents 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 in 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 more information regarding the 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:



**Figure 1: Site Location**

**Figure 2: Site Map**

