

**Public Comment Period**March 4, 2015  
to  
April 4, 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:

Mott Haven Library  
321 E 140th St  
Bronx, NY 10454

Please call (718) 665-4878 for hours of operation

**Whom can I contact for project information?**Shana Holberton  
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[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 New York City's Voluntary Cleanup Program (VCP). An application has been submitted by Bruckner Ventures, LLC for enrollment of the property located at 20 Bruckner Boulevard in the Mott Haven section of the Bronx, New York and identified as Block 2308, Lot 5 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 April 4, 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 approximately 50,000 square feet and is currently developed with a 5-story building which occupies the entire footprint of the site. The proposed use of the building is commercial retail and office space. The proposed work consists of an interior renovation and exterior rehabilitation of the existing building, to include excavation in select areas of the building.

**Summary of RIR**

The environmental investigation identified up to 14 feet of historic fill. Several contaminants were detected above cleanup guidelines in soil and groundwater. Soil vapor samples showed volatile organic compounds (VOCs) at low concentrations and below the NY State Department of Health soil vapor guidance matrix for mitigation.

**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;
- Implement a Community Air Monitoring Plan for particulates and VOC compounds;
- Establishment of Track 4 Site-Specific SCOs. Excavation and removal of soil/fill exceeding SCOs in the proposed excavation areas. Proposed excavation depths vary between one (1) and five (5) feet bgs in the three select excavation areas of the site;
- Transportation and off-site disposal of historic fill and impacted soils at permitted facilities in accordance with all applicable laws and regulations for handling, transport, and disposal, and this plan;
- Collection and analysis of end-point soil samples to determine the performance of the remedy with respect to attainment of SCOs;
- Construction and maintenance of an engineered composite cover consisting of an 8-inch reinforced concrete building slab in the select areas of proposed excavation in addition to the existing site-wide concrete building slab to prevent human exposure to residual soil/fill remaining under the site;
- Installation of a vapor barrier system beneath the concrete slab of the proposed excavation areas of the site;
- 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;
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for maintenance and inspection of Engineering and Institutional Controls and reporting at a specified frequency.
- Continued registration of the property with an E Designation 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 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/RManhattan.shtml>

or scan with your smart phone to access document repository:



Figure 1 – Site Location Map

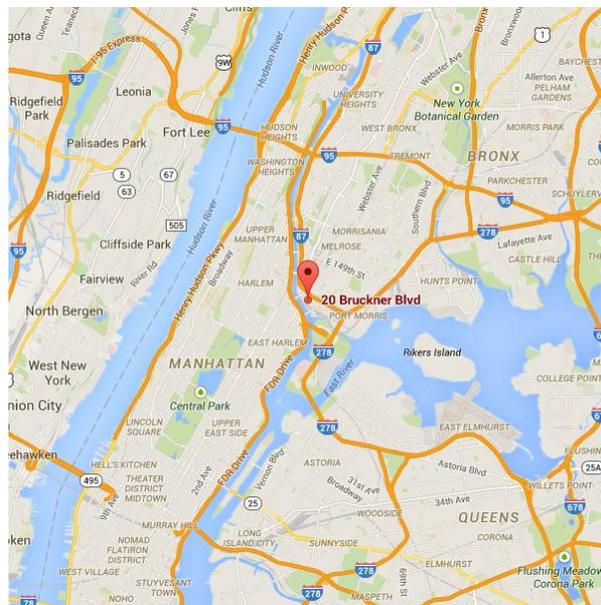


Figure 2 – Site Map

