

Where can I view project documents?**Document Repositories**

Bronx Public Library
Melrose Branch
910 Morris Avenue
New York, NY 10456

(Please call (718) 588-0110 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
Environmental Cleanup to Begin**

Action is about to begin that will address the contamination related to the property located at 1016 Washington Avenue in Bronx, New York under New York City's Voluntary Cleanup Program ("VCP"). The cleanup activities will be performed by Joy Construction Corp. with oversight provided by the New York City Office of Environmental Remediation (OER). The Remedial Action Work Plan ("RAWP") has been found by the OER to be protective of public health and the environment and has been approved by OER. The remedial work will begin in January 2013. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at left.

Site Description and Development: Currently, the Site area is a vacant 13,000-square foot irregularly-shaped lot. The proposed development is a 10-story mixed use commercial/residential building with a cellar.

Summary of RIR: The RI showed soil/fill material samples with semi-volatile organic compounds (SVOCs) exceeding Track 2 Restricted Use Residential Soil Cleanup Objectives (SCO) for shallow samples. Deeper soils were all below SCOs. Some metals exceeded standards. VOCs, PCBs and Pesticides were all below standards. Groundwater sampling indicated slight exceedances for pesticides and metals. No VOCs, SVOCs, or PCBs exceeded standards. Soil vapor testing identified some elevated petroleum and chlorinated VOCs. Tetrachloroethene (PCE) ranging from 54-100ug/mg³.

Summary of the Remedy: The remedial action for 1016 Washington Avenue remedy will attempt to achieve Track 2 Restricted Residential SCOs. 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 during active remediation;
- Establishing Track 2 Restricted Residential SCOs;
- Excavation and removal of soil/fill exceeding SCOs. Transportation and off-Site disposal of all soil/fill material at permitted. 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;
- Removal of underground storage tanks (if any) in compliance with applicable Federal, State, and City laws and regulations;
- Installation of a vapor barrier system beneath the building foundation slab and sidewalls to address migration of off-site soil vapors;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, and describes all Engineering and Institutional Controls to be implemented at the site, and lists any changes from this RAWP;
- Submission of an approved Site Management Plan (SMP) and Recording of a Declaration of Covenants and Restrictions.

Cleanup activities are scheduled to begin in January 2013 and are expected to be completed by July 2013.

Next Steps: After the enrollee completes the remedial work, an RAR will be prepared and submitted to OER. The RAR will describe the cleanup activities and certify that all cleanup requirements were met. Once the RAR is approved, OER will issue a Notice of Completion, a City liability release, and a New York City Green Property Certificate. OER will then issue a fact sheet announcing the completion of the remedial action and identify all engineering and institutional controls (if required) to be used at the Site.

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:



Figure 1: Site Map

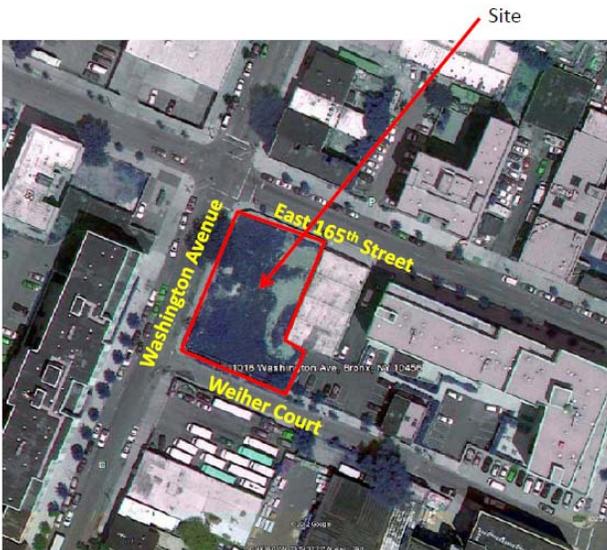


Figure 2: Site Location

