



**OFFICE OF ENVIRONMENTAL REMEDIATION**

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July 11, 2012

Mr. Mark Stagg  
Stagg Group  
P.O. Box 9  
Purchase, NY 10577

Ms. Deborah Thompson  
DT Consulting Services, Inc.  
1291 Old Post Road  
Ulster Park, NY 12487

Re: **Decision Document**  
**NYC VCP Remedial Action Work Plan Approval**  
**856 East 213<sup>th</sup> Street**  
**Block 4671, Lot 64**  
**VCP Project #12CVCP061X / OER Project # 12EH-A311X**

Dear Mr. Stagg:

The New York City Office of Environmental Remediation (OER), in consultation with the New York City Department of Health and Mental Hygiene (DOHMH), has completed its review of the June 2012 Remedial Action Work Plan (RAWP) and June 2012 Stipulation List for 856 East 213<sup>th</sup> Street, VCP Project #12CVCP061X. The Plan was submitted to OER under the NYC Voluntary Cleanup Program (VCP). The RAWP was released for public comment for 30 days as required by program rule. That comment period ended on June 25, 2012. There were no public comments.

**Statement of Purpose and Basis**

This document presents the remedy for a Voluntary Cleanup site known as “856 East 213<sup>th</sup> Street” site. This document is a summary of the information that can be found in the site-related reports and documents in the document repository at OER’s website [www.nyc.gov/oer](http://www.nyc.gov/oer).

The New York City Office of Environmental Remediation (the Office or OER), in consultation with the New York City Department of Health and Mental Hygiene (DOHMH), has established a remedy for the above referenced site. Historic fill material is the primary environmental concern on this property.

The decision is based on the Administrative Record of the New York City Office of Environmental Remediation (the Office or OER) for the 856 East 213<sup>th</sup> Street Site and the public’s input to the proposed remedy presented by the Office.

## **Description of Selected Remedy**

The remedy selected for this 856 East 213<sup>th</sup> Street Site includes soil excavation, cover system, active sub-slab depressurization system (SSDS), vapor barrier system, institutional controls, and site management.

The elements of the selected remedy are as follows:

1. Preparation of a Community Protection Statement and implementation of a Citizen Participation Plan.
2. Perform a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
3. Establish Track 4 Soil Cleanup Objectives (SCOs). Excavation and removal of soil/fill exceeding SCOs. Track 4 SCOs will include Track 2 Restricted Residential Soil Cleanup Objectives for all parameters except the following parameters:
  - Lead: 750 ppm
  - SVOCs: 250 ppm (total)
4. Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs.
5. Construction and maintenance of an engineered composite cover consisting of paved parking in the rear of the building, 2-foot clean fill cover with demarcation barrier in the landscaped portion of the site and the concrete building foundation slab and sidewalls.
6. Installation of a vapor barrier and active SSDS to prevent migration of vapors into the completed building.
7. Demarcation of residual soil/fill.
8. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations.
9. 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. Appropriate segregation of excavated media onsite.
10. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID.
11. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas.
12. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
13. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations.
14. Submission of a RAR 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, and lists any changes from this RAWP.

15. Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for operation, maintenance, monitoring, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency.
16. Recording of a Declaration of Covenants and Restrictions that includes a listing of Engineering Controls and a requirement that management of these controls must be in compliance with an approved SMP; and Institutional Controls including prohibition of the following: (1) vegetable gardening and farming; (2) use of groundwater without treatment rendering it safe for the intended use; (3) disturbance of residual contaminated material unless it is conducted in accordance with the SMP; and (4) higher level of land usage without OER-approval.

Remedial activities will be performed at the Site in accordance with this OER-approved RAWP. All deviations from the RAWP will be promptly reported to OER. Changes will be documented in the RAR.

This remedy conforms to the promulgated standards and criteria that are directly applicable, or that is relevant and appropriate and takes into consideration OER guidance, as appropriate. The remedy is protective of public health and the environment.

Date

7/11/12



Shaminder Chawla  
Assistant Director

## **SITE BACKGROUND**

### Location:

The Site is located at 856 East 213<sup>th</sup> Street in the Bronx, New York and is identified as Block number 4671 and Lot number 64 on the New York City Tax Map. Figure 1 shows the Site location.

### Site Features:

The Site is approximately 6,267 -square feet and is bounded by a residential property to the northeast, a church to the southeast, apartments to the northwest and southwest. Currently, the Site is vacant. The area surrounding the subject site consists of a mix of residential and commercial properties.

### Current Zoning/uses:

The current zoning designation is R-6A residential use. The proposed use is consistent with existing zoning for the property.

### Historical Use:

Historic uses at the site included residential uses since the 1920's. The AOC identified for this site consist of historic fill at the site.

### Summary of Environmental Findings:

1. Elevation of the property is approximately 115 to 120 feet above sea level.
2. The stratigraphy of the site, from the surface down, consists of four feet of mixed fill (silts and sand), underlain by eight feet of fine to medium sands.
3. Depth to bedrock is approximately 9-12 feet at the Site.

## **PROPOSED DEVELOPMENT PLAN**

The applicant proposes to construct one 6-story (36-unit) residential building with a partial basement, rear at-grade parking and landscaped rear yard. The basement level will be used for storage and mechanical rooms.

## **SUMMARY OF REMEDIAL INVESTIGATION**

A remedial investigation (RI) serves as the mechanism for collecting data to:

- characterize site conditions;
- determine the nature of the contamination; and
- assess risk to human health and the environment.

The RI is intended to identify the nature (or type) of contamination which may be present at a site and the extent of that contamination in the environment on the site, or leaving the site. The RI reports on data gathered to determine if the soil, groundwater, soil vapor have been contaminated. Temporary wells were installed to assess groundwater, soil borings were installed to sample soil/fill identified and soil vapor was sampled. Data collected in the RI influence the development of remedial alternatives. The RI report is available for review in the site document repository.

## **Nature and Extent of Contamination:**

Soil: Soil/fill samples collected during the RI showed no VOCs exceeded Track I SCOs. Two VOCs were detected (acetone and methylene chloride) and both were also identified in lab blanks. No PCE, TCE, 1,1,1-TCA or other VOC was detected. All SVOC concentrations were below Track I SCOs with the exception of Benzo(k)fluoranthene, Benzo(a)anthracene and Benzo(a)pyrene were marginally above Track I SCOs in one shallow sample. Benzo(a)pyrene and Benzo(a)anthracene were slightly above Track II Restricted Residential SCOs in one shallow sample. No PCBs were detected. All pesticides concentrations were below Track I SCOs with the exception of Dieldrin (maximum 18.2 ppb) and 4,4'-DDD (maximum 117ppb). Five metals including chromium (maximum 46.9 ppm), copper (maximum 79.7 ppm), lead (maximum 385 ppm), nickel (maximum 49.8 ppm) and zinc (maximum 418 ppm) exceeded Track I SCOs but all values were well below Track II Restricted Residential SCOs. Overall, findings for soil were unremarkable and did not show a source of contamination on this property.

Groundwater: Although three temporary groundwater monitoring wells were installed throughout the Site to establish groundwater flow, groundwater samples could not be collected for chemical analysis due to the lack of water above the bedrock aquitard.

Soil vapor: Soil vapor samples collected during the RI showed no significant detections in the soil vapor at the site with the exception of 1,1,1-trichloroethane (1,1,1-TCA) (maximum 4,700 ug/m<sup>3</sup>) in one of three sampling locations. Confirmatory sampling of soil vapor in the location of the elevated 1,1,1-TCA detected the compound at 2,900 ug/m<sup>3</sup> in the second round of sampling. PCE and TCE were not detected above laboratory detection limits. In addition to the elevated level of 1,1,1-TCA, other constituents reported above laboratory detection limits included 1,3-butadiene, benzene, toluene and xylene, identified as hydrocarbons. These soil gas compounds (included 1,1,1-TCA) reported during analysis were not encountered during soil sampling in any monitoring location across the site and are not consistent with historical residential use of the property. Soil vapor contamination may be originating from an off-site source.

Figure 1: Site Map

