

Where can I view project documents?

In person at:

New York Public Library
Morrisania Library
610 East 169 Street (at Franklin Avenue)
Bronx, NY 10451
(Please call (718) 589-9268 for hours of operation)

and electronically at:

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

Public Comment Period

March 21, 2013
to
April 21, 2013

Whom can I contact for project information?

Jennifer Pati
Project Manager
NYC OER
100 Gold Street, 2nd Floor
New York, NY10038
(212) 341-2034
JPati@dep.nyc.gov

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

For more information visit:
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 3361 Third Avenue Acquisition, LLC for enrollment of the property located at 3359 and 3361 Third Avenue and identified as Block 2370, Lots 35 & 36 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 through April 21, 2013. The RIR and draft RAWP are available for review at the document repositories identified in the box to on the left including a public library branch and through a link to OER's website. Comments should be sent directly to Mr. Shaminder Chawla via mail or e-mail.

Site Description and Development

The Site occupies 8,917.70 square feet of land and is undeveloped (no permanent structures) and occupied by a used cars dealership with a mobile home parked on the lot which serves as the office, the eastern portion is partially asphalt paved, western portion of the site is unpaved. The proposed future use of the Site will consist of 7-story affordable residential building with a full cellar for social services offices. The footprint of the building will be approximately 4,750 square feet.

Summary of Remedial Investigation Report

Soil samples collected at the Site during the remedial investigation showed polycyclic aromatic hydrocarbons (PAHs), pesticides, PCBs and metals are present in shallow soils at concentrations exceeding soil cleanup objectives (SCOs). Groundwater samples showed one SVOC, and one dissolved metal in excess of Groundwater Quality Standards. Soil vapor samples detected several VOCs throughout the Site at generally low levels.

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 (CAMP) for particulates and volatile organic carbon compounds;
- Establishment of Track 1 Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding SCOs to a depth of approximately 12 feet across the building footprint;
- Collection and analysis of end-point samples;
- As part of new development, construction of an engineered composite cover consisting of 5-inch thick structural concrete slab beneath the building and 2 feet of clean fill material in the rear and south-central portions and of the site to prevent human exposure to residual soil/fill remaining under the Site;
- As part of new development, installation of a vapor barrier membrane system beneath the building slab and installation of a passive sub-slab depressurization system;
- Submission of a remedial action report that describes the remedial activities, and 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.
- If Track 1 Unrestricted Use SCOs are attained, the property will be removed from the E-Designation Program
- If Track 1 Unrestricted Use SCOs are not attained, a Track 4 remedial action will be implemented and will include Continued registration of the property with an E-Designation; establishment of Engineering Controls and Institutional Controls.

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

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 Map



Figure 2 – Site Vicinity Map

