

## Public Comment Period

January 6, 2014  
to  
February 6, 2014

## Where can I view project documents?

### Online at:

Please call (718) 589-9268 for hours of operation

### and electronically 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:

New York Public Library  
Morrisania Branch  
610 East 169<sup>th</sup> Street  
Bronx, NY 10456

## Whom can I contact for project information?

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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) provides this Fact Sheet pursuant to New York City's Voluntary Cleanup Program (VCP). An application has been submitted by South Bronx Overall Economic Corp. for enrollment of the property located at 996 Washington Avenue in the Morrisania section of Bronx, New York and identified as Block 2369, Lots 1, 2, 3, 4, 5, 53, 54, 90, and 153 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 February 6, 2014. 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 0.29 acre and currently lots 3, 4, and 5 are improved with three 2-story single family homes with finished basements. The remaining lots are currently unimproved. The proposed future use of the Site will consist of an L-shaped eight-story ninety-five unit building with a cellar and an outdoor recreation area on the ground floor.

### Summary of RIR

The environmental investigation identified approximately 2 feet of historic fill. Several Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs), pesticides, and metals, were detected above cleanup guidelines. Groundwater showed several VOCs, metals, and one SVOC above standards. Soil vapor samples showed low to moderate levels of petroleum-related compounds above the DOH soil vapor guidance matrix.

### 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 volatile organic carbon (VOCs) compounds;
- Establish Track 1 Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Unrestricted Use SCOs. Removal of two hotspot areas identified during remedial investigation. For development purposes, 85% of the property will be excavated to depth of 13 feet for new building's cellar footings and foundation. The 2,900 square feet rear yard will be excavated to a depth of 2 feet;
- 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;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries;

If Track 1 Unrestricted Use SCOs are not achieved, the following elements will be implemented as part of new construction:

- Installation of a vapor/waterproofing barrier system beneath the building slab and behind the foundation walls;
- Construction and maintenance of an engineered composite cover consisting of a building slab; and a minimum of two feet clean fill in the recreational outdoor area; and
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for maintenance, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency.

### Next Steps

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 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 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/RBronx.shtml>

or scan with your smart phone to access document repository:



Figure 1 – Site Location Map

Figure 2 – Site Map

