

## NYC VCP Cleanup Plan Available for Review and Comment

### Public Comment Period

November 17, 2014  
to  
December 17, 2014

### 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:

Bronx Public Library  
Melrose Branch  
910 Morris Avenue,  
Bronx, NY 10451

Please call (718) 588-0110 for hours of operation

### Whom can I contact for project information?

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For more information visit:  
[www.nyc.gov/oer](http://www.nyc.gov/oer)

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 Trinity Financial for enrollment of the property located at 3160 Park Avenue in the Melrose section of Bronx New York and identified as Block 2419, Lot 28, 30 & 36 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 December 17, 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 24,928.1 square feet and is currently vacant land. The proposed future use of the Site will be an 11-story mixed use building (commercial and residential) with cellar parking lot for 38 spaces.

#### Summary of RIR

The environmental investigation identified historical fill material up to depths of 2-11 feet. Several Semi-Volatile Organic Compounds (SVOCs), metals, pesticides and one Polychlorinated-Biphenyl (PCB) are above cleanup guidelines in soil. One metal is above Groundwater Quality Standards. Soil vapor samples showed moderate levels of petroleum related and chlorinated VOCs, among which Trichlorethylene (TCE) was above the monitoring level ranges established by the New York State Department of Health.

#### 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;
- Implementation of a Community Air Monitoring Plan for particulates and volatile organic carbon (VOCs) compounds;
- Selection of Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 1 Unrestricted Use SCOs. The entire site will be excavated to a depth of 3-18 feet below grade for construction of the new building's cellar. Approximately 11,000 cubic yards of soil will be excavated and removed from Site;
- 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 and 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;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities and certifies that the remedial requirements have been achieved and lists any changes from this RAWP;

If Track 1 Unrestricted Use cleanup is not achieved, the following construction elements (as part of new development) will be implemented as Engineering and Institutional Controls:

- Installation and operation of a passive sub-slab depressurization system;
- Installation of a vapor barrier system beneath the building slab and outside foundation walls below grade;
- Construction and maintenance of an engineered composite cover consisting of a 6" slab on grade mat foundation with spread footings underlain by 6" of ¾" crushed stone over a compact sub grade and 4" concrete sidewalk underlain by 5" of ¾" compacted gravel to prevent human exposure to residual soil/fill remaining under the site;
- 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; and
- If Track 1 SCOs are not achieved, Recording of a Declaration of Covenants and Restrictions that includes a listing of Engineering Controls and Institutional Controls and a requirement that management of these controls must be in compliance with an approved SMP.

**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 on OER’s website and a second fact sheet will be issued before remedial work begins.

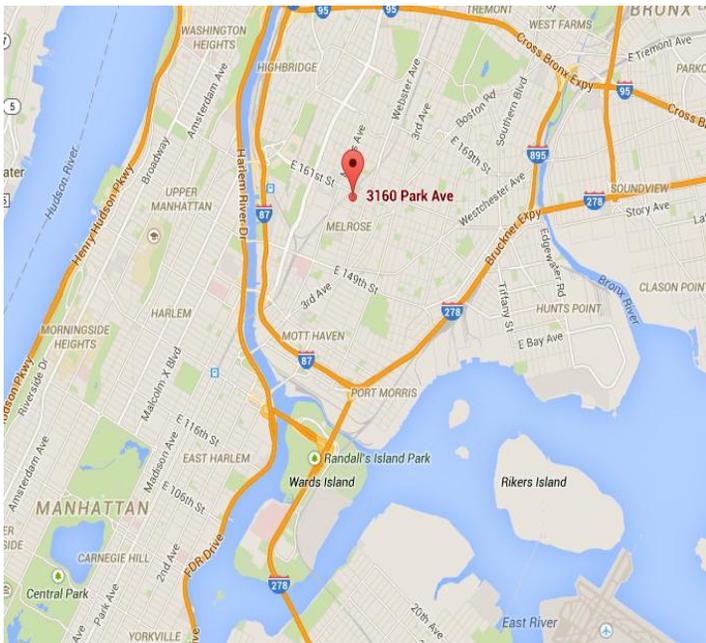
If you have any questions or know of any neighbor that would like to be added to the site contact list, please contact the OER Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants and/or post it in a prominent area of your building. 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**

