



**OFFICE OF ENVIRONMENTAL REMEDIATION**

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**DECISION DOCUMENT**  
**NYC VCP and E-Designation**  
**Remedial Action Work Plan Approval**

April 6, 2015

Re: 20 Bruckner Boulevard  
Bronx Block 2308, Lot 5  
Hazardous Materials and Noise “E” Designation  
E-143: March 9, 2005 Port Morris / Bruckner Boulevard Rezoning - CEQR 05DCP005X  
OER Project Number 15EH-N308X / VCP Number 15CVCP082X

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated February 2015 with Stipulation Letter dated March 10, 2015 for the above-referenced project. These Plans were submitted to OER under the NYC Voluntary Cleanup Program and E-Designation Program. The proposed development at the site does not include residential occupancy and therefore is not subject to the Noise E Designation requirements.

The RAWP was released for public comment for 30 days as required by program rule. That comment period ended on April 4, 2015. There were no public comments.

**Project Description**

The proposed redevelopment consists of gut rehabilitation of the existing interior spaces throughout the building, including demolition and removal of all existing stairs and installation of new stair towers to the east and west of the building facing Bruckner Boulevard. An additional staircase in the section facing East 132 Street is also proposed. The existing elevator systems will be completely rehabilitated. Two of the four existing elevator pits will remain, one will be abandoned and filled in, and one will be abandoned and a new elevator pit will be installed in its place. The cellar area at the southwest side of the Site will remain and the cellar area at the west side of the Site will be abandoned and filled in. Two ground-floor retail spaces are proposed facing the street facade along Bruckner Boulevard. The remainder of the first floor will consist of commercial office space, a lobby area, and a loading dock. Commercial office use is proposed for floors 2 through 4 and the proposed use of the fifth floor is a penthouse consisting of a commercial business and an outdoor event space. Excavation of soil is not proposed for the entire site but at limited areas within the site to depths of approximately 2 to 4 feet.

**Statement of Purpose and Basis**

This document presents the remedial action for the NYC Voluntary Cleanup Program and E-Designation project known as “20 Bruckner Boulevard” pursuant to Title 43 of the Rules of the City of New York Chapter 14, Subchapter 1 and the Zoning Resolution and §24-07 of the Rules of the City of New York.

**Description of Selected Remedy for Hazmat**

The remedial action selected for the 20 Bruckner Boulevard site is protective of public health and the environment. The elements of the selected remedy are as follows:

1. Preparation of a Community Protection Statement and performance of all required NYC VCP Citizen Participation activities according to an approved Citizen Participation Plan;

2. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations;
3. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations;
4. Site mobilization involving site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas;
5. Implementation of a Community Air Monitoring Program for particulates and volatile organic compounds;
6. Completion of a Waste Characterization Investigation prior to excavation activities. Waste characterization soil samples will be collected at a frequency dictated by the selected disposal facility(s) acceptance criteria;
7. Establishment of Track 4 Site-Specific SCOs;
8. Excavation and removal of soil/fill exceeding SCOs in the proposed excavation areas. Proposed excavation depths vary between 2 and 4.5 feet bgs in select excavation areas of the site. Approximately 1,100 tons of soils will be excavated and removed during redevelopment of this Site;
9. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID;
10. Management of excavated materials including temporarily stockpiling and segregating in accordance with defined material types to prevent co-mingling of contaminated material and non-contaminated materials;
11. Verify that a gasoline underground storage tanks (UST) identified in loading dock area (which was reported by the owner to have been removed in the 1970s) in the proposed three foot excavation area will be removed and properly closed. Removal of USTS and closure of petroleum spills (if evidence of a spill/leak is encountered during Site excavation) in compliance with applicable local, State and Federal laws and regulations;
12. 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;
13. Collection and analysis of six end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
14. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations;
15. Installation of a vapor barrier system beneath the concrete slab of the proposed excavation areas of the site A VaporBlock Plus VBP 20-mil vapor barrier membrane, manufactured by Raven Industries, will be installed beneath the new concrete slab in the select areas of proposed excavation;
16. Construction and maintenance of an engineered composite cover consisting of a new eight (8)-inch reinforced concrete building slab in the select areas of proposed excavation in addition to the existing site-wide concrete building slab to prevent human exposure to residual soil/fill remaining under the site;
17. Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the site boundaries, lists any changes from the RAWP, and describes all Engineering and Institutional Controls to be implemented at the site;
18. Submission of an approved 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; and
19. The property will continue to be registered with an E-Designation by the NYCDOB. Establishment of Engineering Controls and Institutional Controls in the RAWP and a requirement that management of these controls must be in compliance with an approved SMP. Institutional Controls will include 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.

The remedy for Hazardous Materials described above conforms to the promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration OER guidance, as appropriate.

4/6/2015



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Date

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Shana Holberton  
Project Manager

4/6/2015



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Date

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Shaminder Chawla  
Deputy Director

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