

Public Comment Period

October 13, 2015
to
November 13, 2015

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:

New York Public Library
Mott Haven Library
321 East 140th Street,
Bronx, NY 10454

Please call (718) 665-4878 for hours of operation

Whom can I contact for project information?

William Wong
Project Manager
NYCOER
100 Gold Street, 2nd Floor
New York, NY 10038
(212) 341-0659
WiWong@dep.nyc.gov

and

Shaminder Chawla
Deputy Director
NYCOER
(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) provides this Fact Sheet pursuant to New York City's Voluntary Cleanup Program (VCP). An application has been submitted by Tahoe Development for enrollment of the property located at 221 – 227 EAST 138th Street in the Mott Haven section of Bronx, New York and identified as Block 2340, Lot 56 and 58 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 November 13, 2015. 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 10,000 square feet and currently the Site contains a vacant one 1-story factory building that occupies the entirety of lots 56 and 58. The proposed future use of the Site will consist of a new 10-story mixed-use commercial and residential building with a full cellar.

Summary of RIR

The environmental investigation identified historical fill material to depths of 12 feet. Several Semi-Volatile Organic Compounds (SVOCs), pesticides and metals are above cleanup guidelines in soil. Several SVOCs in one location and Metals were detected above Groundwater Quality Standards. Soil vapor samples showed low to moderate levels of petroleum related VOCs and low levels of chlorinated VOCs, all below the monitoring/mitigation 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.
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
- Perform additional site characterization sampling of soil. Four (4) soil probes will be installed and eight (8) soil samples will be collected prior to start of construction (after demolition).
- Excavation and removal of soil/fill exceeding Track 4 Site Specific SCOs. The entire footprint of the Site will be excavated to a depth of approximately 10 feet below grade for development purposes. A small portion of property will be excavated to the depths of 15 feet below grade for an elevator pit. Approximately, 5500 tons of soils will be excavated and removed from this Site.
- Removal of one (1) known UST from the northwest portion of the Site and any other USTs encountered during excavation. Registration of tanks and reporting of any petroleum spills associated with UST's and appropriate closure of these petroleum spills in compliance with applicable local, State and Federal laws and regulations.
- Transportation and off-Site disposal of all soil/fill material at licensed or 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 on-Site.
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs.
- Construction of an engineered composite cover consisting of a 3-foot thick concrete mat slab on top of a 3-inch concrete mud slab over a 6-inch layer of compacted crushed stoned beneath all building areas. The rear yard will consist of a 3 ½-inch layer of concrete on a 2-inch thick metal deck to support the parking ramp.
- Installation of a vapor barrier system consisting of vapor barrier beneath the building slab and outside of sub-grade foundation sidewalls to mitigate soil vapor migration into the building.
- Performance of all activities required for the remedial action, including acquisition of required permits and attainment of pretreatment requirements, in compliance with applicable laws and regulations.
- Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, lists any changes from this RAWP, and describes all Engineering and Institutional Controls to be implemented at the Site.
- Submission of an approved Site Management Plan (SMP) in the Remedial Action Plan (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.
- The property will continue to be registered with an E-Designation at the NYC Buildings Department.

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

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

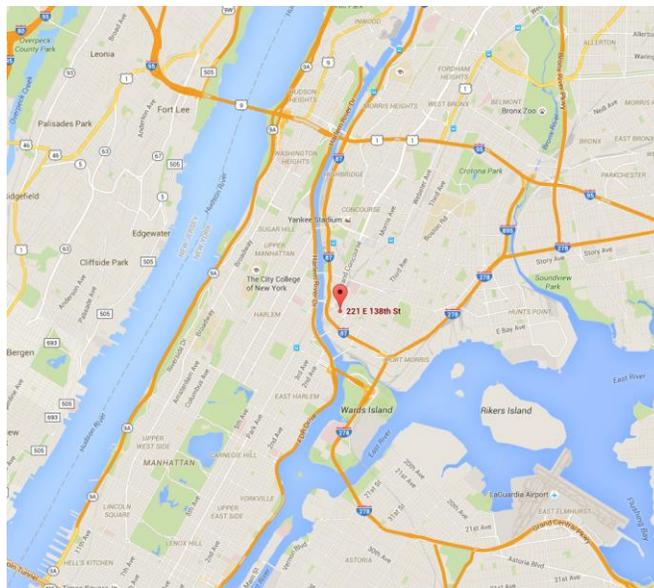


Figure 2 – Site Map

