

Where can I view project documents?**In person at:**

New York Public Library
Mosholu Branch
285 East 205th Street
Bronx, NY 10467

(Please call (718) 882-8239 for hours of Operation)

and electronically at:

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

Public Comment Period

May 25, 2012
to
June 25, 2012

Whom can I contact for project information?

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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 City Voluntary Cleanup Program (VCP). An application has been submitted by Joy Construction Co. for the enrollment of the property located at 3556 Webster Avenue in the Bronx and identified as Block 3360, Lots 62. The Remedial Investigation Report (RIR) details the results of the 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 through June 25, 2012. The RIR and the draft RAWP are available for review at the Mosholu Branch of the New York Public Library and at OER's website www.nyc.gov/oer. Comments should be sent to Mr. Shaminder Chawla via mail or e-mail (see contact information at left).

Site Description and Development: The property consists of one vacant lot with an area of approximately 0.42 acre. Historically, the site has been vacant since 1896, although unconfirmed residential and industrial uses might have occurred at the site. The planned development consists of the construction of one 8-story commercial and residential building with below grade parking.

Summary of RIR: The environmental investigation identified historic fill at variable depths. Both shallow and deep soil/fill exceeds Soil Cleanup Objectives (SCOs) for several Semi Volatile Organic Compounds (SVOCs), pesticides and metals. No VOCs and Polychlorinated Biphenyls (PCBs) were detected in soil samples.

No VOCs, pesticides or PCBs were detected above NYS Groundwater Quality Standards (GQS). Among dissolved metals only manganese, aluminum and iron were detected above GQS. Soil vapor samples reveal VOCs throughout the site with. Neither PCE nor TCE were detected within any of the soil, groundwater and vapor samples collected at the Site

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 during active remediation;
- Establishment of Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs);
- Excavation and off-site disposal of soil/fill that exceeds the site's SCOs. Soil/fill will be disposed at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal of contaminated soil;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Construction and maintenance of an engineered composite cover with the installation of a 20-mil vapor/moisture barrier beneath the structure and along the foundation walls, as part of standard construction practices; and
- Submission of a Remedial Action Report (RAR) that describes the remedial activities and certifies that the remedial requirements have been achieved.
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of historic material and recording of a deed restriction to inform future owners of residual historic material at the site if a complete Track 1 cleanup is not achieved.

Next Steps

OER will review the project documents and consider all public comments submitted during the public comment period before it approves the RWAP. The approved documents will be placed in the public library branch and on OER’s website. 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 more information regarding the New York City’s Brownfield 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 Map

