

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

August 2, 2013
to
September 2, 2013

Whom can I contact for project information?

Maurizio Bertini
Project Manager
NYCOER
100 Gold Street, 2nd Floor
New York, NY 10038
212-788-3922
MBertini@dep.nyc.gov

and

Shaminder Chawla
Assistant 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 Voluntary Cleanup Program (VCP). An application has been submitted by Tyler’s Bronx Tunnel, LLC for enrollment of the property located at 2999 Webster Avenue in Bedford Park, Bronx. The Site is identified as Block 3280, Lot 39 on NYC Tax Maps. 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 September 2, 2013. 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 6,038 square feet and is currently vacant. The proposed future use of the Site consists of an 8-story apartment complex with a full cellar and rear yard.

Summary of RIR

The environmental investigation identified up to four feet of historic fill. No Volatile Organic Compounds (VOC) or PCBs were detected above cleanup guidelines. Several Semi Volatile Organic Compounds (SVOC), three pesticides, and metals were detected above cleanup guidelines. Groundwater samples showed no detectable levels of VOC, SVOCs, Pesticides and PCBs. Low levels of metals were detected below GQS with the exception of sodium. Soil vapor samples collected during the RI showed trace levels of petroleum related and chlorinated VOCs with the exception of TCE, which were detected within the mitigation level ranges established by the State DOH.

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;
- Establishment of Track 4 Site-Specific Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill in excess of SCOs;
- Collection and analysis of end-point samples to determine if the remedy attains SCOs;
- Construction and maintenance of an engineered composite cover consisting of building slab and two foot of clean cover in rear yard area to prevent human exposure to residual soil/fill remaining under the Site;
- Installation of a vapor barrier system below the building slab and behind the foundation sidewalls of the new building;
- Installation and operation of an active Sub Slab Depressurization System;
- Submission of a Remedial Action Report (RAR) and an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for operation, monitoring, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency;
- Institutional Controls including prohibition of (1) vegetable gardening and farming; (2) use of groundwater; (3) disturbance of residual historic material unless it is conducted in accordance with an approved Site Management Plan; and (4) higher level of land usage without OER-approval; and
- Continued registration as an “E” Designated Site to ensure compliance with institutional and engineering controls.

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

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

