

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

Sedwick Library
1701 Dr. Martin L. King Jr. Blvd.
Bronx, NY 10453

Please call (718) 731-2074 for
hours of Operation

and electronically at:

[http://www.nyc.gov/html/oer/html/
repository/RBronx.shtml](http://www.nyc.gov/html/oer/html/repository/RBronx.shtml)

Public Comment Period

July 29, 2011
to
August 29, 2011

Whom can I contact for project information?

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For more information visit:
www.nyc.gov/oer

**NYC BCP Cleanup Plan
Remedial Activities to Begin**

The New York City Office of Environmental Remediation (OER) provides this Fact Sheet pursuant to the New York City's Brownfield Cleanup Program (BCP). An application has been submitted for enrollment into the BCP of the property at 92 West Tremont Avenue on Block 2867, Lots 125 & 128 in Bronx, New York. 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 August 29, 2011. The RIR and draft RAWP are available for review at the document repositories identified in the box at 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 consists of a 25,475 square-foot parcel that is currently vacant and undeveloped. The development calls for a five story senior citizens' residence building with a cellar level.

Summary of RIR

Historic records identified a dry cleaning facility from 1948 to 1979 on Lot 125 and a parking area on Lot 128. The environmental investigation identified presence of urban fill from grade to approximately 10 feet below grade surface. Investigations identified VOCs impacting the soil in the vicinity of old dry cleaning area. Soils were also impacted with some metals, pesticides and SVOC's. Groundwater identified low levels of VOC's and metals. No pesticides or PCB's were detected in groundwater.

Soil vapor samples identified BTEX, PCE, and TCE at various locations of the property.

Soil and groundwater results support an onsite origin of PCE (associated with former dry cleaner) but do not support significant onsite disposal area.

Summary of the Remedy

The specific elements of the proposed remedial action include:

- Preparation of a Community Protection Statement and implementation of an approved Citizen Participation Plan (CPP);
- Performance of a Community Air Monitoring Program for dust particulates and VOC's;
- Establishment of Track 2 Restricted Residential Soil Cleanup Objectives (SCO's);
- Excavation and removal of soil/fill Track 2 SCO's to a depth of 10 feet below grade;
- Transportation and off-site disposal of all soil/fill material at permitted facilities in accordance with all federal, state and city laws and regulations for handling, transport, and disposal;
- Construction and maintenance of an engineered composite cover consisting of a concrete foundation, two foot of soil or concrete cover in landscaped areas or open spaces;

- Placement of a vapor barrier beneath the proposed building slab and around the sub-grade foundation walls to prevent the potential impact of soil vapors from entering the building;
- Installation of an active sub-slab depressurization system beneath the proposed building slabs to address the potential impact of soil vapors;
- Collection and analysis of endpoint samples to evaluate the performance of the remedy with respect to attainment of Track 2 SCO's;
- Recording of deed restrictions to inform future owners of residual contamination at the site and to prevent future exposure to any residual contamination at the site; and
- Preparation of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination.

Next Steps

OER will review the draft RAWP and all public comments submitted during the comment period and then approve a final RAWP. The draft RAWP may be modified to address public comments and comments by OER. The approved RAWP will be placed in the document repositories and a second fact sheet will be issued before work begins.

If you have any questions or know of any individual or organization 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 Brownfield Cleanup Program, please visit our website at:

www.nyc.gov/oer

Site Location Map



92 West Tremont Avenue