



OFFICE OF ENVIRONMENTAL REMEDIATION

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Helen Rosenberg
Westhab, Inc.
85 Executive Blvd.
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Mr. Paul Ciminello
Ecosystems Strategies, Inc.
24 Davis Avenue
Poughkeepsie, NY 12603

Re: **Decision Document**
NYC BCP Remedial Action Work Plan Approval
4-12 Gouverneur Place
Block 2388, Lots 16-20
BCP Project #12CBCP017X / OER Project # 11EHAZ143X

Dear Ms. Rosenberg:

The New York City Office of Environmental Remediation (OER), in consultation with the New York City Department of Health and Mental Hygiene (DOHMH), has completed its review of the January 18, 2012 Remedial Action Work Plan (RAWP) and February 10, 2012 Stipulation List for 4-12 Gouverneur Place, BCP Project #12CBCP017X. The Plan was submitted to OER under the NYC Brownfield Cleanup Program (BCP). The RAWP was released for public comment for 30 days as required by program rule. That comment period ended on February 18, 2012. There were no public comments.

Statement of Purpose and Basis

This document presents the remedy for a Brownfield Cleanup site known as “4-12 Gouverneur Place” site. This document is a summary of the information that can be found in the site-related reports and documents in the document repository at OER’s website www.nyc.gov/oer.

The New York City Office of Environmental Remediation (the Office or OER), in consultation with the New York City Department of Health and Mental Hygiene (DOHMH), has established a remedy for the above referenced site. The disposal or release of contaminants at this site, as more fully described in this document, has contaminated various environmental media. Contaminants include hazardous substances.

The decision is based on the Administrative Record of the New York City Office of Environmental Remediation (the Office or OER) for the 4-12 Gouverneur Place Site and the public's input to the proposed remedy presented by the Office.

Description of Selected Remedy

The remedy selected for this 4-12 Gouverneur Place Site includes soil excavation, cover system, vapor barrier and sub slab depressurization system, institutional controls, and site management

The elements of the selected remedy are as follows:

1. Preparation of a Community Protection Statement and implementation of a Citizen Participation Plan.
2. Implementation of a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
3. Establishment of Track 1 and Track 4 Soil Cleanup Objectives (SCOs) for site areas A (under the building footprint) and B (under the rear yard), respectively.
4. Excavation and removal of estimated 3,800 cubic yards of urban fill/soil exceeding SCOs. Up to 12 feet of soil/ fill will be excavated in the area of the building footprint for development purposes.
5. 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.
6. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID.
7. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
8. Installation of a demarcation layer over any fill soils remaining on the Site;
9. Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs.
10. Removal of underground storage tanks and closure of petroleum spills (if encountered) in compliance with applicable local, State and Federal laws and regulations
11. Application of an oxygen release compound at the base of the Site's excavation if a contaminant source is identified during excavation for the purpose of reducing VOC concentrations in the on-site groundwater.
12. Construction and maintenance of an engineered composite cover consisting of a building slab covering 55% of the site (site area A), and open space cover consisting of concrete covering the remaining 45% (site area B) to prevent human exposure to residual soil/fill remaining under the Site;
13. As part of construction of the building, installation of a vapor barrier system beneath the building slab.
14. As part of construction of the building, installation and operation of a passive sub-slab depressurization system.
15. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations.

16. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas.
17. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations.
18. Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, and describes all Engineering and Institutional Controls to be implemented at the Site, and lists any changes from this RAWP.
19. Submission of an approved Site Management Plan (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 (only applicable if a complete Track 1 cleanup is not achieved).

Remedial activities will be performed at the Site in accordance with this OER-approved RAWP. All deviations from the RAWP will be promptly reported to OER. Changes will be documented in the RAR.

This remedy conforms with the promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration OER guidance, as appropriate. The remedy is protective of public health and the environment.

2/21/12



Date

Shaminder Chawla
Assistant Director

SITE BACKGROUND

Location:

The Site is located at 4-12 Gouverneur Place in Bronx, New York, and is identified as Block 2388, Lots 16-20 on the New York City Tax Map. Figure 1 shows site location map.

Site Features:

The Site consists of a 12,350 square-foot vacant lot and is bounded by Gouverneur Place to the north, to the south by a warehouse, vacant lot to the east, and parking lot and residential buildings to the west.

Current Zoning/uses:

The current zoning designation is MX-7. The proposed use is consistent with existing zoning for the property.

Historical Use:

Historic use of the property has been residential and as a parking lot. The areas of concern identified for this site include historic fill, past use as parking lot, and use of adjacent properties for automotive repair, manufacturing, and/or industrial uses.

Summary of Environmental Findings:

1. Elevation of the property is approximately 40 feet above sea level.
2. Depth to groundwater ranges from 16 to 21 feet at the Site.
3. Groundwater flow is generally toward the southeast.
4. The stratigraphy of the site, from the surface down, consists of approximately 8 feet of historical fill/ sand material underlain by at least 6 feet of yellowish-brown sandy clays.

PROPOSED DEVELOPMENT PLAN

The proposed development includes a 7-story plus cellar administrative and residential structure. The cellar area is proposed to contain utility rooms, storage, and office space. The first floor is proposed to contain offices and common space. Floors 2 through 7 will be used for residential units. The northern portion of the site will contain an approximately 42' by 130' rear yard, consisting of a paved concrete surfacing. The foundation excavation will extend to approximately 12 feet below grade across the building footprint and to approximately 2-3 feet below grade in the area of the proposed rear yard. Excavation is not anticipated to extend below the water table at 20 feet below grade.

The remedial action contemplated under this RAWP may be implemented independently of the proposed redevelopment plan.

SUMMARY OF REMEDIAL INVESTIGATION

A remedial investigation (RI) serves as the mechanism for collecting data to:

- characterize site conditions;
- determine the nature of the contamination; and
- assess risk to human health and the environment.

The RI is intended to identify the nature (or type) of contamination which may be present at a site and the

extent of that contamination in the environment on the site, or leaving the site. The RI reports on data gathered to determine if the soil, groundwater, soil vapor, indoor air, surface water or sediments may have been contaminated. Monitoring wells are installed to assess groundwater and soil borings or test pits are installed to sample soil and/or waste(s) identified. Based on the presence of contaminants in soil and groundwater, soil vapor will also be sampled for the presence of contamination. Data collected in the RI influence the development of remedial alternatives. The RI report is available for review in the site document repository.

Nature and Extent of Contamination:

Soil: Soil/fill samples collected during the RI showed no PCBs. No VOCs or pesticides were detected above their NYSDEC Part 375 Unrestricted Use (Track 1) Soil Cleanup Objectives (UUSCOs). The only VOCs detected on site were petroleum-related and found at extremely low levels (max of 0.036 mg/kg). No chlorinated VOCs were detected in any sample. SVOC exceedances of Track 1 UUSCOs were limited to three SVOCs (m-cresol, p-cresol, and dibenzo(a,h) anthracene) in 2 of 8 shallow soil samples; the PAH benzo(a)pyrene was also identified above its Track 2 Restricted Residential SCO (RRSCO) in one shallow soil sample. Several metals were identified above their respective Track 1 UUSCOs, and, of these, barium, cadmium, and lead also exceed their Track 2 RRSCOs in shallow soil samples. There is no evidence of a substantial source of contaminants in soil onsite. The levels of SVOCs and metals are consistent with observations of historic fill.

Groundwater: Groundwater samples collected during the RI showed no SVOCs or PCBs. The only VOCs detected above Groundwater Quality Standards (GQSs) were 1,1,1-trichloroethane (1,1,1-TCA) and methylene chloride. Methylene chloride was found in all samples, including the laboratory blank, indicating the influence of laboratory operations rather than conditions onsite. 1,1,1-TCA was identified below its GQS at upgradient well MW-2 at a concentration of 1.7 ug/L, and at downgradient well MW-3 at 18 ug/L which is above its GQS of 5 ug/L. However, 1,1,1-TCA and chlorinated VOCs were not identified in any of the twenty four on-site soil samples.. All other VOCs, including PCE and TCE, that were identified in groundwater were found at very low levels (below GQSs). No dissolved metals were identified above GQSs except for magnesium and selenium. Metals findings indicate that there is likely saline intrusion or road salting impacts to local groundwater. There is no evidence of a substantial source of contaminants onsite.

Soil vapor: Soil vapor samples collected during the RI showed numerous VOCs detected at generally low to moderate concentrations, including 1,1,1-trichloroethane, TCE, and PCE which are the subject of NYSDOH Final Guidance on Soil Vapor Intrusion (October 2006) Decision Matrices. 1,1,1-trichloroethane was identified in two samples at a maximum concentration of 40 ug/m³, PCE was identified in one sample at 22 ug/m³, and TCE was identified in one sample at 9 ug/m³.

Figure 1: Site Map

