



NYC Office of Environmental Remediation

1910-1928 Webster Ave;
401-429 East Tremont Avenue;
4215-4219 Park Avenue
Bronx, New York
15CVCP066X
Application Fact Sheet

NYC VCP Cleanup Plan Available for Review and Comment

Public Comment Period

March 26, 2015
to
April 26, 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
Tremont Branch
1866 Washington Avenue
Bronx, NY 10457

Please call (718) 299-5177
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

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 Mastermind Ltd. for enrollment of the properties located at 1910-1928 Webster Avenue, 401-429 East Tremont Avenue, and 4215-4219 Park Avenue, in the East Tremont section of Bronx, New York and identified as Block 3027, Lot 1, 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 April 26, 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 58,771 square feet and currently consists of a vacant four (4)-story building which is connected to a two (2)-story building on the eastern portion of the property, bordering Park Avenue. The proposed future use of the Site will be an eight (8)-story, mixed-use building with a below-grade parking garage, management office, storage, and mechanical rooms. Three (3) separate commercial spaces, recreation rooms, storage rooms, a courtyard, and a residential lobby are proposed for the first floor of the building. Residential apartments are proposed for the 2nd to 8th floors.

Summary of RIR

The environmental investigation identified historical fill material up to depths of 12 feet. Several Semi-Volatile Organic Compounds (SVOCs), pesticides and metals are above cleanup guidelines in soil. One sample showed trace concentrations of several VOC above cleanup guidelines. Groundwater samples showed one SVOC, one VOC and several metals above cleanup guidelines. Soil vapor samples showed low levels of petroleum related and chlorinated VOCs, all below the monitoring level ranges established by the New York State Department of Health.

Summary of the Remedy

The specific elements of the proposed remedial action include:

1. Preparation of a Community Protection Statement and performance of all required NYC VCP citizen participation activities according to an approved Citizen Participation Plan;
2. Performance of a Community Air Monitoring Program (CAMP) for particulates and volatile organic compounds;
3. Establishment of Site-Specific (Track 4) Soil Cleanup Objectives (SCOs);
4. Excavation and removal of soil/fill exceeding SCOs. For development purposes, the average excavation depth across the Site will be approximately 14 feet below grade surface. Excavation depths for foundation components and the elevator pit may exceed 14 feet below grade surface. Approximately 40,000 tons of soil will be excavated and removed from this property;
5. Collection and analysis of eleven (11) end point samples to determine the performance of the remedy with respect to attainment of SCOs;
6. 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;
7. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations;
8. Construction and maintenance of an engineered composite cover consisting of four (4)- to six (6)-inch concrete building slab across the building footprint and the parking area to prevent human exposure to residual soil/fill remaining under the Site;
9. Installation of a vapor barrier below the concrete slab underneath the building and outside foundation sidewalls below grade. The vapor barrier will consist of Raven Industries' VaporBlock 20 Plus, which is a seven (7)-layer co-extruded barrier made from polyethylene and EVOH resins;
10. Submission of a Remedial Action report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, lists any changes from this RAWP;
11. Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for maintenance and inspection of Engineering and Institutional Controls and reporting at a specified frequency;
12. The property will continue to be registered with an E-Designation by the NYCDOB.

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

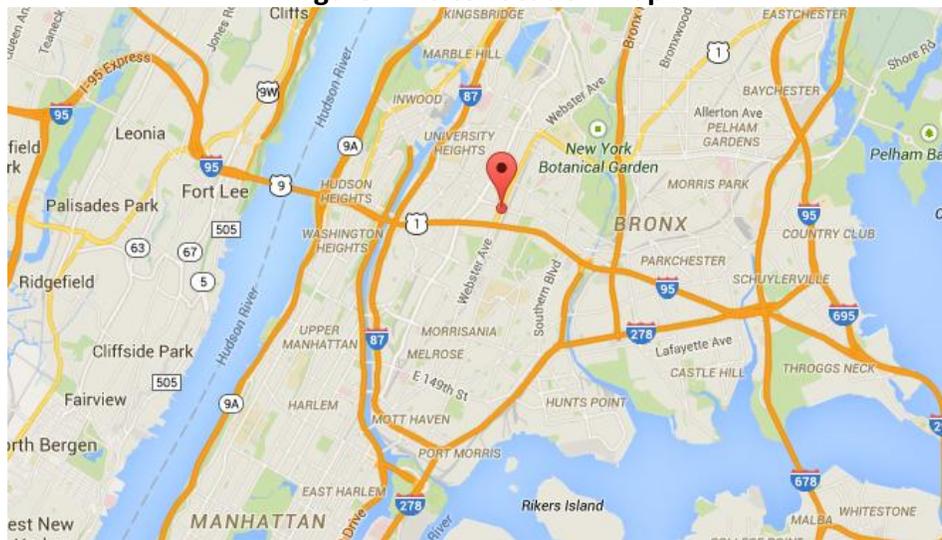


Figure 2 – Site Map

