

**NYC VCP Cleanup Plan
Available for Review and Comment****Public Comment Period**November 27, 2015
to
December 27, 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
321 East 140th Street
Bronx, NY 10454

Please call (718) 665-4878 for hours of operation

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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 Markland Lincoln JV, LLC for enrollment of the property located at 2488-2490 3rd Avenue in the Mott Haven section of Bronx, New York and identified as Block 2318, Lots 18 & 19 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 December 27, 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 7,443 square feet and is currently an asphalt parking lot, one vacant commercial building and one occupied commercial building. The proposed future use of the Site will be a 5-story commercial and residential building on grade.

Summary of RIR

The environmental investigation identified several Semi-Volatile Organic Compounds (SVOCs), metals, and pesticides above soil cleanup guidelines. Several metals are above Ground Water Quality Standards. Soil vapor samples showed petroleum related compounds, and chlorinated compounds were above the monitoring/mitigation level ranges established by the New York State Department of Health.

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;
- Implementation of a Community Air Monitoring Plan for particulates and volatile organic carbon (VOCs) compounds;
- Establishment of Site Specific (Track 4) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 4 Unrestricted Use SCOs, including removal of historic fill material to a depth of 2 feet across the Site. The Site will be excavated for footings and elevator pits. Approximately 390 tons of soil will be excavated and removed from Site;
- 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 and appropriate segregation of excavated media onsite;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of the SCOs;
- Installation of a composite cover system over the entire Site of at least 6 inch thickness;
- Installation of a vapor barrier system beneath the building slab and along foundation side walls to prevent potential exposures from soil vapor;
- Installation and operation of an active Sub Slab Depressurization System (SSDS);
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for maintenance, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency; and
- Submission of a Remedial Action Report (RAR) that describes the remedial activities and certifies that the remedial requirements have been achieved and lists any changes from this RAWP
- The property will continue to be registered with an E-Designation at the NYC Buildings Department.

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

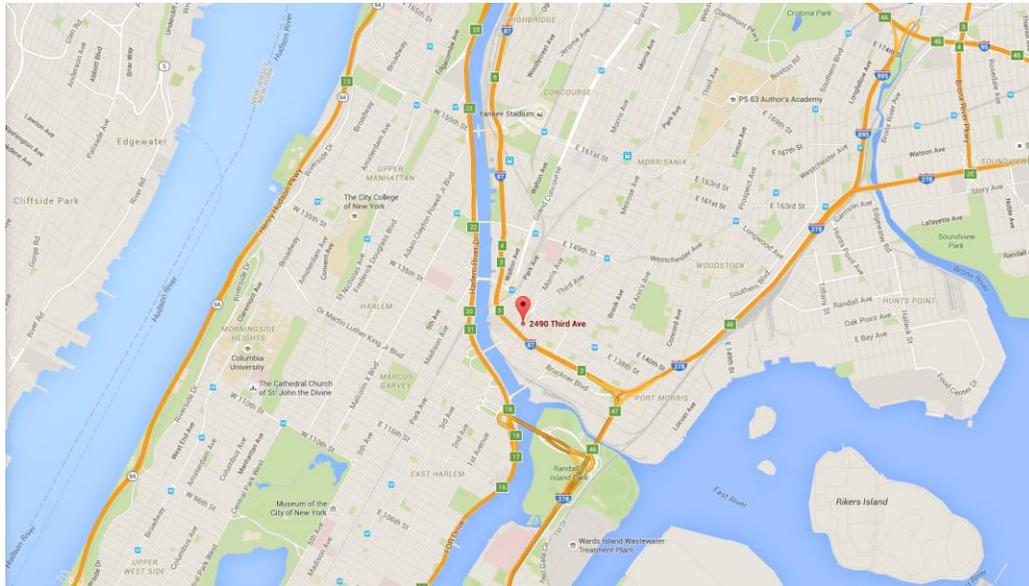


Figure 2 – Site Map

