

NYC Brownfield Cleanup Program

1600 Pelham Pkwy
11CBP001X
December 2010

Application Fact Sheet # 1

Where can I view project documents?

Document Repositories

Pelham Branch Library
3060 Middletown Road
Bronx, New York 10461
(718) 792-6744

Please call for hours of
Operation

and by appointment at

NYC Office of
Environmental Remediation
253 Broadway, 14th Floor
New York, NY 10007

M – F: 10 AM – 4 PM

Public Comment Period

December 3, 2010
to
January 3, 2011

Who can I contact for project information?

Project Contact

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

Public Comment Announcement

NYC BCP Application and Cleanup Plan Available for Review and Comment

This fact sheet is being provided to you by the New York City Office of Environmental Remediation (OER) under the New York City Brownfield Cleanup Program (NYC BCP). An application has been submitted by MJM Construction Services for enrollment of the property at 1600 Pelham Parkway, Bronx, New York into the NYC BCP. The Application, Remedial Investigation Report (RIR) and draft Remedial Action Work Plan (Cleanup Plan) are currently available for public review. The application provides the basis for eligibility into the NYC BCP. The RIR explains the results of environmental investigation at the site including the nature and extent of contamination. The draft Cleanup Plan proposes remedial actions to address contamination delineated in the RIR.

Public Comments on the Application and Draft Cleanup Plan

OER is accepting public comments on the NYC BCP Application and the draft Cleanup Plan for 30 days from December 3, 2010 to January 3, 2011. The NYC BCP Application, RIR and draft Cleanup Plan are available for your review at the document repository listed at left or through OER website at www.nyc.gov/oer. Your comments are important and strongly encouraged. Comments should be sent to Shaminder Chawla via mail or e-mail (see contact information at left).

Site Description

The site is located at 1600 Pelham Parkway South in the Borough of the Bronx. The site is approximately 24,042 square feet and is defined as Block 4223 and Lots 30 and 36 on the New York City Tax Map. The Site is bounded by Pelham Parkway to the north, MTA Railroad to the south and a 2-story commercial building to the west. The Site is currently vacant and contains a 2 story vacant building in the western portion. The Site has received historical fill and past uses include commercial use as a bar.

Summary of Cleanup Plan

The following activities are proposed at the Site to achieve the remedial action objectives:

- Development of a Community Protection Statement to describe all of the protective measures to be used during remedial activities;
- Excavation and proper off-site disposal of an area of fill containing slightly elevated concentrations of hydrocarbons, removal of all underground storage tanks and contaminated soils exceeding soil cleanup objectives;
- Confirmatory end-point sampling program to document the quality of remaining soils;
- Backfilling and grading of excavated areas with clean fill material;
- Installation of a vapor barrier and sub-slab depressurization system; and
- Implementation of a site-specific Health and Safety Plan (HASP).

Summary of Remedial Investigation Report (RIR)

The remedial investigation of the Site was performed during February 2010. The following activities were performed as part of the remedial investigation:

- A site survey, including a geophysical survey;
- Installation of soil borings and groundwater monitoring wells;
- Sampling of contaminated media, which included soil, groundwater, and soil gas;
- Evaluation of analytical data.

The following findings were presented in the RIR:

1. Historic fill is common at the site and is responsible for the presence of Poly Aromatic Hydrocarbons (PAHs) in soil in the northeastern, eastern and western quadrants of the Site at elevated concentrations. Metals are present in soil throughout Site at concentrations exceeding unrestricted use Soil Cleanup Objectives.
2. No levels of VOCs or SVOCS were identified in the groundwater beneath the site exceeding the Groundwater Quality Standard and groundwater is generally unaffected by fill at the property.
3. Elevated concentrations of VOC including gasoline-related compounds were identified along Pelham Parkway. These vapors are attributed to an off-site source area.

Next Steps

OER will review the NYC BCP application, RIR, the draft Cleanup Plan and all public comments received during the comment period and make a determination on the eligibility of the application. The Cleanup Plan may be modified to address public comments and comments made by OER. The approved Cleanup Plan will be placed in the document repositories. It is estimated that cleanup and redevelopment activities will take about 18 months to complete. A second fact sheet will be sent prior to the start of remediation.

OER will keep the public informed during and after the cleanup of the site. We encourage you to share this fact sheet with neighbors, and/or post this fact sheet in a prominent area for others to see.

Figure 1: Site Location Map (USGS)

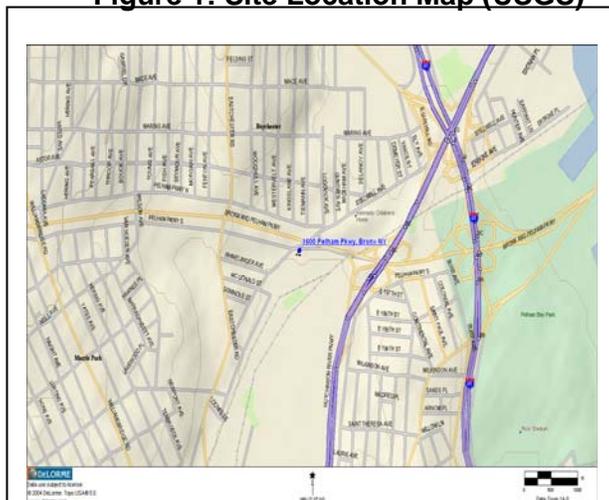


Figure 2: Street Map

