

COMMUNITY PROTECTION STATEMENT

The Office of Environmental Remediation created the New York City Brownfield Cleanup Program (NYC BCP) to provide governmental oversight for the cleanup of contaminated property in NYC. This Remedial Action Work Plan (“cleanup plan”) describes the findings of prior environmental studies that show the location of contamination at the sites, and describes the plans to protect public health and the environment.

The proposed cleanup for 920-924 Westchester Avenue Site provides a very high level of protection for neighboring communities. One of the two sites (Lot 38) has achieved the highest level of soil quality required under the cleanup program without any active cleanup or removal action. On the second property (Lot 35), most of the active remedial work has already been performed under a remedial action plan approved separately by NYSDEC. This cleanup plan will assess the need for long-term Site Management for the second property. This document describes other elements that were performed to address common community concerns, such as community air monitoring, odor, dust and noise controls, hours of operation, good housekeeping and egress cleanliness, truck management and routing, and opportunities for community participation. The purpose of this Community Protection Statement is to explain these community protection measures in non-technical language.

Remedial Investigation and Cleanup Plan. Under the NYC BCP, a thorough cleanup study of this property (called a remedial investigation) have been performed to identify past property usage, to sample and test soils, groundwater and soil vapor, and identify contaminant sources present on the property. The cleanup plan has been designed to address all contaminant sources that have been identified during the study of this property.

Identification of Sensitive Land Uses. Prior to selecting a cleanup, the neighborhood was evaluated to identify sensitive land uses nearby, such as schools, day care facilities, hospitals and residential areas. The cleanup program was then tailored to address the special conditions of this community. Land uses in the area include public school identified as “Bronx Regional High School”, located within 450 feet to the north of the Site.

Qualitative Human Health Exposure Assessment. An important part of the cleanup study of the Sites are the performance of a study to find all of the ways that people might come in

contact with contaminants of the Sites now or in the future. This study is called a Qualitative Human Health Exposure Assessment (QHHEA). A QHHEA was performed for this project and is included in this plan as Appendix 2. This assessment has considered all known contamination at the Sites and evaluated the potential for people to come in contact with this contamination. All potential public exposures will be addressed under this cleanup plan.

Health and Safety Plan. This project includes a Health and Safety Plan that is designed to protect community residents and on-Site workers. The elements of this plan are in compliance with safety requirements of the United States Occupational Health and Safety Administration. This plan includes many protective elements including those discussed below. The Health and Safety plan is included in this RAWP as Appendix 3.

Site Safety Coordinator. This project has a designated Site safety coordinator to implement the Health and Safety Plan. The safety coordinator maintains an emergency contact sheet and protocol for management of emergencies. The Site safety coordinator is Paul I. Matli and can be reached at 631-241-7165.

Worker Training. Workers participating in cleanup of contaminated material on this project are required to be trained in a 40-hour hazardous waste operators training course and to take annual refresher training. This pertains to workers performing specific tasks including removing contaminated material and installing cleanup systems in contaminated areas.

Community Air Monitoring Plan (CAMP). Community air monitoring was performed during this cleanup project to ensure that the community is properly protected from contaminants, dust and odors. Air samples were tested in accordance with a detailed plan called the Community Air Monitoring Plan or CAMP. A CAMP is provided in this plan as Appendix 4.

Odor, Dust and Noise Control. This project included actions for odor and dust control. These actions are designed to prevent off-Site odor and dust nuisances and includes steps to be taken if nuisances are detected. Generally, dust was managed by application of physical covers and by water sprays. Odors were controlled by limiting the area of open excavations, physical covers, foams and by a series of other actions (called operational measures). The project is also required to comply with NYC noise control standards. **Quality Assurance.** This project requires that evidence be provided to illustrate that all cleanup work required has been completed

properly. This evidence will be summarized in the final report, called the Remedial Action Report. This report will be thoroughly reviewed.

Storm-Water Management. To limit the potential for soil erosion and discharge, this project had a storm-water management plan. The main elements of the storm water management plan include physical barriers such as tarp covers and fencing, and a program for frequent inspection. The Storm Water management plan is provided under Appendix 5.

Hours of Operation. The hours for operation of the project were from 7:00 AM to 5:00 PM. These hours are in compliance the NYC Department of Buildings construction code requirements or according to specific variances issued by that agency. **Signage.** The project Fact Sheet will be prominently posted at the main entrance of the property noting that the project is participating in the NYC Brownfield Cleanup Program.

Complaint Management. The contractor performing this cleanup was required to address all complaints. If you have any complaints, you can call the facility Project Manager Paul I. Matli at 631-241-7165 or call 311 and mention the Sites are in the NYC Brownfield Cleanup Program.

Utility Mark-outs. To promote safety during excavation in this cleanup, the contractor was required to first identify all utilities and must perform all excavation and construction work in compliance with NYC Department of Buildings regulations.

Soil and Liquid Disposal. All soil and liquid material removed from the Site as part of the cleanup were transported and disposed of in accordance with all City, State and Federal regulations and required permits will be obtained.

Soil Chemical Testing and Screening. All excavations were supervised by a trained and properly qualified environmental professional. In addition to extensive sampling and chemical testing of soils on the project, excavated soil were screened continuously using hand-held instruments, by sight, and by smell to ensure proper material handling and management, and community protection.

Stockpile Management. Any soil stockpiles were kept covered with tarps to prevent dust, odors and erosion. Stockpiles were frequently inspected. Damaged tarp covers were promptly

replaced. Stockpiles were protected with silt fences. Hay bales were used, as needed to protect storm water catch basins and other discharge points.

Trucks and Covers. Loaded trucks leaving the project were securely covered to prevent dust and odor, and properly recorded in logs and records and placarded in compliance with City, State and Federal laws, including those of the New York State Department of Transportation. If loads contain wet material that can leak, truck liners were used. All transport of materials were performed by licensed truckers and in compliance with all laws and regulations.

Imported Material. Any fill materials brought onto the projects were inspected and approved by a qualified worker located on-Site. Waste materials were not be brought onto the project. Trucks entering the Site with imported clean soils will be securely covered with tight fitting covers.

Equipment Decontamination. All equipment used for cleanup work will be washed before it left the project. Trucks were cleaned at a washing station on the property before leaving the project.

Housekeeping. Locations where trucks enter or leave the Sites will be inspected every day and cleaned regularly to ensure that they are free of dirt and other materials from the Site.

Truck Routing. Truck routes have been selected to: (a) limit transport through residential areas and past sensitive nearby properties; (b) maximize use of city-mapped truck routes; (c) limit total distance to major highways; (d) promote safety in entry to highways; (e) promote overall safety in trucking; and (f) minimize off-Site line-ups (queuing) of trucks entering the property. Loaded trucks leaving the project did not stop or idle in the local neighborhood.

Final Report. The results of all cleanup work will be fully documented in a final report (called a Remedial Action Report) that will be available for you to review in the public document repositories located at Woodstock Branch Library.

Long-Term Site Management. If a complete removal of all contaminants was not achieved, after the cleanup is complete, the property owner will be required to provide a long term protection by complying with an ongoing Site Management Plan that calls for continued inspection of protective controls, such as Site covers. The Site Management Plan is evaluated

and approved by the NYC Office of Environmental Remediation. Requirements that the property owner must comply with are defined in the property's deed. A certification of continued protectiveness of the cleanup will be required from time to time to show that the approved cleanup is still effective.