

NYC VCP Cleanup Plan

Remedial Activities to Begin

Where can I view project documents?

Document Repositories

New York Public Library
Morrisania Library
610 East 169th Street
(at Franklin Avenue)
Bronx, NY 10451

Please call (718) 589-9268 for hours of operation

and electronically at:

<http://www.nyc.gov/html/oer/html/repository/RBronx.shtml>

Whom can I contact for project information?

Project Contact

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

The New York City Office of Environmental Remediation (OER) provides this Fact Sheet pursuant to the New York City's Voluntary Cleanup Program (VCP). OER has approved the Remedial Action Work Plan (RAWP) submitted by Third Avenue Acquisition, LLC for the property located at 3361 Third Avenue, Bronx, New York. The remedial work in accordance with the approved RAWP will start in August 2013. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at left.

Site Description

The Site occupies 8,917 square feet of land and is occupied by a used car dealership with a trailer parked on the lot which serves as the office. The eastern portion is partially asphalt-paved and the western portion unpaved. The proposed future use of the Site will consist of a 7-story affordable residential building with a full cellar for social services offices. The footprint of the building will be approximately 4,750 square feet. Two landscaped areas will be in the courtyard and rear yard.

Summary of the Remedy

The elements of the remedy selected for the 3361 Third Avenue Site include:

- Preparation of a Community Protection Statement and performance of all required NYC VCP citizen participation activities according to an approved Citizen Participation Plan (CPP);
- Performance of a Community Air Monitoring Program (CAMP) for particulates and volatile organic carbon compounds;
- Establishment of Track 1 Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding SCOs to a depth of approximately 12 feet across the building footprint;
- Collection and analysis of end-point samples;
- As part of new development, construction of an engineered composite cover consisting of 5-inch thick structural concrete slab beneath the building and 2 feet of clean fill material in the courtyard and rear yard to prevent human exposure to residual soil/fill remaining under the Site;
- As part of new development, installation of a vapor barrier membrane system beneath the building slab and installation of a passive sub-slab depressurization system;
- Submission of a remedial action report that describes the remedial activities, and 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.
- If Track 1 Unrestricted Use SCOs are attained, the property will be removed from the E-Designation Program
- If Track 1 Unrestricted Use SCOs are not attained, a Track 4 remedial action will be implemented and will include Continued registration of the property with an E-Designation; establishment of Engineering Controls and

Cleanup activities are scheduled to begin in August 2013 and are expected to take approximately two months to complete.

Next Steps

After the enrollee completes the remedial work, a Remedial Action Report will be prepared and submitted to OER. The RAR will describe the cleanup activities and certify that all cleanup requirements were achieved. Once the RAR is approved, OER will issue a Notice of Completion, a city liability release, and a New York City Green Property Certificate. OER will issue a fact sheet announcing the completion of the remedy and identify all engineering and institutional controls (if required) to be used at the Site.

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 Vicinity Map

