

Public Comment Period

February 28, 2014
to
March 28, 2014

Where can I view project documents?

Online at:

[http://www.nyc.gov/html/oer/html/repository/RBronx.shtml#5530_Broadway - 14CVCP170X](http://www.nyc.gov/html/oer/html/repository/RBronx.shtml#5530_Broadway_-_14CVCP170X)

and electronically at:

Internet access to view documents is available at the public library. The closest location is:

New York Public Library
Kingsbridge Library
291 West 230th Street
Bronx, NY 10463

Please call (718) 548-5656 for hours of operation

Whom can I contact for project information?

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

NYC VCP Cleanup Plan Available for Review and Comment

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 Equity One (Northeast Portfolio) Inc. for enrollment of the property located at 5530 Broadway in the Kingsbridge section of Bronx, New York and identified as Block 3266, Lot 23 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 March 28, 2014. 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 11,500 square feet and the lot is currently vacant and covered in vegetation. There is an abandoned partially collapsed basement from the former building. The proposed future use of the Site will consist of retail development. The site will be combined with the adjacent property located at 5510 Broadway and a 2-story building will be constructed.

Summary of RIR

The environmental investigation identified urban fill. Several Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs), pesticides, and metals, were detected above cleanup guidelines. Groundwater showed several VOCs and metals, above standards. Soil vapor samples showed low to moderate levels of petroleum-related compounds above the DOH soil vapor guidance matrix.

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;
- Implement a Community Air Monitoring Plan for particulates and volatile organic carbon (VOCs) compounds;
- Establish Track 2 Commercial Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Commercial SCOs and removal of two hotspot areas identified during remedial investigation. For development purposes, the Site will be excavated from 4 to 9 feet to allow for the installation of pile caps, footings, utility basement and other foundation elements;
- 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;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Construction and maintenance of an engineered composite cover consisting of a 6 inch thick concrete basement slab and two feet of soil cap in rear yard.
- Installation of a vapor barrier/waterproofing system below the concrete slab underneath the building and behind the foundation walls of the proposed building.
- Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries;
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for maintenance, monitoring, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency.
- The property will continue to be registered with E designation at NYC Department of Buildings.

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 in the public library branch and 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#5530_Broadway_-_14CVCP170X

or scan with your smart phone to access document repository:



Figure 1 – Site Location Map

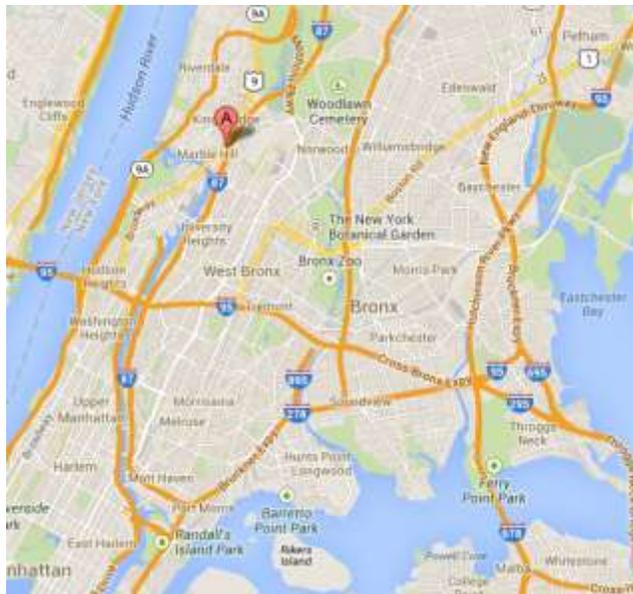


Figure 2 – Site Map

