

Where can I view project documents?

In person at:

Bronx Public Library
Melrose Branch
910 Morris Avenue
Bronx, NY 10451

Please call (718) 588-0110
for hours of operation

and electronically at:

[http://www.nyc.gov/html/oer/html/
repository/RBronx.shtml](http://www.nyc.gov/html/oer/html/repository/RBronx.shtml)

Public Comment Period

September 13, 2013
to
October 13, 2013

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 810 River Avenue, LLC for enrollment of the property located at 810 River Avenue in the West Concourse section of the Bronx, New York and identified as Block 2483, Lot 5 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 October 13, 2013. 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 20,000 square feet and is currently a vacant bowling alley. The proposed future use of the site consists of a 17-story mixed use residential and commercial building with a cellar for parking and utilities, which will occupy the entire site.

Summary of RIR

Soil samples showed no PCBs, Pesticides, Semi-Volatile Organic Compounds (SVOCs), or VOCs. There were several metals at trace concentrations but only trivalent chromium was detected above Unrestricted Use Soil Cleanup Objectives.

Soil vapor samples showed numerous petroleum-related and chlorinated VOCs above the monitoring level ranges established by New York State DOH. Groundwater samples showed five SVOCs and one metal detected above groundwater quality standards.

Summary of the Remedy

The specific elements of the proposed remedial action include:

- Preparation of a Community Protection Statement and implementation of all required NYC VCP Citizen Participation activities according to an approved Citizen Participation Plan;
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
- Establishment of Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 1 Unrestricted Use SCOs. For development purposes, the entire property will be excavated to a depth of 12 feet;
- 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;
- Shallow (0 to 2 feet depth) soil sampling prior to remediation.
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Submission of a RAR that describes the remedial activities certifies that the remedial requirements have been achieved and lists any changes from the RAWP.
- The following elements will be built as part of new construction/development;
 - a. construction and maintenance of an engineered composite cover consisting of a 6 inch thick concrete basement slab;
 - b. Installation of a vapor barrier/waterproofing system below the concrete slab underneath the building and behind the foundation walls of the proposed building.
 - c. Installation of a Sub-Slab Depressurization System;
 - d. 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.

If Track 1 is not achieved, these elements will serve as Engineering and Institutional controls.

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/RBrooklyn.shtml>

or scan with your smart phone to access document repository:



Figure 1 – Site Location Map

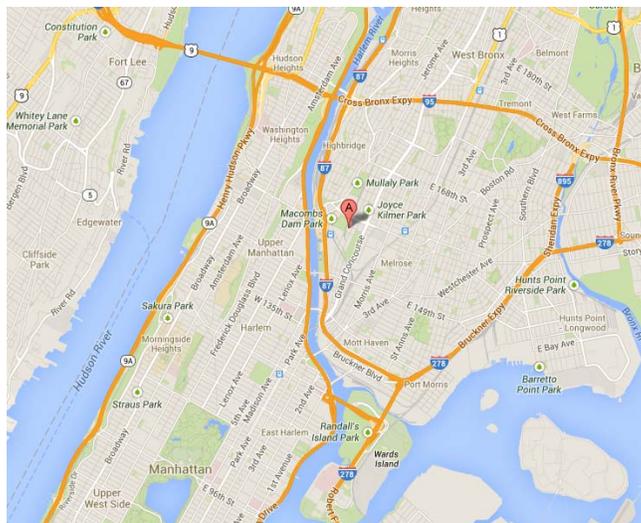


Figure 2 – Site Map

