

**Public Comment Period**

December 3, 2013  
to  
January 3, 2014

**Where can I view project documents?**

**Online at:**

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

Internet access to view documents is available at the public library.

The closest location is:

New York Public Library  
Mosholu Library  
285 East 205th Street  
Bronx, NY 10467

Please call (718) 882-8239 for hours of operation

**Whom can I contact for project information?**

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and

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For more information visit:  
[www.nyc.gov/oer](http://www.nyc.gov/oer)

**NYC VCP Cleanup Plan  
Available for Review and Comment**

The New York City Office of Environmental Remediation (OER) is providing this Fact Sheet pursuant to the New York City Voluntary Cleanup Program (VCP). An application has been submitted by Webster Avenue Housing Development Fund Corporation for enrollment of the property located at 3100 Webster Avenue and identified as Block 3330, Lot 68 in Bronx, New York 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 Remedial Action Work Plan**

OER is accepting public comments on the draft RAWP through January 03, 2014. The RIR and draft RAWP are available for review at the document repositories identified in the box to the left including a public library branch and through a link to OER's website. Comments should be sent directly to Mr. Shaminder Chawla via mail or e-mail.

**Site Description and Development**

The Site occupies 12,632 square feet of land and is comprised of an unused parking lot and a vacant former service station building. The proposed future use of the Site will consist of a 77,600 square feet multi-story residential building.

**Summary of Remedial Investigation Report**

Historic fill material was identified from 5 to 10 feet below grade surface. Several Volatile Organic Compounds (VOCs), Semi Volatile Organic Compounds (SVOCs), and metals were detected at concentrations exceeding soil cleanup objectives (SCOs). Groundwater samples showed several VOCs, one SVOC, and metals in excess of Groundwater Quality Standards. Soil vapor detected high concentrations of petroleum related and low levels of chlorinated VOCs in several soil vapor samples. Chlorinated VOCs were detected at concentrations below the monitoring levels established by the State DOH.

**Summary of Proposed Remedial Action Work Plan**

The specific elements of the remedial action will 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 for particulates and volatile organic carbon compounds;
- Establish Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding SCOs;
- 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 of contaminated soil;
- Collection and analysis of end-point samples to determine if the remedy attains SCOs;
- Construction and maintenance of an engineered composite cover consisting of the building slab (approximately 4 inches thick). The southwest rear of the property will include an outdoor terrace area landscaped with at least two feet of clean fill to prevent human exposure to residual soil/fill remaining under the Site;
- Installation of a vapor barrier system beneath the building slab and outside foundation sidewalls below grade;
- If Track 1 cleanup is not achieved, submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for operation, maintenance, monitoring, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency;
- Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved and lists any changes from this RAWP.
- Continued registration with an E-Designation at the NYC Buildings Department, if Track 1 SCOs are not achieved across the entire Site.

### Next Steps

OER will review the project documents and consider all comments submitted during the public comment period before it approves the RAWP. The approved documents 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.

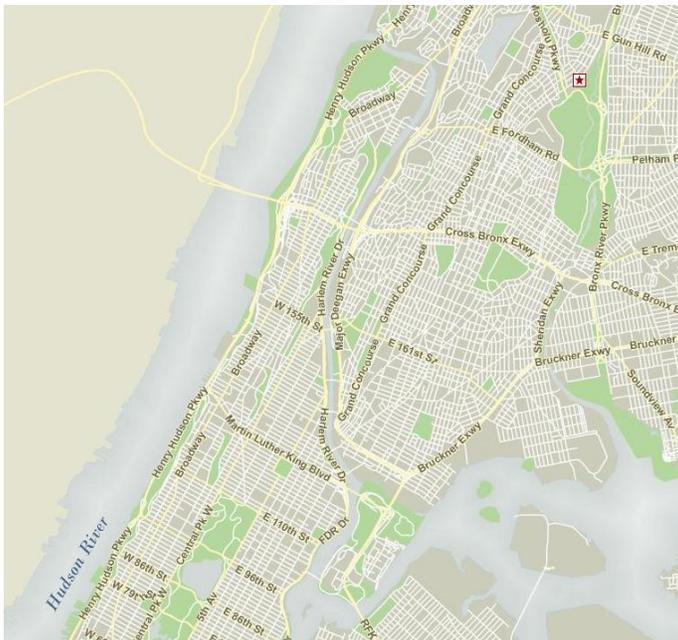
If you have any questions or know of any neighbor that would like to be added to the site contact list, please contact the OER Project Manager listed in the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants, and/or post it in a prominent area of your building. For more information regarding the New York City's Voluntary Cleanup Program, please visit our website at: [www.nyc.gov/oer](http://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:



**Figure 1: Site Location**



**Figure 2: Site Map**

