

### Public Comment Period

June 18, 2014  
to  
July 18, 2014

### Where can I view project documents?

Online at:

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

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

The closest location is:

New York Public Library  
Tremont Branch  
1866 Washington Avenue  
Bronx, New York 10457

Please call (718) 299-5177 for hours of operation

### Whom can I contact for project information?

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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) provides this Fact Sheet pursuant to New York City's Voluntary Cleanup Program (VCP). An application has been submitted by Mountco Construction and Development Corporation (Mountco) and Common Ground Community II HDFC (Common Ground) for enrollment of the property located at 4275 Park Ave in the Tremont section of The Bronx, New York and identified as Block 3028 and Lots 48 (portion) and 75 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 July 18, 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 17,638 square feet and is currently improved with an unoccupied one-story and partial two-story steel framed masonry block structure on Lot 48 which was last occupied several years ago by a Western Beef Supermarket. The proposed future use of the Site consists of removing the existing one-story structure and building a residential building with 171 supportive housing units.

#### Summary of RIR

The environmental investigation identified up to 5-8 feet of historic fill. Several Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs), pesticides and metals were detected above cleanup guidelines.

Groundwater samples identified one Volatile Organic Compound (VOC), one pesticide, and several metals above Groundwater Quality Standards. Soil vapor samples showed levels of petroleum-related and chlorinated VOCs above the monitoring level ranges established by New York State DOH.

#### 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;
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
- Establishment of Track 4 Site-specific Soil Cleanup Objectives (SCOs).
- Excavation and removal of soil/fill in excess of SCOs. Landscaped areas of the property will be excavated to depths of 2 feet, with excavations of 15-18 feet for the cellar.
- Collection and analysis of endpoint samples to determine if the remedy meets 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;
- Construction and maintenance of an engineered composite cover consisting of two feet of clean fill in all landscaped areas, hard cover in the form of concrete or asphalt pavement over parking lot areas, and the building slab;
- Installation of a vapor barrier system beneath building slab and along the foundation sidewalls;
- Submission of an approved Site Management Plan (SMP) in the Remedial Action Report (RAR) for long-term management of residual fill, including certification of Engineering and Institutional Controls and reporting at a specified frequency;
- Submission of a RAR that describes the remedial activities and certifies that the remedial requirements have been achieved and lists any changes from this RAWP; and
- Continued registration with E designation for the property.

### 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](http://www.nyc.gov/oer)

Direct Link to Document Repository: <http://www.nyc.gov/hml/oer/html/repository/RBronx.shtml>

or scan with your smart phone to access document repository:



Figure 1 – Site Location Map

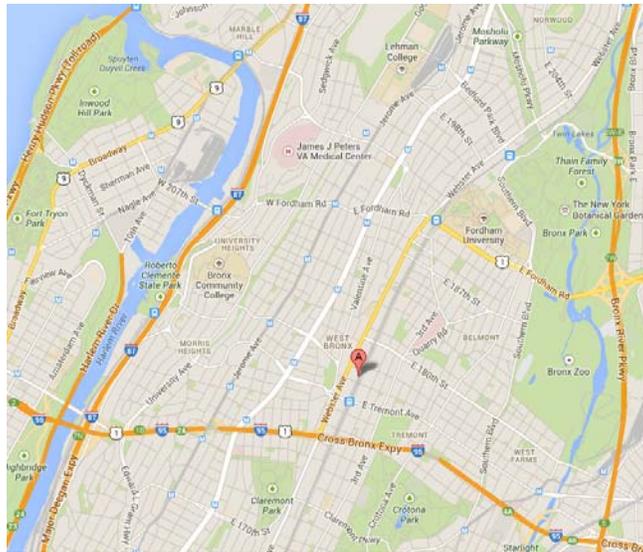


Figure 2 – Site Map

