

Public Comment PeriodMarch 21, 2014
to
April 21, 2014**Where can I view project documents?****Online at:**http://www.nyc.gov/html/oer/html/repository/RBronx.shtml#1926_Longfellow_Avenue_-_14CVCP229XInternet access to view documents is available at the public library.
The closest location is:West Farms Library
2085 Honeywell Avenue
Bronx, NY 10460

Please call (718) 486-3365 for hours of operation

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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). Shari Sainath, LLC plans to enroll the property located at 1926 Longfellow Avenue in the West Farms section of the Bronx, New York and identified as Block 3016, Lot 38, 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 April 21, 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 6,678 square feet and is currently an asphalt-paved parking lot. The proposed future use of the Site will consist of redeveloping the lot with an 8-story mixed-use residential and commercial building with a full cellar.

Summary of RIR

The environmental investigation identified approximately 4 to 14 feet of historic fill. Several Semi-Volatile Organic Compounds (SVOCs), pesticides, and metals were detected above cleanup guidelines in soil. SVOCs and metals were detected above cleanup standards in groundwater. Soil vapor samples showed petroleum-related VOCs and chlorinated VOCs below the DOH soil vapor guidance matrix at which mitigation is recommended.

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;
- Establishment of Site Specific (Track 4) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 4 SCOs;
- Transportation and off-site disposal of historic fill at permitted facilities in accordance with all 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 4- to 6-inch thick concrete building slab;
- Installation of a vapor barrier below the concrete slab and behind the foundation walls of the proposed building;
- Collection of one soil vapor sample after soil excavation to evaluate the need for a SSDS;
- Installation and operation of an Sub-Slab Depressurization System (SSDS) under the vapor barrier system of occupied building areas if needed;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, and lists any changes from the RAWP;
- Submission of a 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; and
- Continued registration with "E" designation of the property 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 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>

or scan with your smart phone to access document repository:



Figure 1 – Site Location Map

Figure 2 – Site Map

