

## Public Comment Period

September 18, 2014  
to  
October 18, 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  
Mott Haven Library  
321 East 140th Street  
(at Alexander Ave.)  
Bronx, NY 10454

Please call (718) 665-4878 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). GCH, LLC plans to enroll the property located at 335 Grand Concourse in the Mott Haven section of Bronx, New York and identified as part of Block 2345, Lot 1, 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 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 approximately 4,937 square feet and is currently an auto repair shop with four service bays. The proposed future use of the Site will consist of nine story hotel with 80 guest rooms and three parking spaces. The hotel will be built to the property lines with the exception of a 30' by 20' section which has been reserved for the parking of three cars. There is no basement proposed.

### Summary of RIR

The environmental investigation identified up to 4 feet of historic fill. Several contaminants were detected above cleanup guidelines and standards in soil and groundwater. Soil vapor samples showed petroleum-related VOCs and chlorinated VOCs at low levels and below the NY State Department of Health soil vapor guidance matrix at which monitoring 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 Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 1 SCOs. Entire property will be excavated to a depth of approximately 4 feet below grade for development purposes. A small area (elevator shaft) will be excavated deeper into bedrock. Approximately 820 tons of soil/bedrock will be excavated and removed from this property.
- Transportation and off-site disposal of historic fill and soil at permitted facilities in accordance with all applicable laws and regulations for handling, transport, and disposal, and this plan;
- If bedrock is not encountered, end-point samples will be collected to determine the performance of the remedy with respect to attainment of SCOs;
- 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;
- The following elements will be built as part of new construction / development. If Track 1 SCOs are not achieved, the following construction elements will constitute as Engineering and Institutional controls;
  - construction and maintenance of an engineered composite cover consisting of a 4 feet thick concrete building slab;
  - Installation of a vapor barrier system beneath the building slab and outside foundation sidewalls below grade;
  - Installation of a Passive Sub-Slab Depressurization System.
- If Track 1 is not achieved, 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.

## 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](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 to access document repository:



Figure 1 – Site Location Map

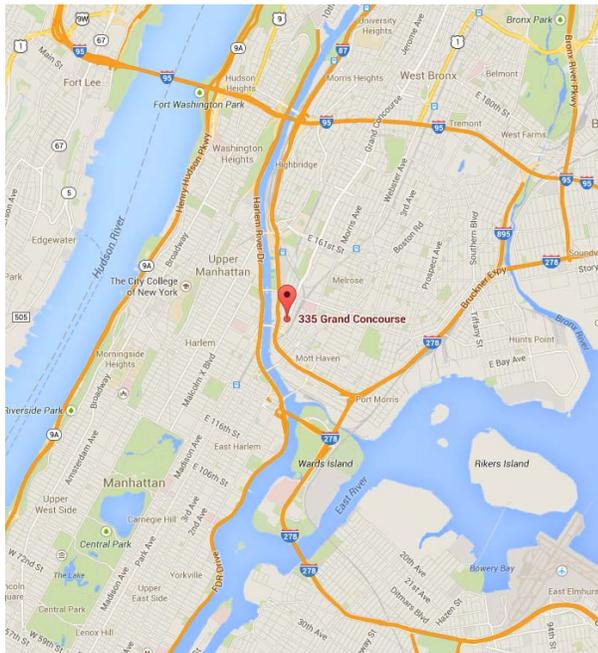


Figure 2 – Site Map

