

Where can I view project documents?

Online at:

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

Internet access to view project documents is available at the following public library:

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

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

Whom can I contact for project information?

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For more information visit:
www.nyc.gov/oer

NYC VCP Cleanup Plan Remedial Activities to Begin

The New York City Office of Environmental Remediation (OER) is providing this Fact Sheet pursuant to the New York City Voluntary Cleanup Program (VCP). OER has approved the Remedial Action Work Plan (RAWP) submitted by Trinity Financial for 3160 Park Avenue, Bronx, New York (Block 2419, Lots 28, 30 & 36). The remedial work will begin in December 2014. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at left.

Site Description:

The 24, 928.1 square-foot site is currently vacant land. The proposed future use of the Site consists of an 11-story mixed use building (commercial and residential) with cellar parking lot for 38 spaces.

Summary of the Remedy:

The remedial action for 3160 Park Avenue is a Track 1 Unrestricted Use cleanup. 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;
- Selection of Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill in excess of 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 endpoint samples to determine if the remedy meets SCOs; and
- Submission of a Remedial Action Report (RAR) that describes the remedial activities and certifies that the remedial requirements have been achieved and lists any changes from this RAWP.

If Track 1 Cleanup is not achieved, the following construction elements will constitute Engineering and Institutional Controls:

- Installation and operation of an active Sub-Slab Depressurization System (SSDS);
- Installation and operation of a vapor barrier system as part of the construction beneath the building slab and outside foundation walls below grade;
- Construction of a composite cover system consisting of a 6" slab on grade mat foundation with spread footings underlain by 6" of ¾" crushed stone over a compact sub grade and 4" concrete sidewalk underlain by 5" of ¾" compacted gravel to prevent human exposure to residual soil/fill remaining under the Site;
- Construction and operation of a ventilated parking garage in the sub-cellar level in accordance with NYC Building Code requirements;
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual fill, including certification of Engineering and Institutional Controls and reporting at a specified frequency; and
- Continued registration with E designation for the property.

Cleanup activities are scheduled to begin in February 2015 and are expected take approximately two months to complete.

Next Steps: After the enrollee completes the remedial work, a RAR will be prepared and submitted to OER. The RAR will describe the cleanup activities and certify that all cleanup requirements were met. Once the RAR is approved, OER will issue a Notice of Completion, a City liability release, and a New York City Green Property Certificate. OER will then issue a fact sheet announcing the completion of the remedial action and identify all engineering and institutional controls to be used at the Site.

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:



Figure 1 – Site Location Map

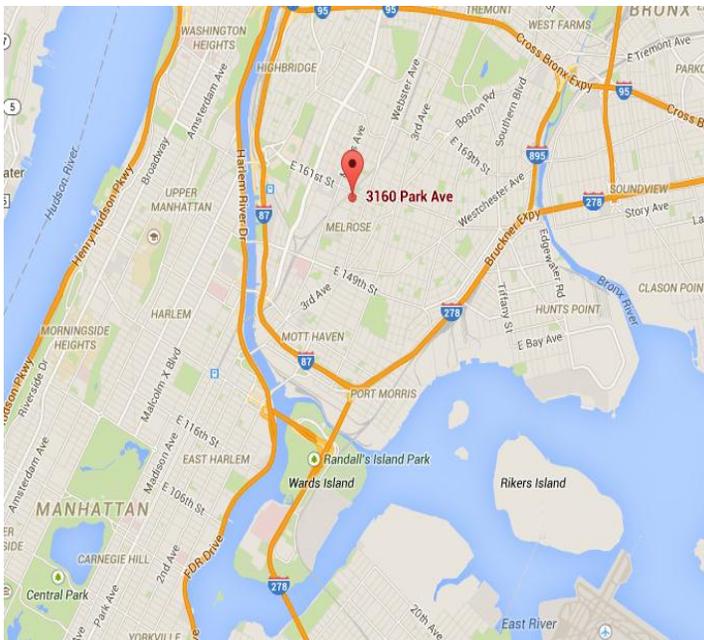


Figure 2 – Site Map

