

Public Comment PeriodJuly 15, 2016
to
August 15, 2016**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
Morrisania Branch
610 E 169th Street
Bronx, New York 10456

Please call (718) 589-9268 for hours of operation

Whom can I contact for project information?Isabel McRae
Project Manager
NYCOER
100 Gold Street, 2nd Floor
New York, NY 10038
(212) 341-2034
ImcRae@dep.nyc.gov

and

Shaminder Chawla
Deputy Director
NYCOER
(212) 442-3007
Schawla@dep.nyc.govFor more information visit:
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 Preservation Development Partners for enrollment of the property located at 972-976 Leggett Avenue in the Longwood section in Bronx, New York and identified as Block 2684, Lot 68 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 August 15, 2016. 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 10,675 square feet and currently contains a 5-story apartment building (with a full basement), which occupies the entire site with exception of paved alleyways to the west and south, and an open courtyard at the center of the building. The building contains forty-six residential units, and a delicatessen and active dry cleaner on the first floor. The existing 5-story apartment complex (with 1st floor commercial and basement storage) will remain. Building modernization will occur but no changes are proposed for site use.

Summary of RIR

The environmental investigation identified several metals, above cleanup guidelines. Groundwater samples showed one Volatile Organic Compound, chloroform, detected above NYSDEC Groundwater Quality Standards (GQS). One Semi-Volatile Organic Compound and one TAL metal were also found above GQS. Soil vapor samples collected showed elevated concentrations of chlorinated compounds above the monitoring/mitigation level ranges established by the New York State Department of Health. Existing data indicate a soil vapor "hot spot" in the immediate vicinity of the on-site dry cleaner but do not indicate any significant off-site contamination. Air samples collected showed elevated concentrations of PCE in two samples collected in the basement in the vicinity of the dry cleaner.

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;
- Implementation of a Community Air Monitoring Plan for particulates and volatile organic carbon (VOCs) compounds;
- Establishment of Track 4 Site-Specific Soil Cleanup Objectives (SCOs);
- Groundwater monitoring from existing monitoring wells to document water quality, with particular concern for concentrations of dissolved PCE and metabolites.
- Repairing of cellar slabs by cementing all slab foundation's cracks/voids and installation of a flooring topcoat sealant to form a vapor barrier;
- Installation of an enhanced subslab depressurization systems (e-SSDS);
- Post-remediation sampling of indoor air quality in the basement portion of the building to document the effectiveness of the e-SSDS on indoor air quality;
- 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;
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for maintenance, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency; and
- Recording of a Declaration of Covenants and Restrictions that includes a listing of Engineering Controls and Institutional Controls and a requirement that management of these controls must be in compliance with an approved SMP.

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

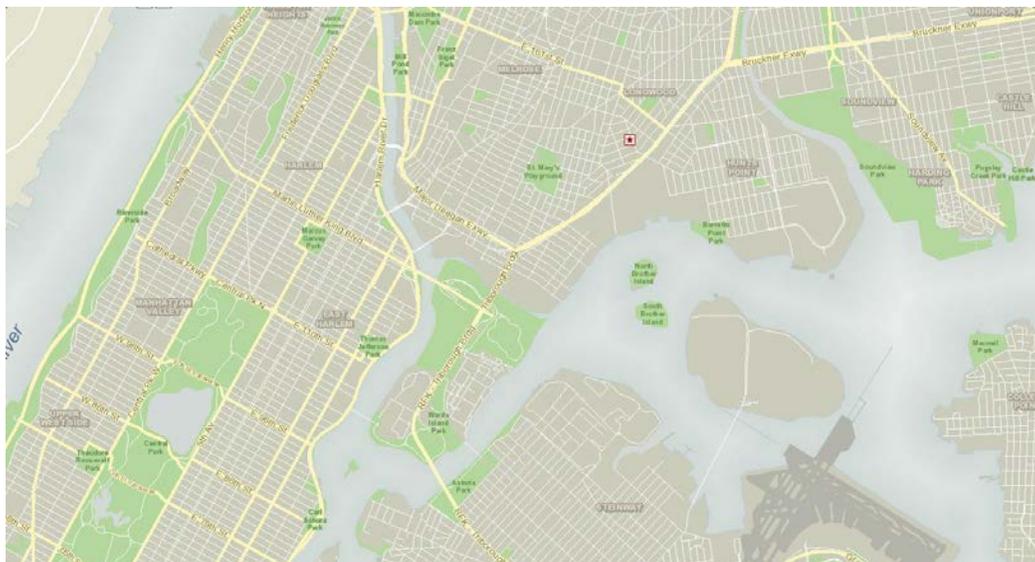


Figure 2 – Site Map

