

# NYC Brownfield Cleanup Program

920-924 Westchester Avenue  
11CBP002X & 11CBP003X  
December 2010

Application Fact Sheet # 1

## Where can I view project documents?

### Document Repositories

Pelham Branch Library  
3060 Middletown Road  
Bronx, New York 10461  
(718) 792-6744

Please call for hours of  
Operation

and by appointment at

NYC Office of  
Environmental Remediation  
253 Broadway, 14<sup>th</sup> Floor  
New York, NY 10007

M – F: 10 AM – 4 PM

### Public Comment Period

December 3, 2010  
to  
January 3, 2011

## Who can I contact for Project information?

### Project Contact

Shaminder Chawla  
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New York, NY 10007  
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schawla@dep.nyc.gov

For more information visit:  
[www.nyc.gov/oer](http://www.nyc.gov/oer)

## Public Comment Announcement

### NYC BCP Application and Cleanup Plan Available for Review and Comment

This fact sheet is being provided to you by the New York City Office of Environmental Remediation (OER) under the New York City Brownfield Cleanup Program (NYC BCP). An application has been submitted by MJM Construction Services for enrollment of the property at 920-924 Westchester Avenue, Bronx, New York into the NYC BCP. The Application, Remedial Investigation Report (RIR) and draft Remedial Action Work Plan (Cleanup Plan) are currently available for public review. The application provides the basis for eligibility into the NYC BCP. The RIR explains the results of environmental investigation at the site including the nature and extent of contamination. The draft Cleanup Plan proposes remedial actions to address contamination delineated in the RIR.

### Public Comments on the Application and Draft Cleanup Plan

OER is accepting public comments on the NYC BCP Application and the draft Cleanup Plan for 30 days from December 3, 2010 to January 3, 2011. The NYC BCP Application, RIR and draft Cleanup Plan are available for your review at the document repository listed at left or through OER website at [www.nyc.gov/oer](http://www.nyc.gov/oer). Your comments are important and strongly encouraged. Comments should be sent to Shaminder Chawla via mail or e-mail (see contact information at left).

### Site Description

Two Sites are located at 920-922 Westchester Avenue in the Borough of Bronx, New York (see Figure 1). The total property is approximately 0.6 acres and is defined as Block 2697 and Lots 35 & 38 on the New York City Tax Map. The Site is bounded by Westchester Avenue and an elevated New York City Transit rail track to the north-northeast, residential and commercial buildings to the south, Interval Avenue to the east, and Rogers Place to the west. Past uses of the Site include: Lot 35 was historically utilized as gasoline station from at least 1977 to 1981 and was recently utilized as an auto maintenance facility. Lot 38 was historically utilized as a 10-story bottling facility and was most recently utilized for the storage of various beverages. The property is currently vacant and is surrounded by plywood fence.

### Summary of Cleanup Plan

The following activities are proposed at the Site to achieve the remedial action objectives:

- Development of a Community Protection Statement to describe all of the protective measures to be used during remedial activities;
- Excavation and proper off-site disposal of all underground storage tanks and contaminated soils exceeding soil cleanup objectives. Both Lots 35 and 38 will be excavated to 12 – 13 feet below grade;
- Confirmatory end-point sampling program to document the quality of remaining soils;
- Backfilling and grading of excavated areas with clean fill material;
- Installation of a vapor barrier and a ventilated parking garage on both Lots 35 and 38 beneath the building slab; and
- Petroleum remediation on Lot 35 will be performed under DEC approved RAP and DEC oversight. There is no petroleum remediation on Lot 38.

**Summary of Remedial Investigation Report (RIR)**

The remedial investigation of the Site was performed during February 2010. The following activities were performed as part of the remedial investigation:

- A site survey, including a geophysical survey;
- Installation of soil borings and groundwater monitoring wells;
- Sampling of contaminated media, which included soil, groundwater, and soil gas;
- Evaluation of analytical data.

The following findings were presented in the RIR:

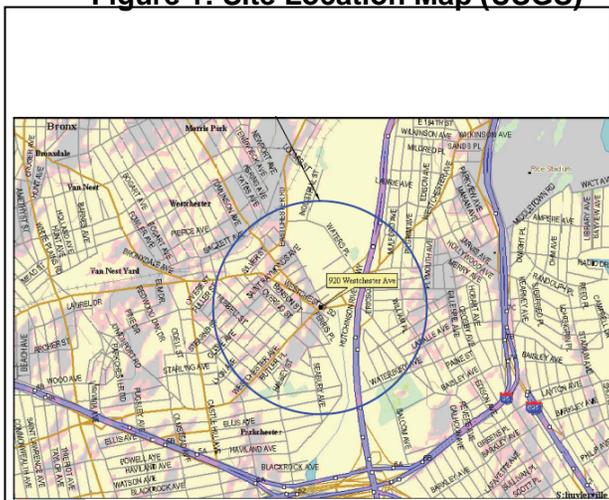
1. Soil/fill samples collected confirmed the presence of Polycyclic Aromatic Hydrocarbons (PAHs) in shallow urban fill material and gasoline constituents in deep soil at Lot 35. Metals were detected across the entire site.
2. Groundwater samples confirmed the presence of volatile organic compounds (VOCs) and Semi-VOCs and metals at Lot 35. Groundwater impacts are not observed on Lot 38.
3. Soil vapor samples confirmed the presence of VOCs on both Lots 35 and 38 and are attributed to the petroleum spill on Lot 35.

**Next Steps**

OER will review the NYC BCP application, RIR, the draft Cleanup Plan and all public comments received during the comment period and make a determination on the eligibility of the application. The Cleanup Plan may be modified to address public comments and comments made by OER. The approved Cleanup Plan will be placed in the document repositories. It is estimated that cleanup and redevelopment activities will take about 18 months to complete. A second fact sheet will be sent prior to the start of remediation.

OER will keep the public informed during and after the cleanup of the site. We encourage you to share this fact sheet with neighbors, and/or post this fact sheet in a prominent area for others to see.

**Figure 1: Site Location Map (USGS)**



**Figure 2: Site Map**

