



**OFFICE OF ENVIRONMENTAL REMEDIATION**  
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Ms. Carmen Confrancesco  
Joy Construction Corporation  
40 Fulton Street, 21<sup>st</sup> Floor  
New York, NY 10038

Mr. Doug Harm  
Brinkerhoff Environmental Services, Inc.  
1805 Atlantic Avenue  
Manasquan, NJ 08736

Re: **Decision Document**  
**NYC VCP Remedial Action Work Plan Approval**  
**1016 Washington Avenue**  
**Block 2369, Lots 12, 13, 14, 16**  
**BCP Project #12CVCP043X / OER Project # 12EHAZ312X**

Dear Ms. Confrancesco:

The New York City Office of Environmental Remediation (OER), in consultation with the New York City Department of Health and Mental Hygiene (DOHMH), has completed its review of the February 2012 Remedial Action Work Plan (RAWP) and March 2012 Stipulation List for 1016 Washington Avenue, VCP Project #12CVCP043X. The Plan was submitted to OER under the NYC Voluntary Cleanup Program (VCP). The RAWP was released for public comment for 30 days as required by program rule. That comment period ended on April 1, 2012. There were no public comments.

#### **Statement of Purpose and Basis**

This document presents the remedy for a Voluntary Cleanup site known as “1016 Washington Avenue” site. This document is a summary of the information that can be found in the site-related reports and documents in the document repository at OER’s website [www.nyc.gov/oer](http://www.nyc.gov/oer).

The New York City Office of Environmental Remediation (the Office or OER), in consultation with the New York City Department of Health and Mental Hygiene (DOHMH), has established a remedy for the above referenced site. Historic fill material is the primary environmental concern on this property.

The decision is based on the Administrative Record of the New York City Office of Environmental Remediation (the Office or OER) for the 1016 Washington Avenue Site and the public's input to the proposed remedy presented by the Office.

## **Description of Selected Remedy**

The remedy selected for this 1016 Washington Avenue Site includes soil excavation, cover system, vapor barrier system, institutional controls, and site management (if Track I is not achieved).

The elements of the selected remedy are as follows:

1. Preparation of a Community Protection Statement and implementation of a Citizen Participation Plan.
2. Perform a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
3. Establishing Track 2 SCOs for contaminants of concern, and excavation and removal of soil/fill exceeding the SCOs. Post excavation samples will determine if deep excavation for development achieves Track 1 SCOs for soil.
4. Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs.
5. Construction and maintenance of an engineered composite cover consisting of concrete building slab across the entire Site.
6. Installation of a vapor barrier to prevent migration of vapors into the completed building.
7. Demarcation of residual soil/fill.
8. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations.
9. 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, and this plan. Sampling and analysis of excavated media as required by disposal facilities. Appropriate segregation of excavated media onsite.
10. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID.
11. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas.
12. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
13. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations.
14. Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, and describes all Engineering and Institutional Controls to be implemented at the Site, and lists any changes from this RAWP.
15. Submission of an approved 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.
16. Recording of a Declaration of Covenants and Restrictions that includes a listing of Engineering Controls and a requirement that management of these controls must be in compliance with an

approved SMP; and Institutional Controls including prohibition of the following: (1) vegetable gardening and farming; (2) use of groundwater without treatment rendering it safe for the intended use; (3) disturbance of residual contaminated material unless it is conducted in accordance with the SMP; and (4) higher level of land usage without OER-approval.

Remedial activities will be performed at the Site in accordance with this OER-approved RAWP. All deviations from the RAWP will be promptly reported to OER. Changes will be documented in the RAR.

This remedy conforms to the promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration OER guidance, as appropriate. The remedy is protective of public health and the environment.

11/26/12

Date



Shaminder Chawla  
Assistant Director

## **SITE BACKGROUND**

### **Location:**

The Site is located at 1016 Washington Avenue in the Morrisania section in Bronx, New York and is identified as Block 2369 and Lots 12, 13, 14 and 16 on the New York City Tax Map. Figure 1 shows the Site location.

### **Site Features:**

The Site area is a 13,000-square foot irregularly-shaped lot that is bounded to the north by East 165<sup>th</sup> Street, a church to the east, Washington Avenue to the west and Weiher Court to the south. Currently, the Site is vacant and surrounded by wooden construction fencing with a locked gate on Washington Avenue. The area surrounding the subject site consists of a mix of residential and commercial properties.

### **Current Zoning/uses:**

The current zoning designation is R7-2 residential with a M1-1 manufacturing overlay. The proposed use is consistent with existing zoning for the property.

### **Historical Use:**

Historic use of the property includes residential and use as a grocery store from 1927-2005. The AOC identified for this site consist of possible presence of fuel oil tanks and historic fill at the site.

### **Summary of Environmental Findings:**

1. Elevation of the property is approximately 30 feet above sea level.
2. Depth to groundwater is approximately 10 feet at the Site.
3. Groundwater flow is generally southwest beneath the Site.
4. The stratigraphy of the site, from the surface down, consists of approximately 6-8 feet of historical fill material overlying native medium grained tan silty-sand with a small proportion of medium grained gravel.

## **PROPOSED DEVELOPMENT PLAN**

The proposed future use of the Site will consist of a 10-story mixed use commercial/residential building with a cellar. This development will consist of commercial space on the first floor and residential dwellings on floors two through ten. The proposed use is consistent with existing zoning for the property.

## **SUMMARY OF REMEDIAL INVESTIGATION**

A remedial investigation (RI) serves as the mechanism for collecting data to:

- characterize site conditions;
- determine the nature of the contamination; and
- assess risk to human health and the environment.

The RI is intended to identify the nature (or type) of contamination which may be present at a site and the extent of that contamination in the environment on the site, or leaving the site. The RI reports on data gathered to determine if the soil, groundwater, soil vapor have been contaminated. Temporary wells were installed to assess groundwater, soil borings were installed to sample soil/fill identified and soil vapor was

sampled. Data collected in the RI influence the development of remedial alternatives. The RI report is available for review in the site document repository.

### **Nature and Extent of Contamination:**

Soil: The environmental investigation identified historic fill to a depth of 6-8 feet below surface. Soil/fill samples collected during the RI indicated that no samples exceed Track I Unrestricted SCOs for VOCs and polychlorinated biphenyls (PCBs). Five SVOCs exceeded Track II Residential Use SCOs in shallow soil samples (0-2'). All SVOC's exceedances were for PAH compounds. There were no exceedances of Track I Unrestricted SCOs for SVOCs in the deeper soil samples (from 10-12'). Several Pesticides including 4,4'-DDT and its derivatives exceeded Track I Unrestricted Use SCOs but were all under Restricted Use Residential SCOs. Lead (maximum of 1,150mg/kg), barium (maximum 2,620mg/kg), cadmium (maximum of 8.85mg/kg) in shallow and deep samples exceeded Track I Unrestricted Use SCOs and Track II Residential Use SCOs. Chromium and nickel exceeded Track I SCOs for metals but were under Track II SCOs for Residential Use. Overall, findings for soil were unremarkable and did not show a source of contamination on this property. Low levels of contamination are consistent with findings of historic fill on the property.

Groundwater: Groundwater samples collected during the RI showed no VOCs, SVOCs, or PCBs at concentration exceeding the above 6NYCRR Part 703.5 Class GA Groundwater Quality Standards (GQS). Two (2) Pesticides were detected in a groundwater sample at concentrations slightly exceeding 6NYCRR Part 703.5 Class GA Groundwater Quality Standards (GQS). They include chlordane and 4,4'-DDT which were both detected at maximum concentrations below 1ppb. All other pesticides in groundwater were below GQS. Several metals were detected in groundwater samples at concentrations exceeding their respective GQS. Dissolved metals did not exceed GQS for any sample except sodium. Findings suggest a possible offsite source such as road salting. Overall, groundwater did not show any contaminant sources on the property and were consistent with findings for soil.

Soil vapor: Soil vapor samples collected during the RI showed VOCs in soil vapor with highest concentrations for tetrachloroethene (PCE) at elevated concentrations at all three (3) sample locations ranging from 54-100ug/m<sup>3</sup>. Benzene was detected at low concentrations ranging from 32 ug/m<sup>3</sup> to 51 ug/m<sup>3</sup>. PCE was not observed in the groundwater samples and findings suggest an offsite source area.

Figure 1: Site Map

