

## Where can I view project documents?

### In person at:

New York Public Library  
Morrisania Branch  
610 East 169th Street  
Bronx, New York

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

### and electronically at:

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

## Public Comment Period

June 26, 2013  
to  
July 26, 2013

## 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). An application has been submitted by Allied West Farms (NY) LLC for enrollment of the property located at 1512 Boone Avenue in the Crotona Park East neighborhood of Bronx, New York and identified as Block 3013, Lots 12, 29, 31, 35, 37, and 46 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 July 26, 2013. 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 37,833 square feet and is currently vacant. The proposed future use of the Site consists of a 9-story building and a 15-story building for retail and residential use with a cellar and courtyard areas.

### Summary of RIR

The environmental investigation identified up to 14 feet of historic fill. Elevated levels of several semi-volatile organic compounds, pesticides, metals, and PCBs were detected above cleanup guidelines. One shallow area showing higher concentrations of metals was identified and will be treated as a hotspot.

Groundwater samples identified five VOCs primarily associated with petroleum and former gas station operations on-Site above Groundwater Quality Standards. Soil vapor samples showed petroleum-related and chlorinated VOCs at generally low concentrations. Freon-11 was detected in one soil vapor sample at elevated concentration.

### 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;
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
- Establishment of Track 4 Site-specific Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill that exceeds Track 4 Site-specific SCOs. Excavation to approximately 12 feet below existing grade in the northwest section, 2 feet below existing grade in the northeast section and 2 feet below existing grade in the southeast section of the Site;
- 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 end-point samples to determine if the remedy attains SCOs;
- Construction of an engineered composite cover consisting of the building foundation, clean fill cover, and concrete walkways to prevent human exposure to residual soil/fill remaining under the Site;
- Installation of a vapor barrier system below the building slab and outside foundation sidewalls below grade, and construction of a ventilated parking system;
- Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved and lists any changes from this RAWP and
- 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.

## 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 in the public library branch and 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

