

## NYC VCP Cleanup Plan

### Available for Review and Comment

### Public Comment Period

April 2, 2014  
to  
May 2, 2014

### 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  
Allerton Branch  
2740 Barnes Avenue,  
Bronx, NY 10467

Please call (718) 881-4240 for hours of operation

### Whom can I contact for project information?

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For more information visit:

[www.nyc.gov/oer](http://www.nyc.gov/oer)

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 3560 WPR LLC for enrollment of the property located at 3560-3584 White Plains Road & 709 East 212th Street in the Williamsbridge section of Bronx, New York and identified as Block 4657, Lots 90, 94 and 96 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 through May 2, 2014. 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 Ms. Hannah Moore via mail or e-mail (see contact information at left).

#### Site Description

The Site is a 21,000 square feet and is currently contains two commercial buildings and a vacant lot. The proposed future use of the Site consists of renovating the existing commercial buildings on lots 96 and 94, and building a new commercial building on lot 90.

#### Summary of RIR

The environmental investigation identified seven Semi-Volatile Organic Compounds (SVOCs), and several pesticides and metals, above cleanup guidelines in the soil. Soil vapor samples collected during the RI showed moderate to high levels of petroleum and chlorinated VOCs.

#### 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;
- Implement a Community Air Monitoring Plan for particulates and volatile organic carbon (VOCs) compounds;
- Establish Track 4 Site Specific Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 4 Site Specific SCOs to a depth of approximately 16 feet below grade for the majority of the Site and one to two feet in the area of the courtyard;
- 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;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Construction and maintenance of an engineered composite cover consisting of a 42-inch matt slab underneath the building and two feet on clean soil of a 6-inch concrete slab in the courtyard area;
- Installation of a vapor barrier system below the basement concrete slab and behind the foundation walls of the proposed building. On Lots 90 and 94, a vapor/waterproofing barrier will be installed under the new slab. On Lot 96, the new slab and existing foundation walls will be coated with Aquafin vapor proofing. A vapor barrier will be applied beneath/around the proposed elevator pit;
- Installation and operation of an active sub-slab depressurization system on lots 94 and 96
- Submission of a Remedial Action Report (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 the 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
- Continued registration with an E-Designation at the NYC Buildings Department.

**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**

