

## Public Comment Period

July 15, 2014  
to  
August 15, 2014

## Where can I view project documents?

### Online at:

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

Internet access to view documents is available at the public library.

The closest location is:

New York Public Library  
Melrose Library  
910 Morris Avenue  
Bronx, New York 10451

Please call (718) 588-0110  
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)

## E-Designation Hazardous Materials 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 E-Designation Program. A Remedial Action Plan (RAP) has been submitted by Urban Pathways, Inc. for enrollment of the property located at 316 East 162<sup>nd</sup> Street in the Concourse Village section of the Bronx, New York and identified as Block 2421 and Lots 27 and 29 into the E-Designation Program. 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 Plan (RAP) proposes remedial actions to address contamination delineated in the RIR.

### Public Comments on the RAP

OER is accepting public comments on the draft RAP for 30 days until August 7, 2014. The RIR and draft RAP 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 8,641 square feet and is currently improved with an unoccupied two-story residential structure. The proposed future use of the Site consists of a ten-story supportive housing structure with a partial cellar that will cover approximately 58% of the Site. The remaining 42% of the Site will be improved with landscaped and recreational areas.

### Summary of RIR

The environmental investigation identified up to five feet of urban soils underlain by weathered rock. Several Semi-Volatile Organic Compounds (SVOCs) and several metals were detected above cleanup guidelines. Soil vapor samples showed several low to moderate levels of petroleum-related VOCs. Several chlorinated VOCs were also identified but below the monitoring level ranges established by New York State DOH. Groundwater samples could not be obtained during the Remedial Investigation.

### Summary of the Remedy

The specific elements of the proposed remedial action include:

- Preparation of a Community Protection Statement and performance of citizen participation activities;
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
- Establishment of Track 1 Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill in excess of SCOs. Approximately 27% of the property will be excavated to a depth of twelve feet for the partial cellar, four feet beneath the remainder of the building footprint, and two feet across the balance of the Site;
- Collection and analysis of endpoint samples to determine if the remedy meets SCOs;
- 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;

If Track 1 Unrestricted Use SCOs are not achieved, the following Engineering and institutional Controls will be implemented as part of construction:

- Installation of a vapor barrier/waterproofing system below the concrete slab underneath the building, as well as behind foundation walls of the proposed building.
- Construction and maintenance of an engineered composite cover consisting of a concrete slab of at least six inches thick beneath the building footprint or a minimum of 2 feet clean soil over open spaces;
- Submission of an approved Site Management Plan (SMP) in the Remedial Action Report 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
- The Site would continue to be listed with an E-Designation in the New York City Zoning Resolution.

**Next Steps**

OER will review the draft RAP and consider all public comments submitted during the comment period before it approves a final RAP. The approved RAP will be placed in the public library branch and on OER’s website.

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.

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

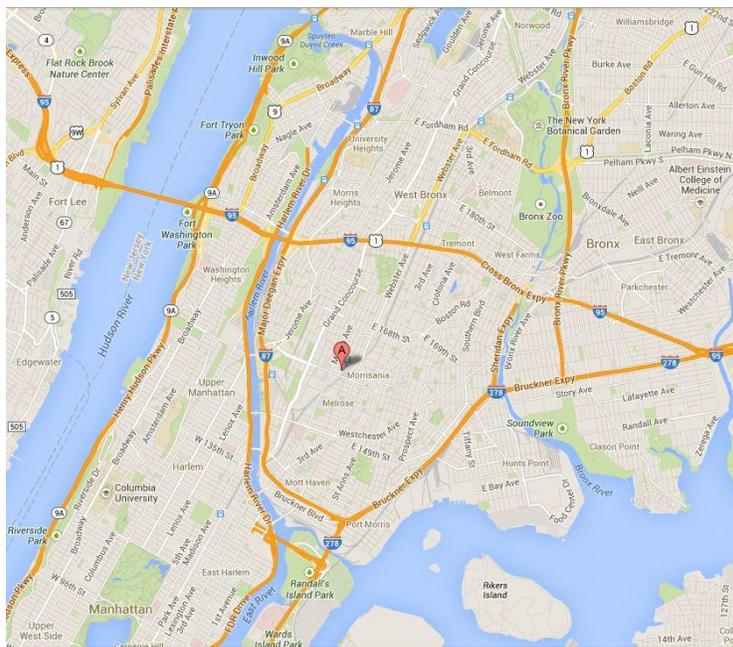


Figure 2 – Site Map

