

## NYC VCP Cleanup Plan Available for Review and Comment

### Public Comment Period

April 13, 2015  
to  
May 13, 2015

### 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  
Mott Haven Branch  
321 E 140th St  
Bronx, NY 10454

Please call (718) 665-4878 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 River Avenue Management for enrollment of the property located at 110 East 149th Street in the Concourse Village section of Bronx, New York and identified as Block 2351, Lot 25 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 May 13, 2015. 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 40,000 square feet and is currently developed with a one and two-story concrete block building with a partial basement which is currently vacant. The proposed future use of the Site will include one affordable housing building, one moderate income building, a hotel, and a large courtyard/terrace.

#### Summary of RIR

The environmental investigation identified historical fill material up to depths of 21 feet. Several Semi-Volatile Organic Compounds (SVOCs) and metals are above cleanup guidelines in soil. Volatile organic compounds (VOCs) and metals are present above Groundwater Quality Standards. Soil vapor samples showed levels of petroleum-related and chlorinated VOCs above the mitigation ranges established by State Department of Health.

#### Summary of the Remedy

The specific elements of the proposed remedial action include:

1. Preparation of a Community Protection Statement and implementation of all required NYC VCP Citizen Participation activities according to an approved Citizen Participation Plan.
2. Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
3. Selection of Site Specific (Track 4) Soil Cleanup Objectives (SCOs).
4. Excavation and removal of soil/fill exceeding Track 4 SCOs. For development purposes, the depths of excavation vary, are approximately 4 to 15 feet below existing grade. A total of approximately 15,700 tons of soil will be excavated and removed from this Site.
5. 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.
6. Collection and analysis of eight (8) end-point samples to determine the performance of the remedy with respect to attainment of SCOs.
7. Installation of a vapor barrier system beneath the building slabs and foundation sidewalls below grade.
8. Installation and operation of an active sub-slab depressurization system.
9. Construction and maintenance of an engineered composite cover consisting of at least 6 inches building slabs, parking lot slabs, and concrete pavement to prevent human exposure to residual soil/fill remaining under the Site.
10. Import of approximately 1600 tons to be used for backfill and cover in compliance with this plan;
11. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations.
12. Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, lists any changes from this RAWP, and describes all ECs/ICs to be implemented at the Site.
13. Submission of an approved Site Management Plan in the RAR for long-term management of residual contamination, including plans for operation, maintenance, monitoring, inspection and certification of ECs/ICs, and reporting at a specified frequency.
14. Continued registration of the property with an E-Designation

**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 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**

