



Public Comment Period

September 2, 2016
to
October 2, 2016

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:

Belmont Library and Enrico Fermi Cultural Center
610 E. 186th Street,
Bronx, NY 10458

Please call (718) 933 6410 for hours of operation

Whom can I contact for project information?

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For more information visit:
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 Ratan Realty, LLC for enrollment of the property located at 510 East 185th Street in the Belmont section of Bronx, New York and identified as Block 3053, Lot 28 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 October 2, 2016. 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 21,250 square feet and currently a vacant commercial store that was formerly used as a night club, restaurant/food store and retail shops. The proposed future use of the Site will consist of the demolition and removal of the current structure and cellar. Once demolished three hotels, Ramada Hotel (BLDG A) and a Sleep Inn/Mainstay Suite Hotel (BLDG B) are to be constructed.

Summary of RIR

The environmental investigation identified four feet of historic fill underlain by twenty-one feet of a geologic unit consisting of mainly fine grained sand and silt. Metals are above cleanup guidelines in soil and are above Groundwater Quality Standards. Soil vapor samples showed low levels of petroleum related 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;
- Implementation of a Community Air Monitoring Plan for particulates and volatile organic carbon (VOCs) compounds;
- Establish Site Specific (Track 4) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 1 Unrestricted Use SCOs. The footprint of the new building will be excavated from 6 feet to 11 feet below grade for the new building's cellar level. Approximately 1,100 cubic yards of soil will be excavated and removed from 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, and this plan. Sampling and analysis of excavated media as required by disposal facilities and 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;
- Installation of a vapor barrier system beneath the building slab and outside foundation sidewalls below grade.
- Construction and maintenance of an engineered composite cover consisting of concrete foundation footings, building slab, and foundation walls of approved DOB thickness will occupy the entire site to prevent human exposure to residual soil/fill remaining under the Site;
- Submission of an approved Site Management Plan (SMP) in the Remedial Action Report (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;
- Submission of a RAR that describes the remedial activities and certifies that the remedial requirements have been achieved and lists any changes from this RAWP; and Continued registration with E-designation for the property if Track 1 cleanup is not achieved; and
- The property will continue to be registered with an E-Designation at the NYC Buildings Department.

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

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:



Bronx

Figure 1 – Site Location Map

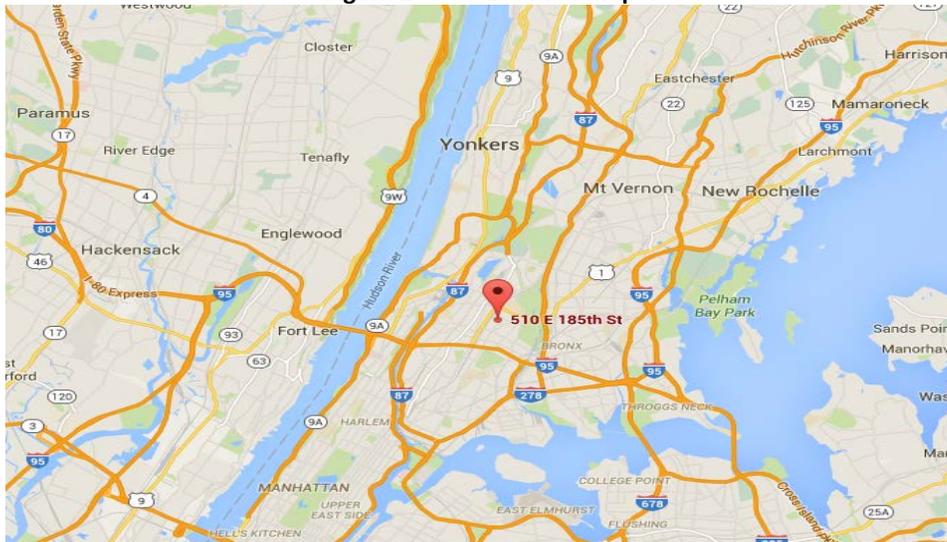


Figure 2 – Site Map

