

Public Comment Period

May 2, 2016
to
June 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 STB Owners LLC and STB Retail Owners LLC in partnership with Saint Barnabas Hospital for enrollment of the property located at 4487, 4491, 4495, 4497, 4507 3rd Avenue, and 544 East 183rd Street in the East Tremont/Belmont section of Bronx, New York and identified as Block 3051, Lot 34 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 June 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 approximately 15,200 square feet and currently consists of a one-story building currently utilized as a parking garage and active car lots on the remainder of the property. The proposed future use of the Site will be a mixed-use multi-story building for healthcare, retail and residential purposes with a parking area below grade. The building foundation will span the entire lot and the structure will have two towers, one 11 stories and another, 7 stories tall.

Summary of RIR

The environmental investigation identified historical fill material up to depths of 15 feet. Several Semi-Volatile Organic Compounds (SVOCs), metals, and PCBs are above cleanup guidelines in soil and are above Groundwater Quality Standards. Soil vapor samples showed low to non-detectable levels of petroleum related and chlorinated VOCs below the mitigation level established by the New York State Department of Health.

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;
- Establishment of Restricted Residential (Track 2) Soil Cleanup Objectives (SCOs);
- Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas;
- Excavation and removal of soil/fill exceeding Track 2 SCOs. The footprint of the new building will be excavated to a depth of approximately 13.5 feet below grade for foundation elements. Approximately 36,450 tons of soil will be excavated and removed from the Site;
- Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID. Appropriate segregation of excavated media on-Site;
- Installation of a waterproofing/vapor barrier system consisting of vapor barrier beneath the building slab and outside of sub-grade foundation sidewalls;
- Construction and maintenance of an engineered composite cover consisting of a concrete building slab to prevent human exposure to residual soil/fill remaining on the site;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities and certifies that the remedial requirements have been achieved and lists any changes from this 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 E-designation for the property.

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

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

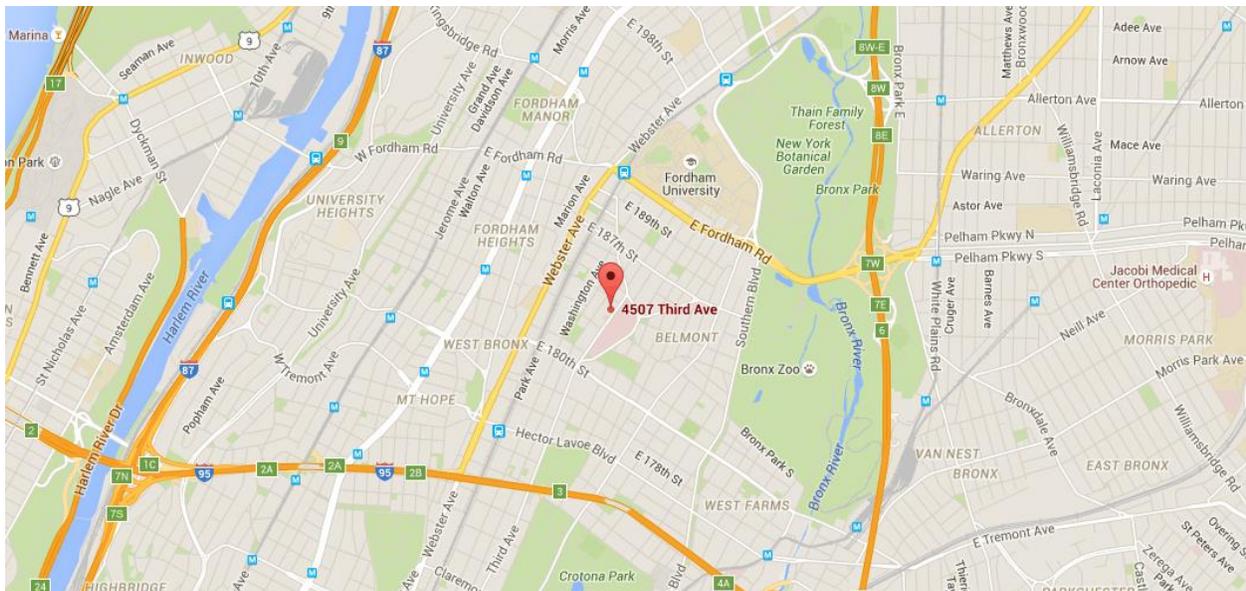


Figure 2 – Site Map

