



**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
DIVISION OF ENVIRONMENTAL REMEDIATION  
ESD ROUTING SLIP**



TO: Dale Desnoyers, Division Director  
FROM: The attached is submitted for your approval by:

NAME	INITIAL	DATE
Project Manager: Ronnie Lee	RL	11/3/10
Section Chief/RHWRE: Sally Dewes		11/3/10
Bureau Director: Robert Cozzy		11/3/10

DATE: 11/2/2010

RE: **Site Name** Baretto Point  
**City** New York City

**Site Code** B00032  
**County** Bronx

☐ **ESD**

- ☐ Draft ESD
- ☒ Clean copy of the ESD
- ☐ Redline/Strikeout version of the ESD
- ☒ Copies of edits to ESD (Dale's)
- ☒ Site Briefing Report
- ☒ NYSDOH concurrence letter
- ☐ USEPA concurrence letter
- ☐ OGC Referral
  - ☐ Attached
  - ☐ Not Required: Explain:
- ☐ Project Reviews (IGP-13) (if waived, explain why)
  - ☐ Scoping RI date: \_\_\_\_\_
  - ☐ Scoping FS date: \_\_\_\_\_

**ESD Release Approvals**

Bur. Director: \_\_\_\_\_  
Robert Cozzy

Division Director: \_\_\_\_\_  
Dale Desnoyers

514994

☐ **ROD**

- ☐ Draft ROD
- ☐ Signature-ready copy of the ROD
- ☐ Redline/Strikeout version of the ROD
- ☐ Copies of edits to ROD ('s/Dale's)
- ☐ Site Briefing Report
- ☐ NYSDOH concurrence letter
- ☐ USEPA concurrence letter

**ROD Signoff**

Ass't Div Director: \_\_\_\_\_

☐ **BRIEFING**

**Date:** \_\_\_\_\_ **Time:** \_\_\_\_\_ **Room:** \_\_\_\_\_

c: Dale Desnoyers  
Other reviewers who are invited to Briefing



**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
DIVISION OF ENVIRONMENTAL REMEDIATION  
Site Briefing Report**



<b>Site Code</b>	B00032	<b>Site Name</b>	Baretto Point		
<b>Classification</b>	A	<b>Address</b>	Hunts Point, South of Viele Ave, West of Manida St		
<b>Region</b>	2	<b>City</b>	New York City	<b>Zip</b>	10038-
<b>Latitude</b>	40.8051	<b>Town</b>	New York City	<b>Project Manager</b>	Ronnie Lee
<b>Longitude</b>	-73.8872	<b>County</b>	Bronx		
<b>Site Type</b>			<b>Estimated Size</b>	13.0000	

### Site Description

The Barretto Point Environmental Restoration Site consists of a 13-acre City-owned waterfront parcel in a predominantly industrialized area of the South Bronx (Hunts Point) and is located immediately adjacent to the Hunts Point Sewage Treatment Plant. The site is somewhat remote from residential population centers in Hunts Point and has very heavy tractor trailer truck traffic associated with solid waste transfer stations and other commercial uses.

Most of the northwest portion of the site was the location of a sand and gravel operation. An asphalt plant was located in the southwest corner of Barretto Street and Ryawa Avenue, and framed coal pockets (structures likely used for the storage of coal) were located to the west along the East River. In the northeastern portion of the site, industries included a paint and varnish manufacturing facility. By 1991, the structures mentioned above were no longer present on the site. As a result of these historic operations, on-site soils were contaminated with elevated levels of VOCs, PAHs and metals.

A Site Investigation was completed in 2000. A Remedial Alternative Report was completed in January 2003, and the Record of Decision (ROD) was signed on December 4, 2003. The ROD called for excavation and removal of contaminated soil from the former paint and varnish manufacturing facility area (0.7 acres), placement of the a demarcation layer and two feet of clean soil on the remainder of the site (12.3 acres), long-term maintenance and implementation of institutional controls. New York City applied and was approved for remediation funding from the 1996 Bond Act on September 14, 2004.

The remedy, which calls for excavation and removal of contaminated soil from the former paint and varnish manufacturing facility area (0.7 acres), placement of a demarcation barrier and 2 feet of clean soil on the remainder of the site (12.3 acres), is complete for 7.5 acres of the site, of which 5 acres has been redeveloped and is being used as the Barretto Point Park. Completion of the remaining 5.5 acres has been delayed due to lack of funding for the planned future use for expansion of the adjacent Hunts Point Water Pollution Control Plant. This area is currently covered with a layer of asphalt, fill and gravel. The Department is considering an Explanation of Significant Differences which would allow the remaining 5.5 acres to remain as is, since the top one-foot of cover in this area meets industrial soil cleanup objectives; the area is completely fenced; and material already in place precludes exposure to any residual contamination.

### Contaminants of Concern (Including Materials Disposed)

ETHYLBENZENE

### Quantity Disposed

UNKNOWN

UNKNOWN

XYLENE (MIXED)	UNKNOWN
BENZO(A)PYRENE	UNKNOWN
BENZO(K)FLUORANTHENE	UNKNOWN
BENZO(B)FLUORANTHENE	UNKNOWN
DIBENZ[A,H]ANTHRACENE	UNKNOWN
BARIUM	UNKNOWN
BERYLLIUM	UNKNOWN
COPPER	UNKNOWN
IRON	UNKNOWN
LEAD	UNKNOWN
MERCURY	UNKNOWN
NICKEL	UNKNOWN
ZINC	UNKNOWN

**Analytical Data Available for :** Groundwater, Soil, Soil Vapor

**Applicable Standards Exceeded for:** Groundwater, Soil

### Site Environmental Assessment

The main categories of contaminants that exceeded their soil cleanup objectives (SCOs) were volatile organic compounds (VOCs) (in the vicinity of the former paint and varnish manufacturing facility), semivolatile organic compounds (SVOCs), in particular polycyclic aromatic hydrocarbons (PAHs), and inorganics (metals).

The primary VOCs that were detected at concentrations exceeding SCOs were ethylbenzene and xylenes. In addition, significant concentrations of non-targeted, tentatively identified compounds (TICs) were detected in many of the soil samples, resulting in the SCO for total VOCs being exceeded. VOCs (including TICs) were predominantly detected in the area of the former paint and varnish manufacturing facility. The total VOC concentration was identified as an indicator of contamination for the area of the former paint and varnish manufacturing facility.

The primary SVOCs that were detected at concentrations exceeding SCGs were phenol, 2-methylphenol, fluoranthene, pyrene, and the PAHs benzo(a) anthracene, chrysene, benzo(b)fluoranthene, benzo(k)fluoranthene, benzo(a)pyrene, indeno (1,2,3-cd)pyrene and dibenzo(a,h)anthracene. PAHs are products of incomplete combustion and are common in soils in urban areas.

Inorganics that were detected at concentrations exceeding SCOs were barium, beryllium, copper, iron, lead, mercury, nickel and zinc. The SCOs for each of these parameters, except lead, were developed based on New York State or eastern United States background concentrations rather than health-based potential impacts.

### Site Health Assessment

The area is served with public water, therefore it is unlikely that groundwater is used as drinking water. The remedy as outlined in the Record of Decision is being implemented and will prevent future exposures by covering residual wastes.

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## Remedy Description and Cost

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### Remedy Description for Operable Unit 00

**Total Cost**

**Capital Cost**

**OM&M Cost**

**Issues / Recommendations**

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### Remedy Description for Operable Unit 01

- For the 5-acre Planned Park Area, grading and placement of two feet of clean soil cover to limit potential exposure to contaminated soil.
- For the 0.7-acre Former Paint and Varnish Manufacturing Facility Area, excavation and removal of contaminated soil (approximately 14,100 cubic yards), and extraction and treatment of groundwater as part of the dewatering process during excavation of VOC-contaminated soil. Extracted groundwater will be pre-treated to meet the requirements for discharge to a NYSDEC-approved treatment/disposal facility.
- Covering the excavated area with clean soil and/or the construction of the treatment plant digesters which have been proposed as part of the upgrade of the Hunts Point Water Pollution Control Plant (HPWPCP).
- A Site Management Plan (SMP) will be developed to address proper handling of residually contaminated soils that may be excavated from the site during future redevelopment.
- Institutional Controls will be imposed in the form of an Environmental Easement, in such form as the NYSDEC may approve, that would require compliance with an approved SMP. The Environmental Easement will also limit the use of groundwater from the affected area as a source of potable or process water without the necessary water quality treatment as determined by the New York City Department of Environmental Protection and the NYSDEC.
- A long-term maintenance program will be instituted.
- The property owner will certify annual to the NYSDEC that the institutional and engineering controls put in place, pursuant to the ROD, are still in place, have not been altered, and are still effective.

**Total Cost** \$0

**Capital Cost** \$355,778

**OM&M Cost** \$0

**Issues / Recommendations**

# EXPLANATION OF SIGNIFICANT DIFFERENCE BARRETTO POINT SITE



City of New York / Bronx County / Site No. B00032 / November 2010

Prepared by the New York State Department of Environmental Conservation  
Division of Environmental Remediation

## 1.0 INTRODUCTION

The purpose of this notice is to describe the progress of the cleanup at the Barretto Point Site and to inform you about a change in the Site remedy. The 13-acre Barretto Point Environmental Restoration Site is located in the Hunts Point section of Bronx County, New York (see Figure 1). On December 4, 2003, the New York State Department of Environmental Conservation (NYSDEC) issued a decision document (known as a "Record of Decision" or ROD), which selected a remedy to cleanup the Site. The ROD called for remediating the "Former Paint and Varnish Manufacturing Facility" (FPVMF) area, which has been completed, and covering the entire site with 2 feet of clean cover to limit exposure to residually contaminated soil. To date, approximately 7.5 acres of the site is covered with 2 feet of clean soil cover, and may be used for recreational land use. The remaining 5.5 acres of the site are covered with vegetation, or a layer of asphalt and/or gravel. Due to these cover materials, direct exposure to residual contamination on the site is unlikely. The change to the original remedy involves allowing this portion of the site (the "5.5-acre area") to be covered with vegetation or the existing layer of fill, asphalt, and/or gravel, instead of 2 feet of clean soil. The material within the top one-foot in this area generally meets the industrial soil cleanup objectives (SCOs). Most of the 5.5-acre area will ultimately be covered by structures related to the upgrade of the Hunts Point Water Pollution Control Plant (HPWPCP). In its current status, the 5.5-acre area will be restricted to industrial land use. In the future, in order for this land to meet the recreational use requirements, this area will be required to be covered with a 2-foot clean soil cover.

This Explanation of Significant Difference (ESD) will become part of the Administrative Record for this Site. The information here is a summary of what can be found in greater detail in documents that have been placed in the following repositories:

NYSDEC Region 2  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
Attn: Vadim Brevdo  
(718) 482-4891  
M – F: 8:30am – 4:45pm

New York Public Library  
Hunts Point Branch  
877 Southern Boulevard (at Tiffany Street)  
Bronx, NY 10459  
(718) 617-0338  
M & Th: 10am – 7pm; Tu & W: 10am – 6pm  
Fr & Sat: 10am – 5pm; Sun: Closed

Although this is not a request for comments, interested persons are invited to contact the Department's Project Manager for this site to obtain more information or have questions answered.

## 2.0 SITE DESCRIPTION AND ORIGINAL REMEDY

### 2.1 Site History, Contamination, and Selected Remedy

The site is approximately 13 acres in size and is bounded by Viele Avenue to the north, the East River to the south and west, and Manida Street and the Hunts Point Water Pollution Control Plant (HPWPCP) to the east. The area surrounding the site is primarily industrial/commercial in nature, including waste transfer stations, warehouses and the HPWPCP. The nearest residences are located approximately 1,500 feet north of the site. The Barretto Point Site is currently owned by the City of New York.

The New York City Department of Parks & Recreation (NYCDPR) has already remediated a portion of the site on which it has constructed a 5-acre waterfront park in the northwestern portion of the site. The remainder of the site will be used by the New York City Department of Environmental Protection (NYCDEP) for the expansion/upgrade of the HPWPCP.

Historically, much of the site had been developed for industrial purposes by the 1950s. These uses included a sand and gravel operation in the northwestern portion of the site (including a transformer house along Barretto Street), an asphalt plant at the southwest corner of Barretto Street and Ryawa Avenue, and coal pockets to the west along the East River. Industries in the northeastern portion of the site included a paint and varnish manufacturing facility.

As described in the December 2003 ROD and other documents, many soil vapor, surface soil, subsurface soil, groundwater and surface discharge samples were collected at the site as part of the 1999/2000 Site Investigation (SI) to characterize the nature and extent of the contamination. The primary contaminants of concern included volatile organic compounds (VOCs) in soil and groundwater in the vicinity of the FPVMF, and semi-volatile organic compounds (SVOCs), including carcinogenic polycyclic aromatic hydrocarbons (cPAHs) in the surface soil throughout the site.

A soil vapor survey was conducted during the initial phase of the SI to determine areas of the site where subsurface contamination could be present. Elevated levels of VOCs, primarily ethylbenzene (up to 620 mg/m<sup>3</sup>), toluene (up to 38 mg/m<sup>3</sup>), and xylenes (up to 2,460 mg/m<sup>3</sup>) were detected in soil vapor in the area of the FPVMF in the northeastern portion of the site (see Figure 4 from the ROD for soil vapor sample locations).

Surface soil samples were collected to assess the presence and nature of any surface soil contamination (see Figure 5 from the ROD for surface soil sample locations). The concentrations of total or individual VOCs did not exceed soil cleanup objectives (SCOs) in any surface soil samples. Concentrations of cPAHs, including benzo(a)pyrene (BaP) ranged from 0.520 ppm to 29 ppm.

The scope of work for the SI included the excavation of test pits, test trenches, and the installation of soil borings to characterize the fill material. Fill material was encountered in all soil borings and test pits at thicknesses ranging from 1 foot to 15 feet. The fill generally consisted of a mixture of sand, silt, gravel and cobbles with varying amounts of construction and demolition debris (including concrete, bricks, asphalt, wood, scrap metal, tires, plastic, cloth, paper, glass, cinders and/or ash). The SI showed that the concentration of total VOCs (including tentatively identified compounds) in most test pit samples collected in the FPVMF area were above 10 ppm, and were detected up to a maximum of 5,247 ppm. The soil vapor survey and the analytical results from the soil boring and test pit samples confirmed the presence of significant soil contamination in the area encompassing the FPVMF in the

northeastern portion of the site. Based on the sampling data referenced above, this area was remediated in accordance with the ROD.

Five (5) permanent monitoring wells were installed during the SI. Analysis of groundwater samples from temporary wells installed in the FPVMF area showed levels of VOCs up to 4,200 ppb ethylbenzene; up to 12,000 ppb total xylenes; up to 180 ppb 1,3,5-trimethylbenzene; and up to 750 ppb 1,2,4-trimethylbenzene. In addition, benzene was detected at levels up to 66 ppb.

The surface discharge sample contained chloroform and antimony at concentrations slightly above their respective groundwater standards.

Based on the above-referenced SI completed by the City under the Environmental Restoration Program, a ROD was issued by the Department in December 2003. The remedial actions outlined in the ROD included:

- Placement of 2 feet of clean soils in the 5-acre Planned Park Area (PPA) and the 8-acre Remaining Site Area (RSA);
- Excavation and removal of approximately 14,100 cubic yards of contaminated soil in the 0.7-acre Former Paint and Varnish Manufacturing Facility Area;
- Covering the excavated areas with clean soil and/or the future treatment plant digesters which have been proposed as part of the upgrade of the HPWPCP;
- Development of a Soils Management Plan and the imposition of an Environmental Easement to restrict future use of the property.

### 3.0 CURRENT STATUS

The NYCDPR completed the remediation of the PPA and constructed the 5-acre Barretto Point Park in the western portion of the site in February 2007. In the latter part of 2008, the New York City Department of Environmental Protection (NYCDEP) commenced the remediation of the RSA which required the completion of the following Tasks: Task 1 - excavation and off-site disposal of approximately 14,100 cubic yard of contaminated soil; Task 2 - backfilling the excavation to grade; Task 3 - covering the excavation area (measuring approximately 2.5 acres) with 2 feet of clean cover; and Task 4 - covering the remainder of the RSA (measuring approximately 5.5 acres) with 2 feet of clean cover.

By August 2009, the NYCDEP had completed Tasks 1 through 3. Task 4 has been modified, and involves covering the remainder of the RSA with either vegetation, or a layer of asphalt and/or gravel, instead of 2 feet of clean soil. As part of the preparation for the HPWPCP upgrade project, the NYCDEP had created two construction staging areas in the RSA, measuring a total of approximately 3.7 acres. Both construction staging areas, which cover most of the remainder of the RSA, are partially covered with vegetation, or a layer of asphalt and/or gravel, which serves to limit the likelihood of exposures to residual contamination that may exist in the subsurface soils (see Photos 1 thru 3). Additionally, both construction staging areas are inaccessible to the public since they are completely enclosed behind fencing and a locked gate.

## **4.0 DESCRIPTION OF SIGNIFICANT DIFFERENCE**

### **4.1 New Information**

The original remedy calls for covering the entire 13-acre site with 2 feet of clean cover. The NYCDPR and the NYCDEP have already covered 7.5 acres of the site with 2 feet of clean cover. Upon re-examination of the soil data from the SI and considering the current and future use of the site, the NYSDEC has determined that a 2-foot soil cover over the remaining 5.5 acres is presently unnecessary for the intended use of the site. The material that currently covers the top one (1) foot of the remaining 5.5 acres (i.e. asphalt, gravel, vegetation, and soil) generally meets the industrial soil SCOs. Also, most of the remaining 5.5 acres will be covered by structures (i.e. the treatment plant digesters) once the proposed upgrade of the HPWPCP is completed in the future. In addition, a well maintained fence and a locked gate restricts public access to the NYCDEP portion of the site.

Other areas that are outside the footprint of the upgraded HPWPCP, but are adjacent to the Barretto Point Park, may be covered with 2 feet of clean soil at a later date. If this occurs, the institutional controls on the upgraded areas can be changed to recreational land use.

### **4.2 Comparison of Changes with Original Remedy**

The original remedy called for the coverage of the entire site with 2 feet of clean cover. The revised remedy still covers the entire site, but a part of the NYCDEP portion of the site is covered with either pavement, a layer of asphalt and/or gravel, or vegetation. These cover materials meet the industrial SCOs, and serve to limit direct exposures to residually contaminated surface soil. In addition, the NYCDEP portion of the site is surrounded by a fence and a locked gate which limits access to the site by unauthorized individuals. In the future the NYCDEP portion of the site will almost entirely be covered by structures associated with the proposed upgrade of the HPWPCP.

All other aspects of the revised remedy remain the same as the original remedy including the institutional and engineering controls. These controls would be described in a Site Management Plan. Controls would include requirements for properly handling any contaminated soils which may be excavated during expected future construction activity.

The cost of the original selected remedy was \$11,315,241. The cost of implementing this remedy is estimated to be \$10,565,477.

From this point forward, the following will be occurring at the site:

- Development of a Site Management Plan (SMP) to address proper handling of residually contaminated soils that may be excavated from the site during future redevelopment including construction of the treatment plant digesters as part of the proposed future expansion/upgrade of the HPWPCP;
- The imposition of institutional controls in the form of an Environmental Easement (EE) that would require compliance with the approved SMP. The EE will also limit the use of groundwater from the affected area as a source of potable or process water without the necessary water quality treatment as determined by the NYCDEP and the NYSDEC;

- Implementation of a long-term maintenance program;

- The property owner will certify periodically to the NYSDEC that the institutional and engineering controls put in place, pursuant to the ROD, are still in place, have not been altered, and are still effective.

## 5.0 SCHEDULE AND MORE INFORMATION

All essential remedial work associated with this project has been completed.

If you have questions or need additional information you may contact any of the following:

Ronnie Lee, Project Manager  
NYSDEC Central Office  
625 Broadway, 12<sup>th</sup> Floor  
Albany, NY 12233-7016  
(518) 402-9768  
[rslee@gw.dec.state.ny.us](mailto:rslee@gw.dec.state.ny.us)

Thomas Panzone, Citizen Participation Spec.  
NYSDEC Region 2 Office  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
(718) 482-4958  
[tvpanzon@gw.dec.state.ny.us](mailto:tvpanzon@gw.dec.state.ny.us)

Vadim Brevdo  
NYSDEC Region 2 Office  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
(718) 482-4928  
[vxvbrevdo@gw.dec.state.ny.us](mailto:vxvbrevdo@gw.dec.state.ny.us)

Dawn Hettrick  
NYSDOH  
547 River Street  
Troy, NY 12180-2216  
(518) 402-7860  
(800) 458-1158 ext. 27860  
[deh02@health.state.ny.us](mailto:deh02@health.state.ny.us)

11/3/10

Date

*Ronnie Lee*

Ronnie Lee, Project Manager  
Remedial Section D  
Remedial Bureau B

11/3/10

Date

*Sally Dewes*

Sally Dewes, Section Chief  
Remedial Section D  
Remedial Bureau B

11/3/10

Date

*Robert Cozz*

Robert Cozz, Director  
Remedial Bureau B

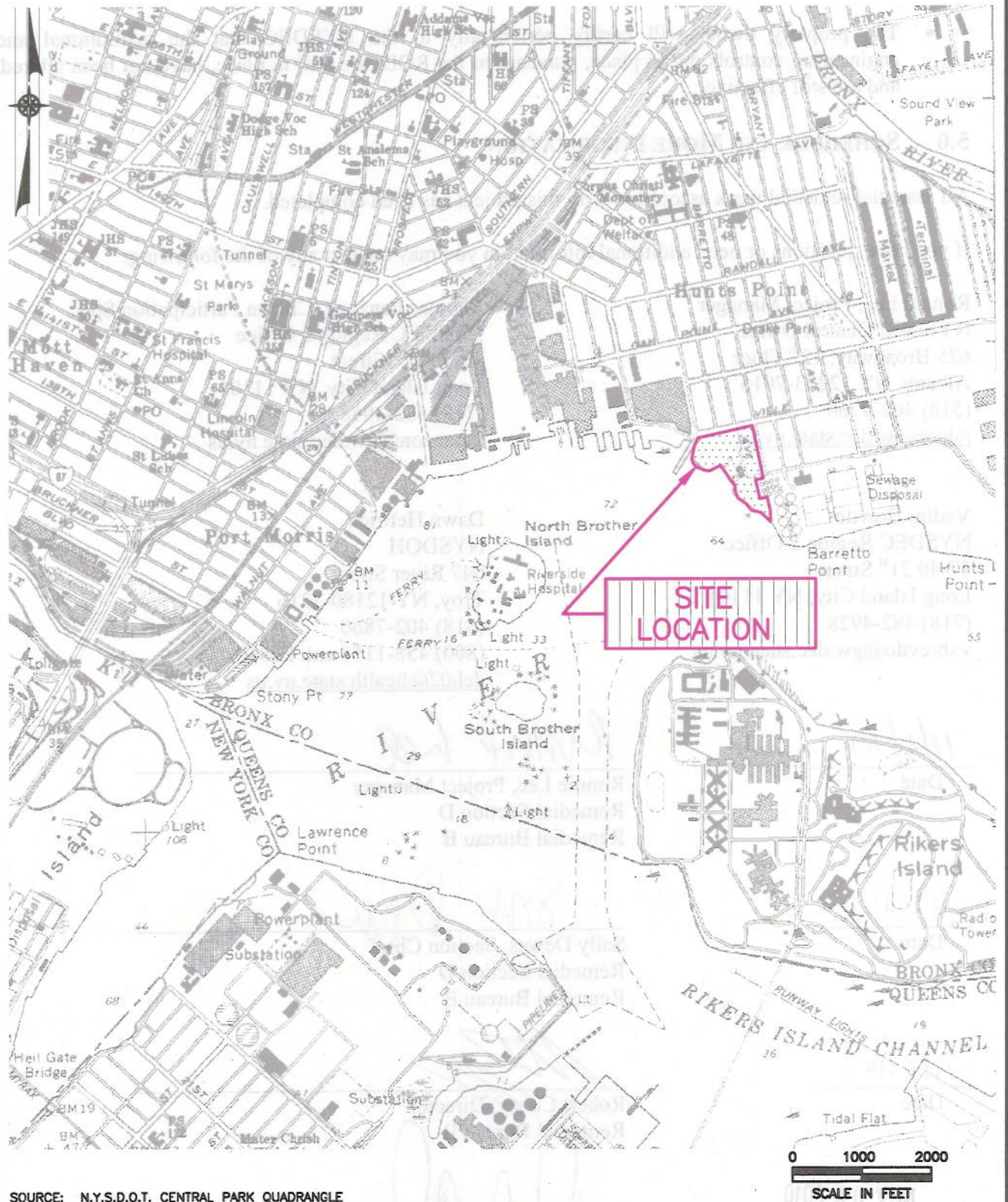
NOV 03 2010

Date

*Dale Desnoyers*

Dale Desnoyers, Director  
Division of Environmental Remediation





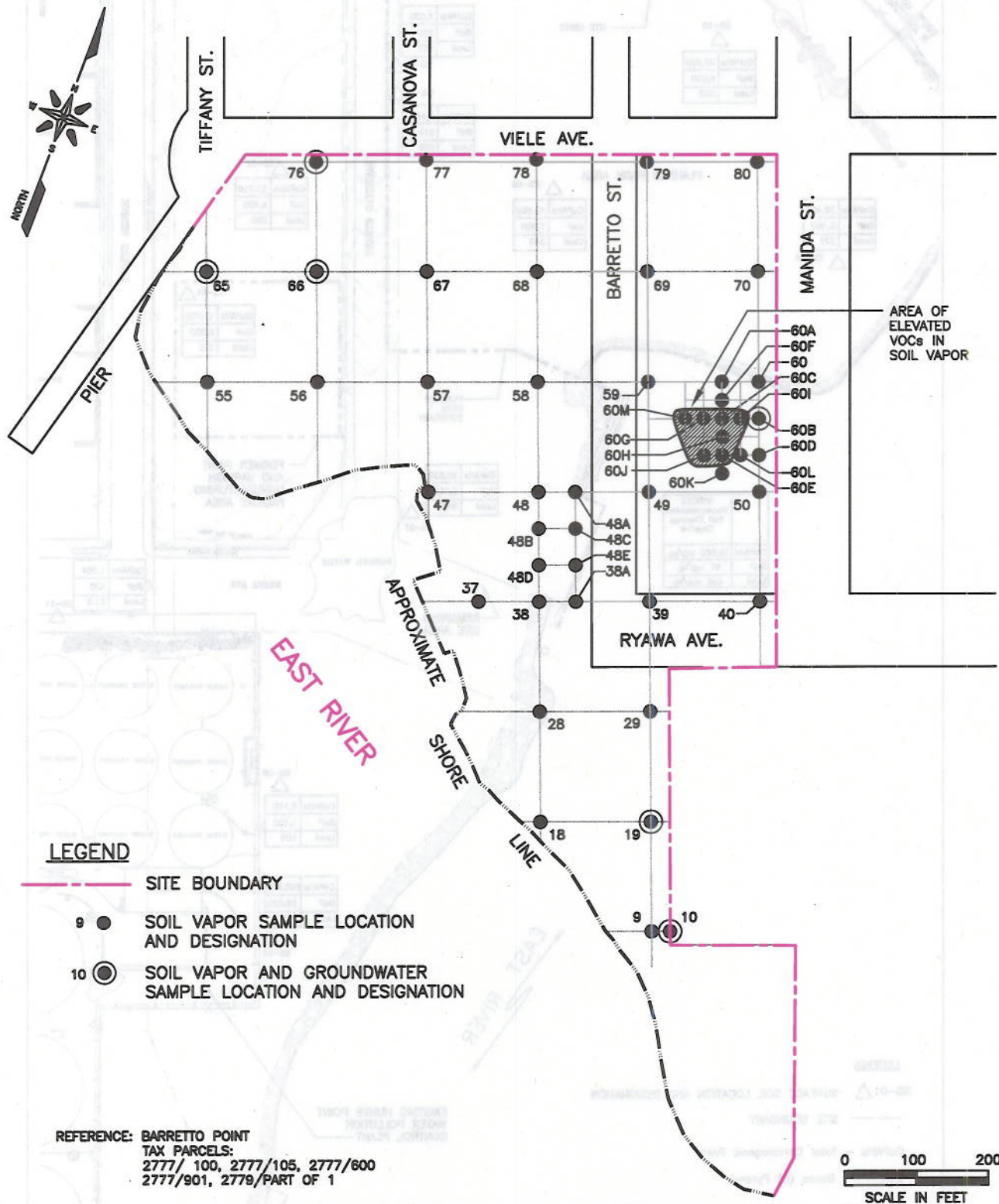
SOURCE: N.Y.S.D.O.T. CENTRAL PARK QUADRANGLE

BARRETTO POINT SITE  
BRONX, NEW YORK

SITE LOCATION MAP

**db** Dvirka  
and  
Bartilucci  
CONSULTING ENGINEERS  
A DIVISION OF WILLIAM F. COSULICH ASSOCIATES, P.C.

FIGURE 1



SOURCE: TRC ENVIRONMENTAL CORPORATION WORK PLAN, MAY 1998

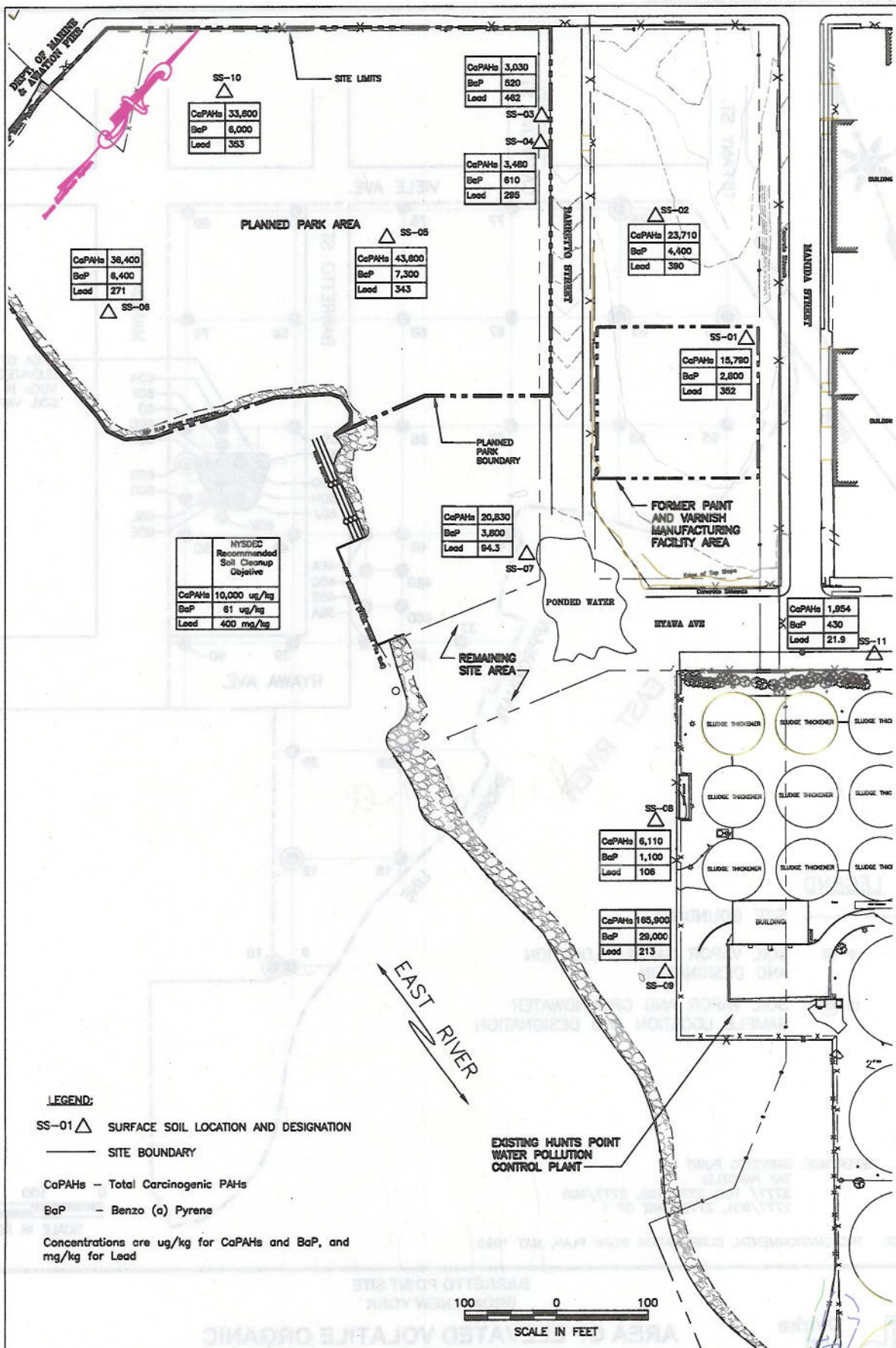




Photo 1

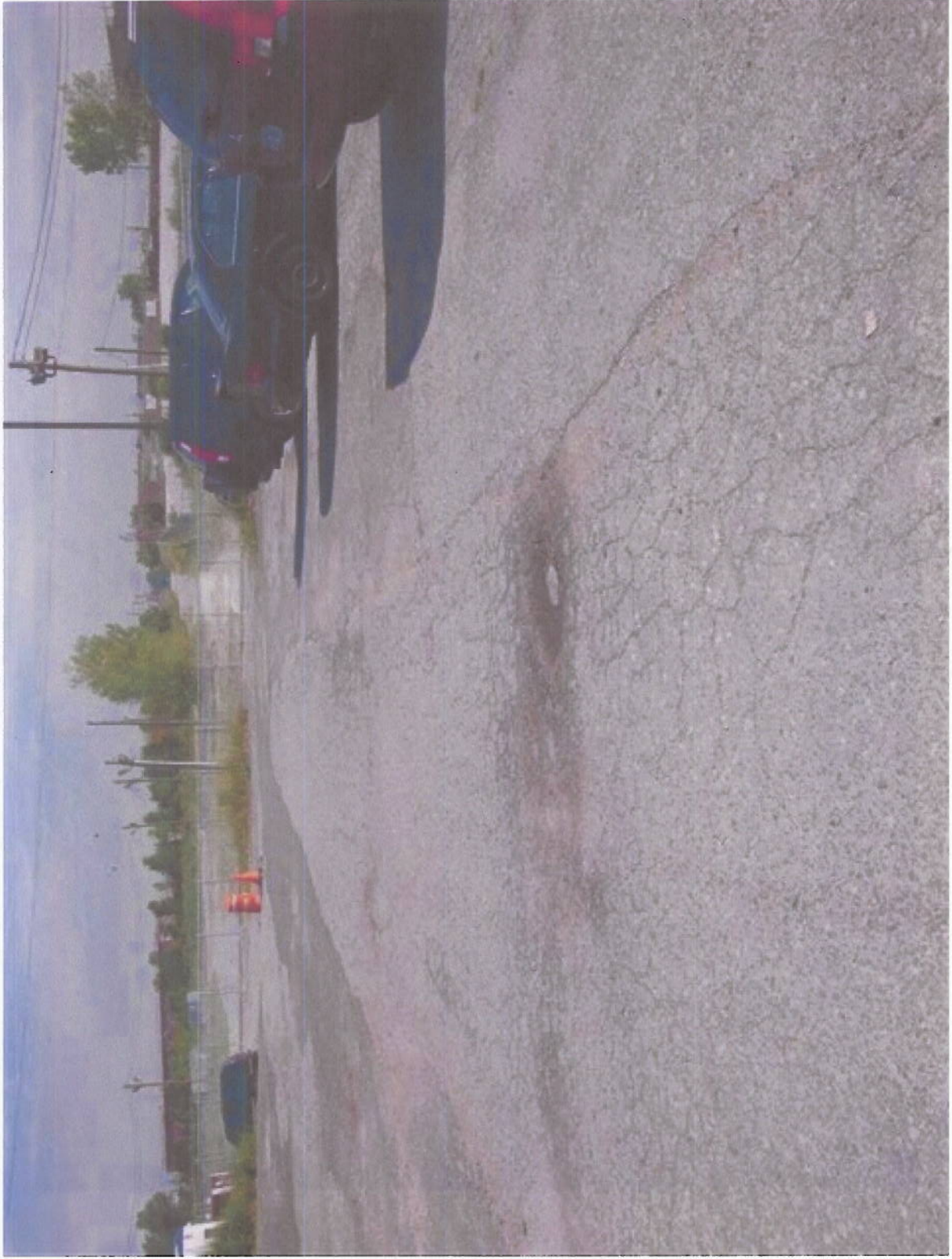


Photo2



Photo3



# STATE OF NEW YORK DEPARTMENT OF HEALTH

Flanigan Square 547 River Street Troy, New York 12180-2216

Richard F. Daines, M.D.  
*Commissioner*

James W. Clyne, Jr.  
*Executive Deputy Commissioner*

September 30, 2010

Dale Desnoyers, Director  
NYS Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway - 12th Floor  
Albany NY 12233-7015

Re: Explanation of Significant Difference  
Barretto Point  
Site #B00032-2  
Bronx, Bronx County

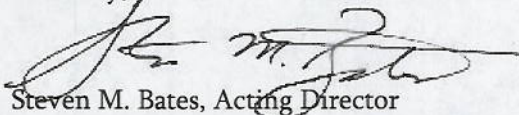
Dear Mr. Desnoyers:

The November 2003 Record of Decision (ROD) for the Barretto Point Site called for excavation and removal of contaminated soil from the former paint and varnish manufacturing facility area (0.7 acres), placement of a demarcation layer and two feet of clean soil the on the remainder of the site (12.3 acres), long-term maintenance and implementation of institutional controls. The remedy is complete for a 7.5 acres of the site, of which 5 acres has been redeveloped and is being used as the Barretto Point Park. Completion of the remaining 5.5 acres has been delayed due to funding for the planned future use for expansion of the adjacent sewage treatment plant. This area is currently covered with a layer of asphalt, fill and gravel.

The Explanation of Significant Difference states that "a two-feet of clean cover of the remaining 5.5 acres is redundant and unnecessary." The one-foot of cover material on this area meets industrial clean-up standards. Considering that this portion of the site is entirely fenced, material already in place precludes exposure to any residual contamination and that the proposed future use of the site as part of the sewage treatment plant, public exposures will be prevented with the proposed change in the remedy.

Since public exposures will be prevented, I concur with the change in remedy as outlined in the Explanation of Significant Difference. If you have any questions, please contact me or Joe Crua at (518) 402-7860.

Sincerely,



Steven M. Bates, Acting Director  
Bureau of Environmental Exposure Investigation

ec: A. Salame-Alfie  
K. Anders / J. Crua / file  
R. Cozzy / S. Dewes / R. Lee - DEC Central Office  
J. O'Connell - DEC Region 2  
B. Devine - MARO  
N. Graber - NYC DOHMH  
J. Roberts - NYC DEP

