

**New York State Brownfield Cleanup Program  
Notice of Application to Participate**

Applicant: New York City School Construction Authority  
Site Name: Former Metro North Property (Block 2443, Lot 78)  
Site Number: C203030  
Site Address: 672 Concourse Village West, Bronx, NY 10451  
Site County: Bronx

The New York State Department of Environmental Conservation (Department) administers the Brownfield Cleanup Program. The Brownfield Cleanup Program is designed to encourage the remediation of contaminated properties known as brownfields for reuse and redevelopment. The Applicant identified above has submitted an application to participate in the Brownfield Cleanup Program. The application was determined to be complete by the Department and is currently under review for eligibility. The property described in the application is identified by the Site Name and Site Number identified above and is located at the address above. The application proposes that the Applicant will conduct investigation and/or remedial activities at the site, to allow for use as a proposed school site.

The Department will accept public comments concerning the application, and the attached Remedial Investigation Work Plan dated January 20, 2005 for thirty days from February 2, 2005 through March 4, 2005. After review of the application and any public comments received, the Department will determine whether to accept the Applicant's request to participate in the Brownfield Cleanup Program. If the Department accepts the Applicant's request to participate, it will execute a Brownfield Cleanup Agreement (BCA) with the Applicant. By executing a BCA, the Applicant would commit to undertake the project under the Department's oversight. The Department will require the Applicant to inform and involve the public during this process. A copy of the application and other relevant documents are available in the document repository for this site located at the Mott Haven Branch, New York Public Library, 321 East 140<sup>th</sup> Street, Bronx, NY 10454.

The documents in the repository have not been reviewed by Department staff prior to their release for public comment. The Department, in conjunction with the New York State Department of Health, will review these documents during the public comment period.

The public is encouraged to offer comments in writing and refer questions to the Department representative identified below.

New York State Department of Environmental Conservation  
Region 2  
47-40 21<sup>st</sup> Street  
Long Island City, New York 11101  
ATTN: Koon Tang  
Phone #: (718) 482-4928

The Department's web site provides additional information about the Brownfield Cleanup Program at:  
[www.dec.state.ny.us/website/der/bcp](http://www.dec.state.ny.us/website/der/bcp).



New York State Department of Environmental Conservation

# FACT SHEET

## Brownfield Cleanup Program

January 2005

Former Metro North Property  
Proposed Site for Four New Schools  
and NYCDOT Construction Staging Area  
Mott Haven, Bronx, New York  
Site No.: C203030

### Draft Remedial Investigation Work Plan Available For Public Comment

The New York State Department of Environmental Conservation (NYSDEC), working cooperatively with the New York State Department of Health (NYSDOH), is currently reviewing for approval a draft Remedial Investigation Work Plan (RI WP) to investigate contaminated soil, groundwater and soil vapor on a seven (7) acre portion of the former Metro North Property (Site). A map showing the Site location is attached. The RI WP, which describes plans to further investigate the Site, was prepared pursuant to the Brownfield Cleanup Program application submitted in January, 2005, by the New York City School Construction Authority, Volunteer.

**The Proposed Action:** Remedial Investigation – The purpose of the Remedial Investigation is to: (1) fully define the nature and extent of contamination on the Site to determine whether there are areas requiring remediation; and (2) perform an off-site exposure assessment to insure that no contamination is migrating beyond the boundaries of the site. This work will only commence after the conclusion of the respective public comment period and once the NYSDEC and NYSDOH have approved the Work Plan after consideration of your comments.

**Your Opportunity to Comment on the Proposed Work Plan:** The Work Plan is summarized in this Fact Sheet. The full Work Plan and supporting documents are available for your review at the document repositories listed below. Your comments and questions are always welcome and should be directed as follows:

Mr. Koon Tang, PE  
Division of Environmental Remediation  
NYSDEC  
1 Hunters Point Plaza, 47-40 21<sup>st</sup> Street  
Long Island City, NY 11101-5401  
Phone: 718-482-4928  
Email: kstang@gw.dec.state.ny.us

Jennifer Cunningham  
Bureau of Environmental Exposure Investigation  
NYSDOH  
Flanigan Square  
547 River Street  
Troy, NY 12180  
Phone: 518-402-7860  
Email: jac22@health.state.ny.us

**Public Comment Period:** February 2, 2005 – March 4, 2005

**Document Repository:** To access the Work Plan and other Site information:

NYSDEC Region 2 Office  
1 Hunters Point Plaza  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
718-482-4928

Melrose Branch Public Library  
910 Morris Avenue  
(at 162<sup>nd</sup> Street)  
Bronx, NY 10451  
718-588-0110

Mott Haven Branch Public Library  
321 East 140<sup>th</sup> Street  
(At Alexander Avenue)  
Bronx, NY 10454  
718-665-4878

# BROWNFIELD CLEANUP PROGRAM

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## **Site Background**

The New York City School Construction Authority is planning to construct four new schools on approximately seven acres of a former Metro North property (Site) in Mott Haven, Bronx, NY. The Site is located at 672 Concourse Village West and is adjacent to Primary School No. 156 and Intermediate School No. 151. The four new schools consist of one Intermediate School, two High Schools, and a charter school, for a total of approximately 2300 students. The construction of the schools will be phased, with the earliest opening in September, 2008. The schools will be constructed on a concourse, with all access from Concourse Village West. The project will also include construction of an athletic field. Immediately south of the planned school Site is a small area that is planned to be used by the New York City Department of Transportation as a construction staging area for a new bridge over the Metro North Rail Road. This area is also part of the Site for which the Remedial Investigation will be conducted.

## **History and Previous Site Investigations**

The Site has been a railyard since 1891, with a machine shop, paint area, carpenter shop, and electrical warehouse located to the west side of the property. All of these buildings were demolished between 1951 and 1977, and the Site remains undeveloped until present day.

A Phase I Environmental Site Assessment was performed for the Site in July, 2001, and a Phase II Environmental Site Investigation (ESI) was conducted in August, 2001, by URS. The analytical results indicate surface soil samples across the site that contain semi-volatile organic compounds (SVOCs), primarily the polynuclear aromatic hydrocarbon (PAH) fraction, at concentrations exceeding the NYSDEC Recommended Soil Cleanup Objectives (RSCOs). The surface soils also contain metals such as arsenic, cadmium, mercury, and zinc at concentrations in excess of Eastern USA background levels. Subsurface soils, primarily in the northwest portion of the Site, contain volatile organic compounds (VOCs) and SVOCs at concentrations exceeding the RSCOs. The ESI results also indicate that groundwater at the Site tends to flow from the northwest to the southeast, and that the depth to groundwater varies from four feet to eleven feet. The analytical results of the groundwater sampling show high concentrations of volatile organic compounds in the northwest corner of the Site.

## **Planned Soil, Groundwater and Soil Vapor Investigations**

A Remedial Investigation (RI) is to be performed to complete characterization of the Site soils,

groundwater and soil vapor. The RI will be conducted concurrently for the area proposed for the four new schools (Operable Unit 1) and for the NYCDOT construction staging area (Operable Unit 2). The RI will include the following:

- (1) Geophysical Survey (Operable Units 1 and 2) to locate underground utilities
- (2) Soil Gas Survey (Operable Units 1 and 2) to determine if volatilization of subsurface contamination presents a potential concern for future structures and to assist in the overall Site characterization and location of potential areas of environmental concern
- (3) Soil Borings (Operable Units 1 and 2) to characterize further potential areas of environmental concern such as the area previously identified in the northwest corner of the Site
- (4) Test Pits Sampling (Operable Unit 1) of the two soil mounds on the Site, to determine if the soil piles can be used as grading material for Site development, and excavation of two test pits in the northwest corner of the Site to determine if manufactured gas or purification waste are present
- (5) Groundwater Monitoring Wells Installation and Sampling (Operable Units 1 and 2) to further characterize groundwater contamination identified in the Phase II ESI and to verify groundwater flow direction by taking water level measurements, and
- (6) The installation and sampling of two off-site overburden monitoring wells to evaluate the potential for off-site contamination impacting the Site.

The information provided by the RI will be used to design remedial measures that will clean up this Site to the satisfaction of NYSDEC and NYSDOH, and render the site environmentally suitable for use as schools.

## **Off-Site Qualitative Exposure Assessment**

The Brownfield Cleanup Program requires a volunteer to investigate potential off-site exposures to site contamination by conducting a perimeter investigation to determine if on-site contamination may have moved off-site. There is no potential health concern unless exposure to a chemical through touching, breathing, eating or drinking occurs. The proposed RI WP includes the performance of a perimeter investigation to confirm that no on-site contamination has migrated off-site.

# **BROWNFIELD CLEANUP PROGRAM**

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