



New York State Department of Environmental Conservation

# FACT SHEET

Brownfield Cleanup Program  
December 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 Action 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 Action Work Plan (RAWP) to remediate contaminated soil and groundwater on a seven (7) acre portion of the former Metro North Property (Site). A map showing the Site location is attached. The RAWP 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 Action – The purpose of the Remedial Action is to: 1). Remove all contaminated soil from the Brownfield Cleanup Program (BCP) area; 2). Construct a hydraulic barrier to prevent contaminated groundwater from entering the Site from off-Site sources; 3). Install engineering controls as an added safeguard for future Site use being fully protective of human health and the environment. 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, including the Draft Remedial Investigation Report (RIR), are available for your review at the document repositories listed below. Your comments and questions are always welcome and should be directed as follows:

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Division of Environmental Remediation  
NYSDEC  
1 Hunter Point Plaza, 47-40 21<sup>st</sup> Street  
Long Island City, NY 11101-5401  
Phone: 718-482-4928  
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**Public Comment Period:** December 9, 2005 – January 22, 2006

**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  
901 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**

## **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 four new schools consist of one Intermediate School, two High Schools, and a chapter 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.

## **History and Site Investigation**

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 to the present day.

Shaw Environmental completed site investigation activities between March and September 2005. The findings of the Remedial Investigation (RI) identified soil and groundwater contamination above NYSDEC Recommended Soil Cleanup Objectives (RSCOs) and groundwater quality standards, specifically associated with volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs). The most elevated VOC and SVOC compounds detected include benzene, toluene, ethylbenzene, and xylenes (BTEX), and the polynuclear aromatic hydrocarbons or PAHs. The most significant contamination identified was confined to the northwestern portion of the Site (BCP area). Contamination was concluded to be associated with former upgradient MGP operations and a filling station.

## **Planned Remedial Actions**

Remedial Action Objectives (RAOs) have been established to ensure that all proposed site remedies are protective of human health and the environment. The RAOs proposed are:

- Ensure that on-site contaminant concentrations in soil and groundwater and

soil gas will not result in exposures to school occupants;

- Achieve cleanup of VOCs and SVOCs to RSCOs as per TAGM 4046; and
- Maintain existing groundwater quality at the downgradient property line after the completion of remedial activities.

To achieve the above remedial action objectives, the following remedial actions are proposed to be completed at the Site:

- A hydraulic barrier will be constructed along the northern and western boundaries of the BCP area to prevent contaminated groundwater from entering the Mott Haven Site.
- Contaminated soil (approximately 300 ft x 125 ft x 12 ft deep) will be removed from the .86 acre BCP area in the northwest corner of the Site.
- The excavated BCP area will be restored with clean backfill.
- Engineering controls, consisting of a vapor membrane barrier and sub slab depressurization system (SSDS) will be incorporated beneath the school as an added safeguard against the possibility of residual soil vapors migrating into the school building.
- Institutional controls (Environmental Easement) will also be implemented to ensure that deed restrictions and engineering controls remain in place.

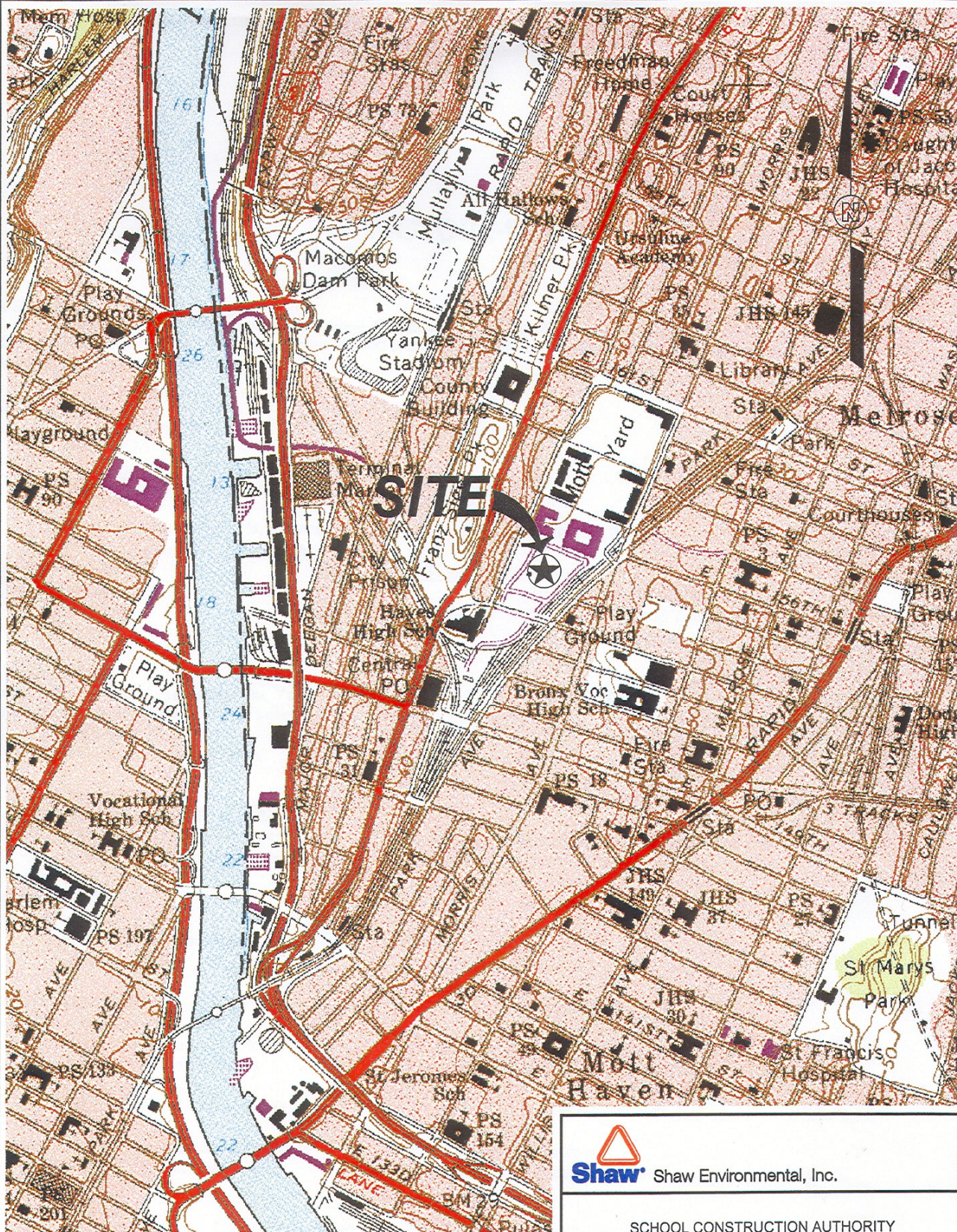
An evaluation of the proposed remedy demonstrates that it will be fully protective of human health and the environment. The selected remedy utilizes source removal as the primary means of remediating the site. The selected remedy also utilizes institutional and engineering controls. Engineering controls include a hydraulic barrier along the northern and western sides of the BCP area to prevent contaminated groundwater from entering the BCP area. As an added safeguard, a vapor barrier and SSDS beneath the school will prevent any potential residual VOC vapors from entering the school.



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 Plot Date/Time: 10/13/05 11:57am  
 Plotted by: Somuli Shkolnik

Xref: .  
 Image: 04007308

OFFICE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY	DRAWING NUMBER
ALBANY, NY	10/13/05	H. FARELLO	S. SHKOLNIK			114926A3



NOT TO SCALE

**REFERENCE:**

BASE MAP SOURCE: [www.nysgis.state.ny.us](http://www.nysgis.state.ny.us)



**Shaw** Shaw Environmental, Inc.

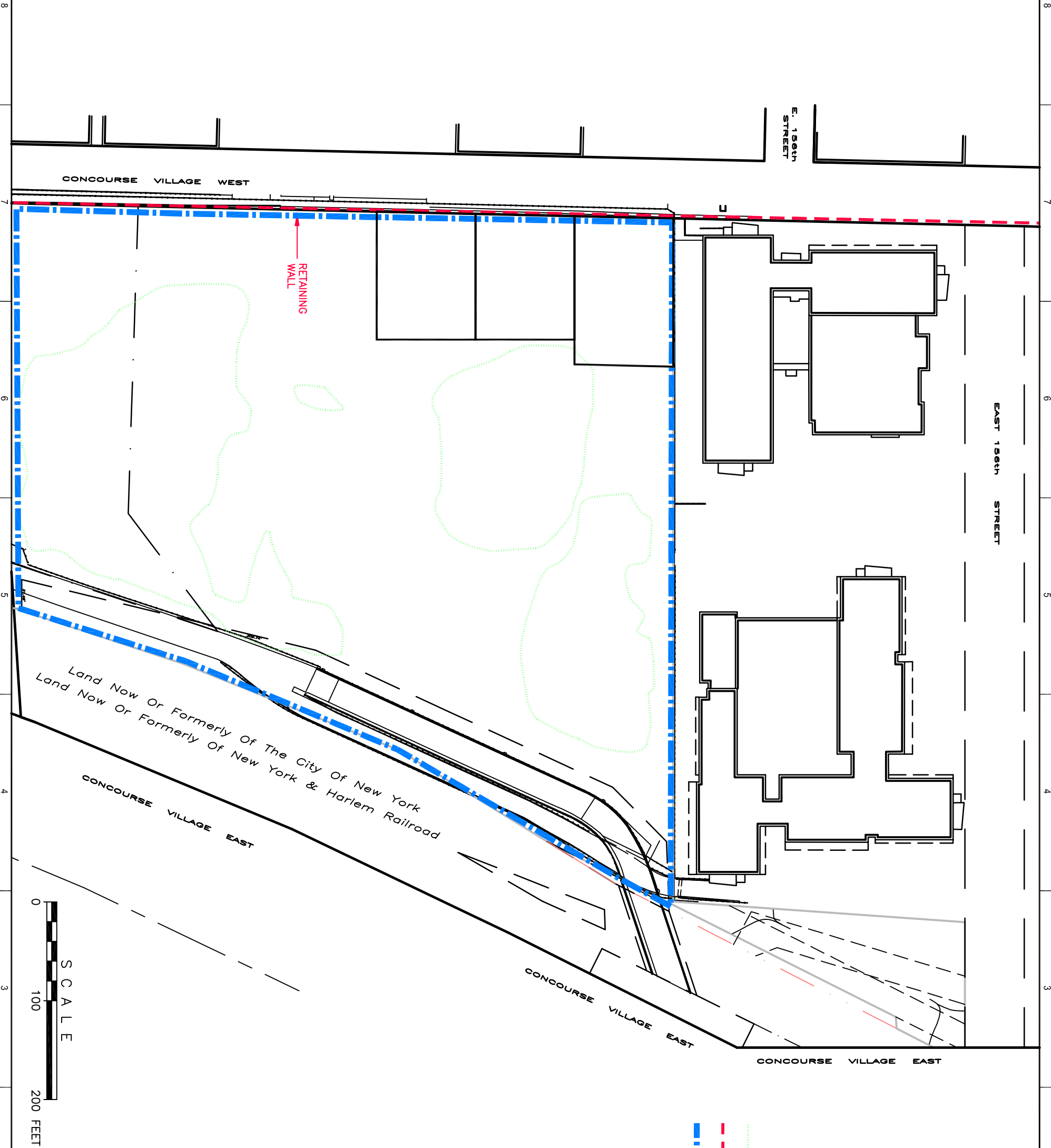
SCHOOL CONSTRUCTION AUTHORITY

**FIGURE 1**  
**SITE VICINITY MAP**

FORMER METRO NORTH PROPERTY  
 672 CONCOURSE VILLAGE WEST, BRONX, NY



REFERENCE:  
BASEMAP PROVIDED BY NYCSA. SG AND MW LOCATIONS  
LOCATIONS SURVEYED BY GEOD IN MARCH AND MAY 2005.  
SB, TP, AND BALLAST LOCATIONS SURVEYED/MEASURED  
BY SHAW IN MAY 2005.



LEGEND

- DEBRIS MOUNDS
- RETAINING WALL
- MOTT HAVEN SITE BOUNDARY
- BCP AREA

REV	DESCRIPTION / ISSUE	DATE	APPROVED

**Shaw** Environmental, Inc.

DESIGNED BY:

HF/OK

DRAWN BY:

RT/SSH

CHECKED BY:

D. STOLL

APPROVED BY:

D. STOLL

SCHOOL CONSTRUCTION AUTHORITY

SITE PHYSICAL CHARACTERISTICS

FORMER METRO NORTH PROPERTY  
672 CONCOURSE VILLAGE WEST, BRONX, NY

DATE: 10/26/05

SCALE: AS SHOWN

DRAWING NO. 114926B83

FIGURE 2B