

**NEW YORK STATE
DEPARTMENT OF**



**ENVIRONMENTAL
CONSERVATION**

Pre-Construction Notice

The project documents may be reviewed at the following document repositories:

Melrose Branch Public Library
901 Morris Avenue
Bronx, NY 10451
718-588-0110

Mott Haven Branch Public Library
321 East 140th Street
Bronx, NY 10454
718-665-4878

**New York State Department of
Environmental Conservation
Region 2**
47-40 21st Street
Long Island City, NY 11101

Please contact the Project Manager at the phone number listed on Page 2 to schedule an appointment

For more information about New York State's Brownfield Cleanup Program, visit:

www.dec.state.ny.us/website/der/bcp

Fact Sheet

BROWNFIELD CLEANUP PROGRAM

July 2006

Former Metro North Property
Mott Haven, Bronx, New York

Site No. C203030
NYSDEC Region 2

Pre-Construction Notice
Remedial Action Work Plan Approved
Construction Schedule to Begin in 10 Days

Former Metro North Property

This Fact Sheet is being provided to you pursuant to the New York State Environmental Conservation Law and the New York State Department of Environmental Conservation (NYSDEC) policies under the Brownfield Cleanup Program. You have been sent this Fact Sheet because you own or live near the former Metro North property in Mott Haven, Bronx, NY, or because the NYSDEC believes you may otherwise be interested in activities at the Site. Please contact NYSDEC's project manager (below) if you do not want to receive any future updates on this project.

Approval of Remedial Investigation Report and Remedial Action Work Plan:

The New York State Department of Environmental Conservation (NYSDEC) in cooperation with the New York State Department of Health (NYSDOH) has approved the Remedial Investigation Report (RIR) and Remedial Action Work Plan (RAWP) for the Former Metro North Property at 672 Concourse Village West, Bronx, New York (a map of the site is attached to this fact sheet). The remediation of the site will be performed under the New York State Brownfield Cleanup Program. The RAWP, which summarizes the remedial activities for the cleanup of the Site, was available for Public Comment from December 9, 2005 to May 30, 2006. The full Work Plan and supporting documents, including the Draft Remedial Investigation Report (RIR), are available for review at the document repositories listed above.

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 charter school, for a total of approximately 2300 students. The construction of the schools will be phased, with the earliest opening in September, 2009. 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.

Highlights of Site Investigation

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).

BROWNFIELD CLEANUP PROGRAM

Highlights of Remedial Actions

To achieve the cleanup that will be protective of public health and the environment, 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 BCP area under a tent-like enclosure.
- The excavated BCP area will be restored with clean backfill.
- Engineering controls, consisting of a vapor barrier membrane and sub slab depressurization system (SSDS) will be incorporated beneath the new schools as an added safeguard against potential soil vapors migrating into the school buildings.
- Institutional controls (Environmental Easement) will also be implemented to ensure that deed restrictions and engineering controls remain in place.

Next Steps:

The cleanup of the property will be performed prior to the redevelopment of the Site. Construction will begin no sooner than 10 days from the issuance of this notice. After the cleanup has been completed, the NYCSCA will prepare and submit a Final Engineering Report within 90 days after the completion of the remediation. A fact sheet will be issued to notify the public that the Final Engineering Report has been submitted to NYSDEC for review. Contact NYSDEC's project manager if you would like to be added to the project contact list.

For more information contact:

Mr. Koon Tang, PE
Division of Environmental Remediation
NYSDEC
1 Hunter Point Plaza, 47-40 21st Street
Long Island City, NY 11101-5401
Phone: 718-482-4933

For public health-related information contact:

Julia Guastella
Bureau of Environmental Exposure
Investigation
NYSDOH
Flanigan Square
547 River Street
Troy, NY 12180
Phone: 800-458-1158 ext. 27860

