

**NEW YORK STATE  
DEPARTMENT OF**



**ENVIRONMENTAL  
CONSERVATION**

**Draft Site Management Plan  
Public Review and Comment  
Period**

January 29, 2008 – March 17, 2008

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 Managers at the phone number listed on this page to schedule an appointment

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

[www.dec.state.ny.us/website/der/bcp](http://www.dec.state.ny.us/website/der/bcp)

# Fact Sheet

## BROWNFIELD CLEANUP PROGRAM

January 2008

**Former Metro North Property**  
Mott Haven, Bronx, New York

Site No. C203030  
NYSDEC Region 2

### **Draft Site Management Plan Announcement of Public Review and Comment Period**

#### **Former Metro North Property**

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 Site Management Plan (SMP) to ensure compliance with all Environmental Controls (ECs) and Institutional Controls (ICs) required pursuant to the Brownfield Cleanup Program (BCP) Agreement for the Site. The SMP describes the Remedial Actions performed, ECs, ICs, related monitoring, operation and maintenance, and reporting requirements. A map showing the Site location is attached.

**The Proposed Action:** **Site Management Plan** – The SMP describes the: (1) Remedial Actions performed; (2) development, implementation, and management of all Engineering and Institutional Controls; (3) development and implementation of monitoring systems and a Monitoring Plan; and (4) development of the plan to operate and maintain the Sub-Slab Depressurization System (SSDS). In addition, the SMP establishes protocols for the submittal of Site Management Reports, performance of inspections and certification of results, and the communication of related information to NYSDEC and the public. This SMP will be finalized after the conclusion of a public comment period voluntarily offered by the New York City School Construction Authority (NYCSCA), and consideration of received comments during this period.

**Your Opportunity to Comment on the Draft Site Management Plan:** The SMP is summarized in this Fact Sheet. The full SMP and supporting documents are available for your review at the document repositories listed in this Fact Sheet. Your comments and questions are always welcome and should be directed to the following Project Managers:

Mr. Vadim Brevdo, PE  
Division of Environmental Remediation  
NYSDEC  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101-5401  
Phone: 718-482-4928  
Email: [vbrevdo@gw.dec.state.ny.us](mailto:vbrevdo@gw.dec.state.ny.us)

Ms. Charlotte M. Bethoney  
Bureau of Environmental Exposure Investigation  
NYSDOH  
Flanigan Square  
547 River Street  
Troy, NY 12180  
Phone: 1(800)458-1158 ext. 27860

**Public Comment Period:** January 29, 2008 – March 17, 2008  
**Public Information Sessions:** Date and locations to be announced

# SITE MANAGEMENT PLAN

The New York City School Construction Authority is constructing four (4) new schools on approximately seven (7) acres of a former Metro North property (Site) in Mott Haven, Bronx, NY. The four (4) new schools consist of an Intermediate School, two (2) High Schools, and a charter school, for approximately 2,300 students. The construction of the schools will be phased, with the earliest opening in September, 2010. The schools will be constructed with a concourse level and all access will be from Concourse Village West. The project will also include installation of a synthetic turf athletic field.

## **Completed Remedial Actions**

To achieve the cleanup that is protective of public health and the environment, the following remedial actions required by the approved Remedial Action Work Plan (RAWP) have been completed at the Site:

- Hydraulic barriers were constructed along the northern and western boundaries of the BCP Area to prevent potentially contaminated groundwater from entering the Site from off-site sources.
- Contaminated soil (approximately 300 ft x 125 ft x 12 ft deep) was removed from the BCP Area under protective enclosure systems operating with negative pressure and an air handling treatment system.
- The excavated BCP Area was backfilled with environmentally clean backfill.

## **Engineering and Institutional Control Plan**

This plan: (1) describes the ECs and ICs for the Site; (2) provides the basic operation and intended role for each EC and IC; (3) describes the features to be evaluated during inspection and compliance certification periods; and (4) describes plans and procedures to be followed for implementation of EC/ICs. ECs consist of (1) cover systems over the entire site to prevent exposure to underlying soils; (2) a vapor barrier and SSDS installed beneath the new schools as an added precaution to prevent any potential residual soil gas vapors from entering the school buildings; and (3) hydraulic barriers along the northern and western BCP area boundaries to prevent any potentially contaminated groundwater from entering the Site from off-site sources. ICs include an Environmental Easement, which provides an enforceable means to ensure

protection of public health and the environment, and site restrictions which include prohibiting use of untreated groundwater underlying the Site and prohibiting future activities that will disturb underlying soils unless conducted in accordance with this SMP.

## **Monitoring Plan**

The Monitoring Plan describes the measures for evaluating the performance and effectiveness of the implemented ECs at the Site. This Plan describes the methods to be used for monitoring the cover system, the SSDS, and groundwater quality.

## **Operation and Maintenance Plan**

The Operation and Maintenance (O&M) Plan describes how the mechanical components of the SSDS will be operated and maintained. In addition, the O&M Plan includes a Contingency Plan and reporting requirements.

## **Site Management Reporting Plan**

This plan describes the content of an Annual Site Management Report that must be submitted to the NYSDEC. This plan also describes the certification requirements for this report and the types and frequency of site inspections that must be completed for this report.

## **Supplemental Remedial Actions**

Remedial actions beyond those required by the RAWP have been undertaken on, or adjacent to the BCP Area and include:

- A 50 ft x 60 ft area of soil contamination immediately north of the BCP Area was treated with in-situ solidification.
- Soil was removed from five (5) locations with the highest total semi-volatile organic compounds (SVOCs) outside of the BCP Area.
- Soil Gas samples were collected and analyzed from the BCP Area following soil excavation and backfilling.

