NEW YORK STATE DEPARTMENT OF

ENVIRONMENTAL CONSERVATION

FACT SHEET # 5

BROWNFIELD CLEANUP PROGRAM

Courtlandt Corners I

October 2010

Site No: C203040
868 Courtlandt Avenue,
Bronx, New York 10451

Cleanup Action Completed at Brownfield Site; Final Engineering Report Submitted

The New York State Department of Environmental Conservation (NYSDEC), in conjunction with the New York State Department of Health (NYSDOH), is pleased to announce that remediation of the Courtlandt Corners I Site ("Site") in Bronx, New York has been completed. Remediation refers to actions taken to eliminate, abate, or contain contamination that may be harmful to public health, welfare, or the environment. The remediation addressed elevated levels of soil contaminants, particularly volatile organic compounds (VOCs) and lead. Details about the remediation are provided in a document called the Final Engineering Report (FER). The report is available for public review at the locations listed in this Fact Sheet (see box at left).

Cleanup work at this Site was performed by Courtlandt Corners I Associates, L.P. ("Volunteer") under New York State's Brownfield Cleanup Program (BCP), a program that identifies, investigates, and ensures the cleanup of sites where significant amounts of hazardous waste may exist. NYSDEC is providing this Fact Sheet to explain why cleanup actions were taken, what the remedial activities involved, and how to obtain more information.

Site Description: The Courtlandt Corners I Site is located at 868 Courtlandt Avenue, and is bounded by parking lots and Melrose Avenue to the east, Courtlandt Avenue to the west, East 161st Street to the north, and East 160th Street to the south. It is legally defined as Tax Block 2407, Lots 5, 8, 10, 11, and 12. The Site is located in a mixed-use residential and commercial area. The neighboring land uses are primarily residential and commercial. The planned redevelopment on the Site includes approximately 85,000 square feet of residential space and 6,600 square feet of retail establishments.

Highlights of the Remediation – The completed remediation activities included the following key components:

- Removal and off-site disposal of contaminated soil;
- Dewatering and on-site treatment of contaminated groundwater;
- In-situ (in-place) treatment of residual groundwater contamination;
- Installation of a vapor barrier and sub-slab depressurization system beneath the proposed building footprints;
- Implementation of a site-specific Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) to protect on-site workers and off-site residents;
- Implementation of dust and odor suppression measures;
- Post-excavation sampling to assess performance of the remedy; and
- Institutional controls (legal and regulatory requirements imposed on the Sites), including a long-term Site Management Plan, environmental easements and other restrictions.

Details of the Final Engineering Report - The FER has been submitted to the NYSDEC which:

- Acknowledges that the cleanup of the Site has successfully been completed to 6 NYCRR Part 375-6 Track 4 Restricted Use Soil Cleanup Objectives (RUSCOs);
- Contains a summary of remedial cleanup and construction activities completed at the Site;
- Recommends that site management be continued in accordance with a Site Management Plan (SMP) developed specifically for the Site; and

Cleanup Action Completed at Brownfield Site; Final Engineering Report Under Review

Document Repositories

NYSDEC Region 2 Office
47-40 21st Street
Long Island City, NY 11101
Call for appointment – (718) 482-4909
Hours: Mon. - Fri. 8:45 a.m. to 4:45 p.m.

Community Board No. 3 Office
Ms. Gloria Alston, Chairperson
Mr. John Dudley, District Manager
Bronx Community Board 3
1426 Boston Road
Bronx, New York 10456
Tel: (718) 378-8054

Project Contacts

Sondra Martinkat
Project Manager, NYSDEC
47-40 21st. Street
Long Island City, NY 11101
smmartin@gw.dec.state.ny.us
Tel: (718) 482-4891
Fax: (718) 482-6358

For Public Health-related Questions, contact:

Albert DeMarco
Project Manager, NYSDOH
547 River Street
Troy, New York 12180
(800) 458-7860 ext 2-7860
beei@health.state.ny.us

For more information about NY State=s Brownfield Cleanup Program, visit:
www.dec.state.ny.gov/chemical/8450.html

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- Requires that future use of the Site be limited through an environmental easement.

Site Management Plan: Site management is the last phase of the remedial process. The SMP provides a detailed description of all procedures required to manage BCP Site C203015 following the completion of the Remedial Action. The SMP is included with the FER, and includes four plans:

- Engineering and Institutional Control Plan for implementation and management of Engineering and Institutional Controls. The engineering controls consist of sub-slab depressurization system and a polyethylene sub-slab vapor barrier membrane in the Site building; and a composite cover system consisting of concrete building slabs, asphalt roads, and clean cover soil. The institutional controls include an Environmental Easement which defines restrictions on land and groundwater use;
- Monitoring Plan for implementation of site monitoring;
- Operation and Maintenance Plan for implementation and maintenance of remedial collection, containment, treatment, and recovery systems; and
- Site Management Reporting Plan for submittal of data, information, recommendations, and certifications to NYSDEC.

BROWNFIELD CLEANUP PROGRAM (BCP) OVERVIEW: New York established its BCP to address the environmental, legal, and financial barriers that often hinder the redevelopment and reuse of contaminated properties and to enhance private sector cleanups. New York's BCP is a cooperative approach among the NYSDEC, the NYSDOH, and participants to investigate and/or remediate contaminated sites. Under the BCP, a Volunteer enters into a Brownfield Cleanup Agreement ("BCA") with the NYSDEC and thereafter submits one or more work plans to investigate and, if necessary, remediate a site. The goal under the BCP is to remediate sites to a level that is protective of public health and the environment consistent with the proposed uses of the Site. When a Volunteer completes work, a release of liability from the NYSDEC is provided with standard reservations, and a COC is issued. With their receipt of a COC, Courtland Corners I Associates, L.P. would:

- Have no liability to the State for contamination at or coming from the Site, subject to certain conditions;
- Be eligible for tax credits to offset the costs of performing remedial activities and for redevelopment of the Site.

A COC may be modified or revoked if, for example, the Volunteer does not comply with the terms of its BC A with NYSDEC, or if the applicant commits fraud regarding its application or its certification that it has met cleanup levels. For information regarding New York State's Brownfield Cleanup Program, please visit our website at:

http://www.dec.ny.gov/chemical/8450.html
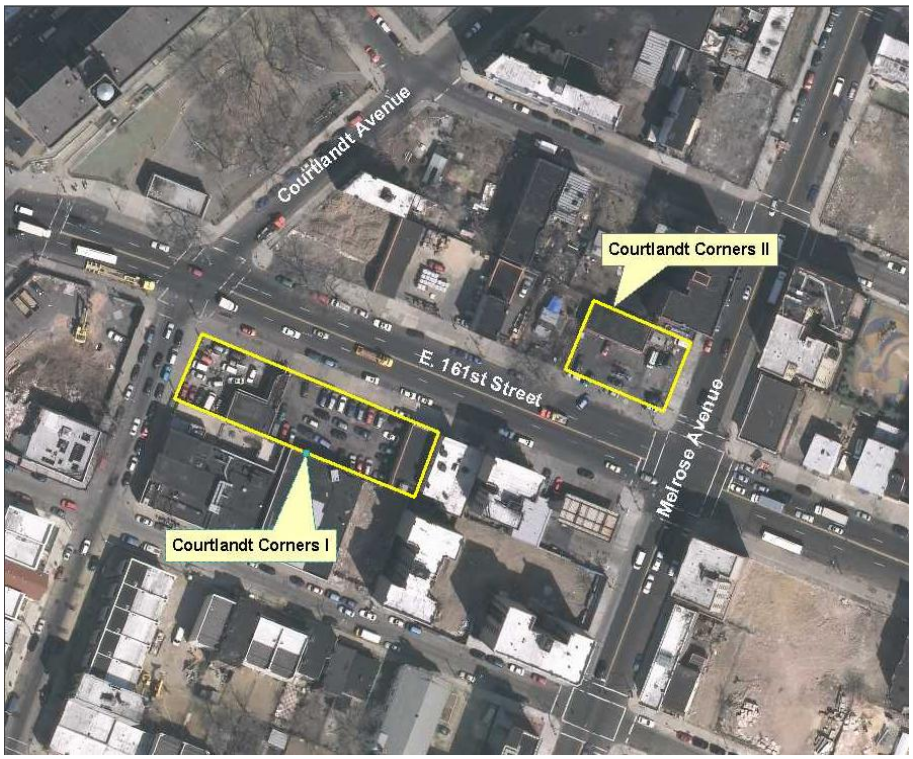
Figure 1: Site Location