NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

# FACT SHEET #5

**BROWNFIELD CLEANUP PROGRAM**

**November 2011**

**Site No: C203043**

**New Housing New York Legacy Project**

**Bronx, New York**

# Final Engineering Report Available for Review

## New Housing New York Legacy Project

This fact sheet is being provided to you pursuant to New York State Environmental Conservation Law and the New York State Department of Environmental Conservation's ("NYSDEC") Brownfield Cleanup Program ("BCP"). You have been sent this fact sheet because you own or live on property near the New Housing New York Legacy Project, AKA "Via Verde" ("Site") or because the NYSDEC believes you may otherwise be interested in activities at the Site.

The New York State Department of Environmental Conservation (NYSDEC), in cooperation with the New York State Department of Health (NYSDOH), is currently reviewing the draft Final Engineering Report (FER) for the remedial action performed at the New Housing New York Legacy Project Site in the Bronx. The FER documents the work performed by Via Verde Homes, LLC, Via Verde Rental Associates, L.P., and the New York City Department of Housing Preservation and Development (collectively, the "Volunteer") under the NYSDEC-approved Remedial Action Work Plan (RAWP) dated July 2009 for the New Housing New York Legacy Project (BCP Site No. C203043) located at 700-730 Brook Avenue in the Bronx, New York (a map of the site is on the second page of this fact sheet).

**SITE DESCRIPTION AND BACKGROUND:** The Site is an approximately 1.41-acre area bounded by East 156th Street to the north, an athletic field to the south, New York City Housing Authority Bronxchester Houses and South Bronx High School to the east, and Brook Avenue to the west. The Site is in the final stages of development and contains newly constructed residential and commercial buildings. Historical records indicate that the Site was originally developed circa 1908 with three small buildings and was part of the New York Central and Hudson River Railroad Company's freight yard. Circa 1927, the Site was also developed with a provisions facility. In addition, a gasoline station existed on the northern portion of the Site circa 1935 through the late 1970s.

**REMEDIAL ACTION HIGHLIGHTS:** The following activities have been completed to achieve the remedial action objectives:

- Excavation and off-site disposal of over 1,600 tons of impacted soil;
- Removal of underground storage tanks and associated piping;
- Post-excavation sampling to assess remedial performance;
- Installation of a demarcation layer below the composite cover and above residual soil;
- Construction and maintenance of an engineered composite cover system consisting of a two-foot clean fill buffer in all landscaped/non-capped areas and concrete building foundations, sidewalks/pathways and asphalt roadways covered by a paving system or concrete at least four inches thick;
- Installation of a vapor barrier below all on-site buildings as well as an active sub-slab depressurization system;
- Groundwater treatment utilizing in-situ chemical oxidation;
- Installation of post-remediation groundwater monitoring wells; and
- Implementation of groundwater monitoring.

**Document Repositories**

**Bronx Community Board 1**
3024 Third Avenue
Bronx, NY 10455
(718) 585-7117
Hours: Mon.-Fri. 9AM to 5PM

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**NYSDEC Region 2 Office**
47-40 21st Street
Long Island City, NY 11101
Call in advance: (718) 482-4900

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**New York Public Library Woodstock Branch**
761 East 160th Street
Bronx, NY 10456-7816
(718) 665-6255
Please call for hours

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For additional information about New York State's BCP, please visit:

**www.dec.ny.gov/chemical/8450.html**

# BROWNFIELD CLEANUP PROGRAM

**NEXT STEPS:** The draft FER has been submitted to the NYSDEC and NYSDOH for review. In addition, a Site Management Plan (SMP) which identifies and implements the Institutional Controls (ICs) and Engineering Controls (ECs) required for the Sites, as well as any necessary monitoring and/or operation and maintenance of the remedy has also been submitted. Prior to acceptance of the FER, an environmental easement that restricts use of the Site will be recorded. The NYSDEC will then issue a Certificate of Completion for the project. When the Site is redeveloped, the SMP will be implemented. All project documents are available at the listed repositories.

**BROWNFIELD CLEANUP PROGRAM 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 NYSDEC, NYSDOH, and Volunteers to investigate and/or remediate contaminated Sites. Under the BCP, a Volunteer enters into a Brownfield Cleanup Agreement 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 the Volunteers complete work, NYSDEC provides a release from liability with standard reservations.

For more information about New York State's BCP, visit: www.dec.ny.gov/chemical/8450.html

**Receive Site Fact Sheets by Email**

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: www.dec.ny.gov/chemical/61092.html. It's quick, it's free, and it will help keep you *better informed*.

As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select. You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

Note: Please disregard if you already have signed up and received this fact sheet electronically.