

**NEW YORK STATE
DEPARTMENT OF**



**ENVIRONMENTAL
CONSERVATION**

Bronx Community Board 1

3024 Third Avenue

Bronx, NY 10455

Tel: (718) 585-7117

Hours: Mon.-Fri. 9AM to 5PM

• • •

NYSDEC Region 2 Office

47-40 21st Street

Long Island City, NY 11101

Call in advance: (718) 482-4900

• • •

**Bronx Public Library
Woodstock Branch**

761 East 160th Street

Bronx, NY 10456-7816

Tel: (718) 665-6255

Please call for hours

Project Contacts

Ms. Mandy Yau

NYSDEC

47-40 21st Street

Long Island City, NY 11101

Tel: (718) 482-4897

mxyau@gw.dec.state.ny.us

**For Public-Health Related
Questions:**

Mr. Christopher M. Doroski

NYSDOH

547 River Street

Troy, NY 12180-2216

Tel: (800) 458-1158 ext. 27880

beeie@health.state.ny.us

FACT SHEET #6

**New Housing New York Legacy
Project**

700 Brook Avenue

Bronx, New York

Site No.: C203043

NYSDEC Region 2

December 2011

**NYSDEC Certifies Remediation Requirements
Achieved at Brownfield Site**

The New York State Department of Environmental Conservation ("NYSDEC") has determined that Via Verde Homes, LLC and Via Verde Rental Associates, L.P., (collectively, the "Volunteer") has achieved remediation requirements to address contamination related to the New Housing New York Legacy Project Site ("Site") located at 700-730 Brook Avenue, Bronx, New York, under the New York State Brownfield Cleanup Program ("BCP"). See attached map for the location of the site. NYSDEC has issued a Certificate of Completion ("COC") to the Volunteer for the Site. A copy of the COC and other project-related documents are available at the document repository identified in this fact sheet (see box at left).

PROJECT BACKGROUND – The Site consists of an approximately 1.41-acre parcel and is located at the intersection of Brook Avenue and 156th Street in the Bronx, NY. Historical use of the Site as a railroad freight yard, a provisions facility and an automobile repair/filling station resulted in the impacts to soil, groundwater and soil vapor by fuel-related organic compounds and metals. A Remedial Action Work Plan (RAWP), which summarized the requirements for the cleanup of the Site, was approved by the NYSDEC, in cooperation with the New York State Department of Health ("NYSDOH"), in July 2009. The Volunteer has fully implemented the RAWP and is continuing to monitor improvements in environmental conditions at the Site under a Site Management Plan ("SMP") dated December 2011. The Volunteer submitted a Final Engineering Report ("FER"), dated December 2011, which documents the remedial activities. The SMP, FER and other project documents are available at the document repositories.

Certificate of Completion: The COC issued by NYSDEC contains:

- A description of the remedial activities completed;
- A certification that remediation requirements have been achieved; and
- A description of the boundaries of the Site.

Site remediation included removal of fuel and metal-impacted soil hot-spots; construction of an engineered composite cover system; groundwater treatment by subsurface injection of chemical oxidation compounds; and construction of a sub-slab vapor barrier and active sub-slab depressurization system. The cleanup proceeded under the Track 4 (restricted use) cleanup objective for all onsite soil. Site management is on-going and consists of monitoring groundwater beneath the Site. In addition, an environmental easement has been recorded to restrict soil and groundwater use at the Site.

Next Steps: NYSDEC issued the COC based on review and approval of an SMP and FER submitted by the Volunteer. The FER described the remedial activities completed and certified that remediation requirements have been achieved for the Site. With its receipt of a COC, the Volunteer is eligible for tax credits related to the redevelopment of the Site.

BROWNFIELD CLEANUP PROGRAM

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, an applicant 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, WWP Associates, LLC would:

- Have no liability to the State for contamination at or coming from the Site, subject to certain conditions; and
- 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 Applicant does not comply with the terms of its BCA 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>

SITE LOCATION MAP

