

**NEW YORK STATE
DEPARTMENT OF**



**ENVIRONMENTAL
CONSERVATION**

FACT SHEET #1 December 2008

BROWNFIELD CLEANUP PROGRAM SITE NO: C203046
1800 Southern Boulevard
Bronx, New York

Draft Remedial Investigation Report and Draft Remedial Action Work Plan Available for Review and Public Comment

**Public Comment Period:
December 15 to January 28, 2009**

This fact sheet serves to announce the public comment period for the draft Remedial Investigation Report and draft Remedial Action Work Plan submitted under New York's Brownfield Cleanup Program

Document Repository

New York Public Library
Morrisania Branch
610 East 169th Street
Bronx, NY 10456
Tel: (718) 589-9268
Please call for hours

NYSDEC REGION 2 Office
47-40 21st Street
Long Island City, NY 11101
Hours: Mon. to Fri. 9 am to 4 pm

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For Public Health-related Questions:

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547 River Street
Troy, NY 12180-2216
(800) 458-1158 ext. 27880

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

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

The New York State Department of Environmental Conservation (NYSDEC) is accepting public comments on the draft Remedial Investigation Report (RIR) and draft Remedial Action Work Plan (RAWP) for the property located at 1800 Southern Boulevard, Bronx, NY ("the Site"). The RIR and RAWP were submitted by the site developer, SB 1800 LLC ("the Volunteer") under the Brownfield Cleanup Program (BCP). The NYSDEC, working in conjunction with the New York State Department of Health (NYSDOH), is currently reviewing these documents for approval.

Public Comments on the draft RIR and draft RAWP:

NYSDEC is accepting written public comments on the draft RIR and draft RAWP from December 15 to January 28, 2009. The RIR and RAWP are available for review at the document repositories identified on the left side of this page. Public comments are an important part of the review and approval process.

Proposed Remedial Action Highlights:

The following will be performed to achieve the remedial action objectives:

- Excavation and proper off-site disposal of soil/fill in the upper 15 feet of the Site that exceeds restricted residential soil cleanup objectives;
- End-point sampling program to confirm and document the integrity of remaining soils at property borders;
- Excavation dewatering, treatment, and off-site disposal of groundwater;
- Post-remediation groundwater monitoring and evaluation of soil vapor intrusion;
- Installation of a vapor barrier and engineered cover to prevent future exposure to any residual contamination at the Site; and
- Recording of an environmental easement and implementation of a Site Management Plan for long term management of residual contamination if present.

A site-specific Health and Safety Plan (HASP) will be implemented during remediation activities. The HASP will establish procedures for the protection of on-site workers and off-site residents and will include required community air monitoring, and dust and odor suppression measures.

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BROWNFIELD CLEANUP PROGRAM

Site Description:

The Site is a triangular shaped parcel of land, approximately 0.27 acres in size, located at the southern tip of the city block where Boston Road and Southern Boulevard cross. The property is identified as 1800 Southern Boulevard, Bronx, New York. The Site is currently occupied by a vacated gas station and a fenced lot largely covered with exposed soil or overgrown with vegetation. The gas station and an associated car wash have been vacant since 2003.

The Volunteer, SB 1800 LLC, proposes to develop a 10-story residential building with retail space.

Remedial Investigation Highlights:

The Remedial Investigation (RI) was performed between 2003 and 2008 to determine the nature and extent of the contamination on-site. These investigations have confirmed the release of gasoline from on-site underground storage tanks, which have been removed in 2003.

The RIR, dated August 2008, describes the results of the investigation activities. The RIR identifies the following site conditions:

- Contaminants found include petroleum-related volatile organic compounds (VOCs), one semi-volatile organic compound (SVOC), and six metals in on-site and off-site soil samples;
- Gasoline-related VOCs found in on-site soil vapor samples; and
- Gasoline-related compounds including nine VOCs, one SVOC, and eight metals found in on-site groundwater.

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 the NYSDEC, the NYSDOH, and Volunteers 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 the work, a release from liability from the NYSDEC is provided with standard reservations. A Certificate of Completion (COC) is issued. With its receipt of a COC, this site 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 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 BCA with NYSDEC, or if the Volunteer commits fraud regarding its application or its certification that it has met cleanup levels.

Next Steps:

Written and oral comments on the RAWP will be accepted until January 28, 2009. Comments and questions are encouraged and should be directed to the NYSDEC project manager identified on the front page of this fact sheet. The RAWP and other site-related documents can be viewed at the document repositories also listed on the front page of this fact sheet. NYSDEC will consider public comments as it completes its review of the RAWP, have any necessary revisions made and, if appropriate, approve the RAWP. NYSDOH must concur in the approval of the RAWP. When the NYSDEC approves the RAWP, the Volunteer may proceed with the design and construction of the Site remedy.

Contact the NYSDEC project manager if you have any concerns or questions on implementation of the work plan, or if you or someone you know would like to be added to the project contact list to receive future fact sheets for this Site. We encourage you to share this fact sheet with neighbors and tenants, and/or post it in a prominent area of your building for others to see.

Figure 1: Site Map

