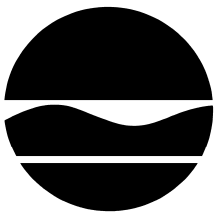


**NEW YORK STATE  
DEPARTMENT OF**



**ENVIRONMENTAL  
CONSERVATION**

**FACT SHEET #2  
BROWNFIELD CLEANUP PROGRAM**

**August 2009**  
**Site No: C2030460**

**1800 Southern Boulevard, Bronx, New York**

**Public Announcement**  
**Environmental Cleanup to Begin**  
**Remediation Design Approved**

**Public Notice**  
**Remedial work to commence in**  
**September 2009**

**Document Repositories**

**NYSDEC Region 2 Office**  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
Call in advance – (718) 482-4900  
Hours: Mon. to Fri. 9 a.m. to 4 p.m.

**New York Public Library**

Morrisania Branch  
610 East 169<sup>th</sup> Street  
Bronx, NY 10456  
Hours:  
Mon. & Wed: 10 am to 6 pm  
Tues. & Thurs: 10 am to 8 pm  
Fri. & Sat.: 10 am to 5 pm  
Sunday: Closed

**Project Contacts**

Mr. Nigel Crawford P.E.  
NYSDEC  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
[nncrawfo@gw.dec.state.ny.us](mailto:nncrawfo@gw.dec.state.ny.us)  
(718) 482-4010

**For Public Health-Related Questions:**

Mr. Bridget Callaghan  
NYSDOH  
547 River Street  
Troy, NY 12180  
[bee@health.state.ny.us](mailto:bee@health.state.ny.us)  
(800) 458-1158 x27890

**For additional information visit:**  
**[www.dec.ny.gov/chemical/brownfields.html](http://www.dec.ny.gov/chemical/brownfields.html)**

The New York State Department of Environmental Conservation (NYSDEC), in conjunction with the New York State Department of Health (NYSDOH), has approved the Remedial Investigation Report (RIR) and Remedial Action Work Plan (RAWP) for the 1800 Southern Boulevard property (the Site), located at 1800 Southern Boulevard, Bronx, NY. See map on last page for location of Site. The Site developer, SB 1800 LLC (the Volunteer) will soon begin action to remediate contaminated materials, with oversight provided by the NYSDEC and NYSDOH. The RAWP, submitted under the Brownfield Cleanup Program (BCP) by the Volunteer on August 1, 2008 and revised in July 2009, has been found by the NYSDEC and the NYSDOH to be protective of public health and the environment and has been approved for implementation. The approved RAWP is available for public review at the document repositories listed in the box at left, or by contacting the NYSDEC project manager. Remedial activities are expected to commence in September 2009.

**SIGNIFICANT THREAT DETERMINATION:** As part of every BCP project, NYSDEC in conjunction with NYSDOH is required to make a determination whether the conditions at the Site pose a significant threat to human health or the environment, as defined in the NYSDEC's regulations 6 NYCRR Part 375. The 1800 Southern Boulevard site has been determined by the NYSDEC and the NYSDOH to pose a significant threat to public health and to the environment. This decision is based on the nature of the contaminants identified at the Site; the potential for off-site migration of contaminants in the groundwater; and the potential for human exposure to site-related contaminants via soil vapors. As such, funding for a Technical Assistance Grant (TAG) will be available to qualifying community groups. Please visit: <http://www.dec.ny.gov/regulations/2590.html> or contact the NYSDEC project manager for more information on how to apply for a TAG.

**HIGHLIGHTS OF THE REMEDIAL ACTION:** The upcoming remedial action work is planned to commence in September. All of the work will be done on-Site. Key components of the work are as follows:

- Removal and treatment of contaminated soil in the upper 15 feet;
- Dewatering of contaminated groundwater;
- In-situ treatment of residual groundwater contamination;
- Installation of a vapor barrier beneath the proposed building footprint;
- A site-specific health and safety plan (HASP) will be implemented for protection of on-site workers and off-site residents and will include a community air monitoring plan (CAMP);
- Implementation of dust and odor suppression measures;
- Post-excavation sampling to assess remedial performance;
- Institutional controls, including a long term Site Management Plan and environmental easements, if required;
- Hours of operation will be normal business hours for construction in New York City;
- Site work will begin around September 15, 2009 and finish within six to eight months; and
- The final engineering report will be submitted in draft within 90 days of completing the work.

(Continued on back of page)

**SITE DESCRIPTION:** The Site is located at 1800 Southern Boulevard, Bronx, New York on a triangular shaped parcel of land approximately 0.27 acres in size at the southern tip of the city block where Boston Road and Southern Boulevard cross. The Site is legally defined as Tax Block 2984 Lots 1 and 7. The Site is owned by SoBRO Development Corporation and is currently occupied by a vacated gas station and an empty lot largely covered with exposed soil or overgrown with vegetation. The gas station and an associated car wash have been vacant since 2003. The neighboring land uses are primarily residential and commercial.

**HIGHLIGHTS OF PREVIOUS ENVIRONMENTAL INVESTIGATIONS:** The RIR describes the investigation activities completed, presents analytical data, and discusses the nature and extent of contamination. The RIR identifies the following Site conditions:

- On-site and off-site soil samples were collected and analyzed. Contaminants found include petroleum-related VOCs, SVOCs, and metals.
- On-site soil vapor samples and air samples were collected and analyzed for VOCs. Contaminants found include gasoline related VOCs at concentrations above concentrations in ambient air.
- On-site groundwater samples were collected and analyzed. Contaminants found include gasoline related VOCs, SVOCs and metals.

Copies of the RAWP and all investigation reports are available in the document repositories listed on the front page of this Fact Sheet.

**NEXT STEPS:** SB 1800 LLC (the Volunteer) has prepared a RAWP that describes the methods to be followed during the remediation. The RAWP was released for public comment for 45 days. That comment period ended on December 29, 2008. NYSDEC and NYSDOH have approved the RAWP as being protective of public health and the environment.

The Volunteer plans to begin the remedial action work on or about September 15, 2009. All work will be implemented in accordance with the approved RAWP and is anticipated to take approximately 6-8 months. NYSDEC and NYSDOH will oversee the implementation of the RAWP. Within 90 days of completing the work, the Volunteer must submit to NYSDEC a final engineering report which describes in detail the implemented remedial actions.

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 this fact sheet in a prominent area of your building for others to see.

**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 features 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 primary goal of the BCP is to remediate sites to a level that is protective of public health and the environment consistent with their proposed uses. When a Volunteer completes 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, the Volunteer 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 applicant 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.

**Figure 1: Site Location**

