

# NEW YORK STATE DEPARTMENT OF



## ENVIRONMENTAL CONSERVATION

### **Where to Find Information:**

*Project documents are available at the following location(s) to help the public stay informed.*

#### **New York Public Library Riverdale Branch**

55-40 Mosholu Avenue  
Bronx, NY 10471  
Call for hours: (718) 549-1212

#### **NYSDEC, Region 2 Office**

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

### **Who to Contact:**

*Comments and questions are always welcome and should be directed as follows:*

#### **Project Related Questions**

Nigel Crawford PE, Project Manager  
NYSDEC, Region 2 Office  
47-40 21st Street  
Long Island City, NY 11101  
(718) 482-4010  
[nncrawfo@gw.dec.state.ny.us](mailto:nncrawfo@gw.dec.state.ny.us)

#### **Public Health questions:**

Stephanie Selmer, Project Manager  
NYSDOH  
Empire State Plaza  
Corning Tower Room 1787  
Albany, NY 12237  
(518) 402-7860  
[bee@health.state.ny.us](mailto:bee@health.state.ny.us)

For additional information on the New York's  
Brownfield Cleanup Program, visit:  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

# FACT SHEET #2

## Brownfield Cleanup Program

6469 Broadway  
Bronx, NY 10471

**SITE No. C203048**

**NYSDEC REGION 2**

**August 2013**

## **Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced**

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the property (the "Site") located at 6469 Broadway, Bronx, NY. Please see the site location map (attached) for the Site.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the Site does not pose a significant threat to public health or the environment. This decision is based on the nature and extent of the existing contamination 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 intrusion.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan for 45 days, from **August 6, 2013** through **September 19, 2013**. The proposed plan is available for public review at the location(s) identified on the left-hand side of this page under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area on the left-hand side of this page.

**Draft Remedial Action Work Plan and Proposed Decision Document:** The cleanup plan is described in NYSDEC's Proposed Decision Document, which is based on a more detailed "Remedial Action Work Plan" (RAWP). The proposed Track 1 Unrestricted Use remedy consists of:

- Removal of all on-site underground storage tanks and associated piping and fueling equipment;
- Excavation and off-site disposal of contaminated soil and some bedrock to accommodate the installation of the proposed new building foundation;
- Collection and analysis of end-point samples to ensure that all contaminant source material has been removed;
- Dewatering, with treatment as necessary, to facilitate excavation and construction;
- In-situ ("in-place") treatment of contaminated groundwater by applying a powder-based oxidant to the base of the open excavation;
- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Recording of a short-term Environmental Easement and implementation of a short-term Site Management Plan.

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# BROWNFIELD CLEANUP PROGRAM

The proposed remedy was developed by 6469 Broadway Selfhelp, LLC (the "Volunteer") after performing a detailed investigation of the Site under New York's Brownfield Cleanup Program (BCP). A "Remedial Investigation Report", which describes the results of the site investigation was submitted and is also available for review at the locations identified on Page 1.

**Site Description:** The Site is a rectangular-shaped parcel with frontage on the western side of Broadway and is currently a vacant lot (the Site was formerly operated as a fueling/automotive service station and carwash). The property is bordered by a multi-family residential structure to the north, a parking structure to the south, residential structures to the west (separated vertically at the top of a rock outcropping), and Van Cortlandt Park to the east (across Broadway).

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C203048) at:

<http://www.dec.ny.gov/cfm/externalapps/derexternal/index.cfm?pageid=3>

**Summary of the Investigation:** Remedial Investigations were performed between 2006 and 2009 to determine the nature and extent of the contamination on-site. These investigations consisted of the installation of numerous soil borings and the survey and sampling of off-site and on-site monitoring wells. These investigations have confirmed the release of volatile organic compounds ("VOCs") in soil, groundwater and soil vapor at the Site.

**Next Steps:** NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft RAWP is revised as needed to describe the selected remedy, and will be made available to the public. The applicant(s) may then design and

perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the Site.

**Brownfield Cleanup Program:** New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses may include recreation, housing, business or other uses. A brownfield is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit:

<http://www.dec.ny.gov/chemical/8450.html>

*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.*

## 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](http://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.



# BROWNFIELD CLEANUP PROGRAM

Site Location Map

