

# 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 Moshulu 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  
Hours: Mon to Fri 8AM to 4PM

### **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  
NYSDOH  
Empire State Plaza  
Corning Tower Room 1787  
Albany, NY 12237  
(518) 402-7860  
[beci@health.state.ny.us](mailto:beci@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 #3

## Brownfield Cleanup Program

**6469 Broadway Site**

**6469 Broadway  
Bronx, NY 10471**

**SITE No. C203048**

**NYSDEC REGION 2**

**October 2013**

## Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address the contamination related to the 6469 Broadway ("Site") located at 6469 Broadway, Bronx, NY under New York State's Brownfield Cleanup Program ("BCP"). The cleanup activities will be performed by 6469 Broadway Selfhelp, LLC (the "Volunteer") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The Remedial Action Work Plan ("RAWP") has been found by the NYSDEC to be protective of public health and the environment and has been approved by NYSDEC. The approved RAWP and other documents related to the cleanup of this site can be found at the document repositories listed in the box at left. Remedial activities are expected to commence in November 2013, and are expected to last approximately 6 months.

**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). A Site Location Map is attached.

**HIGHLIGHTS OF THE REMEDIAL ACTION:** The goal of the cleanup action for the Site is to achieve cleanup levels that protect public health and the environment. The key components of the remedy are:

- 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.

A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP establish procedures for the protection of on-Site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

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# BROWNFIELD CLEANUP PROGRAM

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**SIGNIFICANT THREAT DETERMINATION:** As part of every BCP project, NYSDEC 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). Based on the types and levels of contaminants on the Site and the current and planned land uses in the area, NYSDEC, in conjunction with the New York State Department of Health, has determined that the Site does not represent a significant threat to public health and/or the environment.

**NEXT STEPS:** After the Volunteer completes the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the FER. NYSDEC will then issue a Certificate of Completion (COC) to the applicant(s). The Volunteer would be able to redevelop the site after receiving a COC. In addition, the Volunteer:

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A fact sheet that describes the content of the FER will be sent to the site contact list. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the COC.

**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>

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*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.*

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## 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

