

**FACT SHEET****Brownfield Cleanup
Program****Receive Site Fact Sheets by *Email*.** See "For More Information" to Learn How.**Site Name:** 295 Locust Avenue**DEC Site #:** C203053**Address:** Locust Ave, E. 139th, E. 140th and E. 141st Sts.
Bronx, NY 10454Have questions?
See
"Who to Contact"
Below**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 295 Locust Avenue site ("site") located at Locust Ave, E. 139th, E. 140th and E. 141st Sts., Bronx, Bronx County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site's significant threat status is unknown.

How to Comment

NYSDEC is accepting written comments about the proposed plan for 45 days, from **July 8, 2013** through **August 21, 2013**. The proposed plan is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

Draft Remedial 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 Work Plan". The proposed remedy consists of:

Contaminants in groundwater will be treated through In-Situ Chemical Oxidation (ISCO). Specifically, persulfate will be used to destroy contaminants in three distinct areas. Two areas are located at the northwestern and southwestern walls of the building. The third area is the western corner of the building.

Injection wells will be used to deliver the persulfate to the groundwater. By-products of the chemical oxidation process are non-toxic and include: Water, carbon dioxide, oxygen and minor concentrations of nontoxic ions and salts.

Prior to the full implementation of this technology, laboratory and on-site pilot scale studies will be conducted to more clearly define design parameters. Between the pilot and the full scale implementations, it is estimated that 25 injection points will be installed. It is estimated

that the persulfate will be injected during approximately 3 separate events over several months.

The proposed remedy was developed by 295 Locust Associates LLC ("applicant(s)") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Summary of the Investigation

Based on the investigations conducted to date the primary contaminants of concern at the site known at this time include chlorinated solvents, manufactured gas plant (MGP) wastes and BTEX (benzene, toluene, ethylbenzene, xylene) compounds.

Soil - Concentrations of tetrachloroethene (PCE) found in on-site soils (5 ppm to 370 ppm) significantly exceed the soil cleanup objectives for the protection of groundwater (0.47 ppm) and the industrial SCO (300 ppm). The greatest PCE concentration in soil was found on the northwest corner of lot 46. Concentrations of Benzo(a)pyrene (.4 ppm - 7.3 ppm) exceed the industrial SCO of 1.1 ppm.

Groundwater - Concentrations of PCE found in on-site groundwater (5 ppb - 39,000 ppb) exceed the groundwater standard of 5 ppb. PCE breakdown products, TCE, cis-1,2 DCE, and vinyl chloride were found in exceedance of standards at maximum concentrations of 6,900 ppb, 40,000 ppb, and 16,000 ppb respectively. Detections of benzene, toluene, ethylbenzene, and xylenes also exceeded standards at maximum concentrations of 1,400 ppb, 400 ppb, 2,000 ppb, and 1,600 ppb respectively.

Soil Vapor & Indoor Air - Chlorinated solvents and BTEX compounds were detected beneath the slab of the building in elevated concentrations. The buildings indoor air showed no impacts from the sub slab. The Volunteer installed a sub-slab depressurization system prior to entering into the Brownfield Cooperative Agreement to mitigate the sub-slab air contamination.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and issue a final Decision Document. New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft Remedial Work Plan and Proposed Decision Document are 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.

Background

Location Description: This site includes multiple parcels including property located at 275-297 Locust Avenue, 881 East 139th Street, 880-908 East 140th Street, 900-902 East 141st Street and 901-903 East 140th Street, Bronx, New York, Bronx County. This site is 1.83 acres in size.

Site Features: The site is made up of three adjacent lots. Lot 46 comprises an entire block and includes an industrial warehouse. Lots 74 and 86 are two small fenced parking lots situated across E 140th Street from the Lot 46 warehouse.

Current Zoning and Land Use: The site is currently zoned as industrial. The site was used as an

automated storage facility until 2008. The site is currently being used as an electric car assembly plant.

Surrounding Uses: The surrounding parcels are currently used for industrial purposes. A dry cleaner and a heating fuel distribution center are near the site.

Past Use of the Site: Prior uses that appear to have led to site contamination include a manufactured gas plant, a gas holder, industrial storage, petroleum/diesel stations, and automotive service stations.

Site Geology and Hydrogeology: Soil borings completed to date show the Site is immediately underlain by a fill layer comprising a mix of sand, silt, gravel, cobbles, and historic fill. Beneath this fill layer is a highly organic layer that most likely represents river or marsh deposits. Bedrock was not encountered during any of the soil borings, however, regional bedrock is known to consist of shist and/or the gneiss.

Groundwater is present beneath the Site, at approximately three (3) to five (5) feet below grade surface. Groundwater is assumed to flow in a southeasterly direction toward the East River and it appears that groundwater elevation and flow direction may be influenced by tidal conditions. Groundwater flow direction may also be influenced by building construction utilities and subsurface variations in geology.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/extapps/derexternal/haz/details.cfm?pageid=3&progno=C203053>

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 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>

FOR MORE INFORMATION

Where to Find Information

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

The New York Public Library, Mott Haven Branch
Attn: Jeanine Thomas-Cross
321 East 140th Street
Bronx, NY 10454
phone: (718) 665-4878

NYSDEC Region 2 Office
Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101
phone: (718) 482-4900

Who to Contact

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

Project Related Questions

Randy Whitcher
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9662
rjwhitch@gw.dec.state.ny.us

Site-Related Health Questions

Christopher Doroski
New York State Department of Health
Empire State Plaza, Corning Tower, Room 1787
Albany, NY 12237
(518)-402-7860
BEEI@health.state.ny.us

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: <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.

Note: Please disregard if you already have signed up and received this fact sheet electronically.

Site Figure

