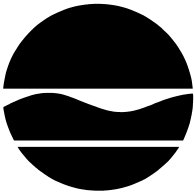


**NEW YORK STATE
DEPARTMENT OF**



**ENVIRONMENTAL
CONSERVATION**

Document Repositories

Hunt's Point Public Library

877 Southern Boulevard,
Bronx, NY 10456

Tel: (718) 617- 0338

Hours: Mon. & Thu. 10 am to 7 pm.

Tue. & Wed. 10 am to 6 pm.

Fri. & Sat. 10 am to 5 pm.

Sun. closed

...

NYSDEC Region 2 Office

47-40 21st Street

Long Island City, NY 11101

(Call in advance) (718) 482-4900

Hours: Mon. to Fri. 9 am to 4 pm.

Project Contacts

Dana Kaplan

NYSDEC

47-40 21st. Street

Long Island City, NY 11101

dpkaplan@gw.dec.state.ny.us

Tel: (718) 482-7541

Fax: (718) 482-6358

For public health-related questions:

Bridget Callaghan

NYSDOH

547 River Street

Troy, NY 12180-2216

bee@health.state.ny.us

(518) 402-7860

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

www.dec.ny.gov/chemical/8450.html

FACT SHEET #2

1095 Southern Blvd.
Bronx, NY 10459

Site No. C203055

NYSDEC Region 2

March 2012

**Remedial Investigation Update
and
Significant Threat Determination**

This Fact Sheet is being provided to you pursuant to the New York State Environmental Conservation Law and the New York State Department of Environmental Conservation ("NYSDEC") Brownfield Cleanup Program ("BCP"). You have been sent this Fact Sheet because you own or live on property near 1095 Southern Blvd (the "Site") or because the NYSDEC believes you may otherwise be interested in activities at the Site, which is located in the Bronx, NY (see next page for Site Location Map). The prospective purchaser of the Site, Urban Health Plan, Inc. (the "Volunteer"), has commenced a Remedial Investigation under the BCP to investigate soil, groundwater, and soil vapor contamination at the Site. The Remedial Investigation Work Plan was approved by NYSDEC in September 2011 following a 30-day public comment period.

**BACKGROUND AND SUMMARY OF REMEDIAL INVESTIGATION
FINDINGS TO DATE:**

The site is approximately 0.23 acres and is currently vacant and undeveloped. The property has historically been used as a dry cleaner. The Remedial Investigation began in November 2011, and included soil, groundwater, and soil vapor sampling and analysis. Sampling has identified elevated concentrations of the chlorinated solvent perchloroethylene (PCE) and its breakdown products in soil, groundwater and soil vapor. PCE is a compound commonly used in the dry cleaning process. Additional investigation is required to determine the full extent of the contamination and to develop an appropriate plan for cleaning up the Site.

SIGNIFICANT THREAT DETERMINATION: As part of every BCP project, NYSDEC, in conjunction with NYSDOH, is required to make a determination whether the conditions at a site pose a significant threat to human health or the environment, as defined in NYSDEC's regulations 6 NYCRR Part 375. The 1095 Southern Blvd Site has been determined by NYSDEC and NYSDOH to pose a significant threat to public health and to the environment. This determination is based on the nature of the existing contaminants identified at the Site; the potential for off-site migration of contaminants in the groundwater and soil vapor; and the potential for human exposure to site-related contaminants via soil vapors.

This determination means that funding for a Technical Assistance Grant, or 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.

NEXT STEPS: Additional investigation is required to determine the full extent of contamination. All of the activities conducted during the investigation and all of the results obtained will be documented in a Remedial Investigation Report. This report will be the basis for determining what actions will be needed to address any contamination at the Site. If remedial actions are required, the Volunteer will prepare a Remedial Action Work Plan (RAWP) that describes the proposed remedy. The RAWP will be made available for public comment. The Volunteer would then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

(Continued on next page)

BROWNFIELD CLEANUP PROGRAM

NYSDEC will keep the public informed during the cleanup of the Site.

BROWNFIELD CLEANUP PROGRAM (BCP)

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 and 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.

If you have any questions or know of any individual or organization that would like to be added to the project mailing list, please contact the NYSDEC Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants, and/or post it in a prominent area of your building.

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

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.

Note: Please disregard if you already have signed up and received this Fact Sheet electronically.

Site Location Map

