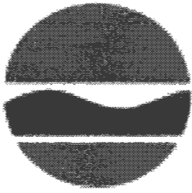


**NEW YORK STATE  
DEPARTMENT OF**



**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  
Hunt's Point Branch**  
877 Southern Boulevard  
Bronx, NY 10459  
Call for hours: (718) 617-0338

**NYSDEC, Region 2 Office**  
47-40 21st Street  
Long Island City, NY 11101  
Call in advance: (718) 482-7541

**Who to Contact:**

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

**Project-related Questions**  
Dana Kaplan, Project Manager  
NYSDEC, Region 2 Office  
47-40 21st Street  
Long Island City, NY 11101  
(718) 482-7541  
[dpkaplan@gw.dec.state.ny.us](mailto:dpkaplan@gw.dec.state.ny.us)

**Public Health questions:**  
Bridget Callaghan  
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 #4**

**Brownfield Cleanup Program**

**1095 Southern Blvd  
Bronx, NY 10459**

**SITE No. C203055  
NYSDEC REGION 2**

**September 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 1095 Southern Blvd Site (the "site") located at 1095 Southern Blvd, Bronx, New York. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site poses a significant threat to public health or the environment due to elevated concentrations of contaminants in groundwater, soil and/or soil vapor. The activities in the report have been designed to address the identified contamination and the threat posed. This determination means that funding for a Technical Assistance Grant ("TAG") is 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.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan for 45 days, from **September 10, 2013** through **October 25, 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". The proposed Track 1 Unrestricted Use remedy consists of:

- Excavation and off-site disposal of all on-site soil, fill material, and some bedrock to a depth of approximately 30 feet below surface grade;
- Extensive dewatering, with treatment as necessary, to facilitate the excavation and construction;
- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- If a Track 1 Unrestricted Use cleanup is not achieved, recording of an Environmental Easement to ensure proper use of the site may be necessary;
- If a Track 1 Unrestricted Use cleanup is not achieved, implementation of a Site Management Plan (SMP) would also be required for long term maintenance of the remedial systems.

Continued

# BROWNFIELD CLEANUP PROGRAM

The proposed remedy was developed by Urban Health Plan, Inc. (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, has already been accepted by NYSDEC and is also available for public review.

**Site Description:** The Site is located at 1095 Southern Blvd in the Bronx. It is bordered by Southern Boulevard to the east, residential buildings immediately adjacent to the north and west, and a commercial building immediately adjacent to the south. The site is identified as Block 2727, Lot 41 on the Bronx County Tax Map. The Site is approximately 0.23 acres and is currently vacant and undeveloped. The property has historically been used as a dry cleaner. 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 site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C203055) at:

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

**Summary of the Investigation:** The contaminants of concern in soil, groundwater and soil vapor are PCE and associated breakdown products. PCE is a Volatile Organic Compound (VOC) commonly used in the dry cleaning process. Additional sampling is being performed by NYSDEC to determine whether contamination has migrated off-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

# BROWNFIELD CLEANUP PROGRAM

Site Location Map

