DECISION DOCUMENT

1095 Southern Blvd.- Off-Site
Brownfield Cleanup Program
Bronx, Bronx County
Site No. C203055A
May 2016

Prepared by
Division of Environmental Remediation
New York State Department of Environmental Conservation

DECLARATION STATEMENT - DECISION DOCUMENT

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Bronx, Bronx County
Site No. C203055A
May 2016

Statement of Purpose and Basis

This document presents the remedy for the 1095 Southern Blvd.- Off-Site site, a brownfield cleanup site. The remedial program was chosen in accordance with the New York State Environmental Conservation Law and Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York (6 NYCRR) Part 375.

This decision is based on the Administrative Record of the New York State Department of Environmental Conservation (the Department) for the 1095 Southern Blvd.- Off-Site site and the public's input to the proposed remedy presented by the Department.

Description of Selected Remedy

Based on the findings of the investigation of the site, the past disposal of contaminants at the site does not pose a threat to public health and the environment. Therefore, the selected remedy is No Action.

Declaration

The remedy conforms with promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration Department guidance, as appropriate. The remedy is protective of public health and the environment.

May 12, 2016

Date

Robert Cozzy, Director
Remedial Bureau B

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SECTION 1: SUMMARY AND PURPOSE OF THE PROPOSED PLAN

The New York State Department of Environmental Conservation (the Department), in consultation with the New York State Department of Health (NYSDOH), is proposing a remedy for the above referenced site. Based on the findings of the investigation of the site the past disposal of contaminants at the site does not pose a threat to public health and the environment. Therefore, the selected remedy is No Action. Contaminants include hazardous wastes and/or petroleum.

The New York State Brownfield Cleanup Program (BCP) is a voluntary program. The goal of the BCP is to enhance private-sector cleanups of brownfields and to reduce development pressure on "greenfields." A brownfield site is real property, the redevelopment or reuse of which may be complicated by the presence or potential presence of a contaminant.

The Department has issued this document in accordance with the requirements of New York State Environmental Conservation Law and 6 NYCRR Part 375. This document is a summary of the information that can be found in the site-related reports and documents.

SECTION 2: CITIZEN PARTICIPATION

The Department seeks input from the community on all remedies. A public comment period was held, during which the public was encouraged to submit comment on the proposed remedy. All comments on the remedy received during the comment period were considered by the Department in selecting a remedy for the site. Site-related reports and documents were made available for review by the public at the following document repository:

Receive Site Citizen Participation Information By Email

Please note that the Department's Division of Environmental Remediation (DER) is "going paperless" relative to citizen participation information. The ultimate goal is to distribute citizen participation information about contaminated sites electronically by way of county email listservs. Information will be distributed for all sites that are being investigated and cleaned up in a particular county under the State Superfund Program, Environmental Restoration Program, Brownfield Cleanup Program, Voluntary Cleanup Program, and Resource Conservation and Recovery Act Program. We encourage the public to sign up for one or more county listservs at http://www.dec.ny.gov/chemical/61092.html

SECTION 3: SITE DESCRIPTION AND HISTORY

Location:
The site C203055A is the off-site area associated with BCP site C203055, which is located at 1095 Southern Boulevard in the Bronx. The off-site area was defined to reflect the potential migration of contaminants from the BCP site, and includes the eastern sidewalk of Southern Boulevard across from the BCP site; and the buildings adjacent to the BCP site on the north, south, and west.

Site Features:
The off-site area consists of the residential buildings immediately adjacent to the north and west of 1095 Southern Blvd, a commercial building immediately adjacent to the south, and Southern Blvd to the east followed by a parking lot further east across Southern Blvd. To the northeast and southeast across Southern Blvd are mixed commercial/residential buildings. The BCP site at 1095 Southern Boulevard is vacant.

Current Zoning/Uses:
The off-site area consists of residential and commercial buildings. The BCP site at 1095 Southern Boulevard is currently vacant, undeveloped, and is zoned R7-1 (residential district), with a C2-4 commercial overlay meaning that the property can be used for residential, commercial, or mixed (residential plus commercial) use. The proposed on-site development is for an office building, with below-grade parking.

Past Use of the Site:
The BCP site C203055 has historically been used for several commercial uses including, most recently, a dry cleaning facility.

Site Geology and Hydrogeology:
The elevation at the BCP site is approximately 59 feet above mean sea level. Bedrock has been identified at depths ranging from 12 to 24 feet below surface grade. The depth to groundwater beneath the site is approximately 9 feet to 12 feet below ground surface. The groundwater flow direction beneath the site is east.

A site location map is attached as Figure 1.

SECTION 4: LAND USE AND PHYSICAL SETTING

The Department may consider the current, intended, and reasonably anticipated future land use of the site and its surroundings when evaluating a remedy for soil remediation. For this site, an alternative which allows for unrestricted use of the site was evaluated.

A comparison of the results of the investigation against unrestricted use standards, criteria and guidance values (SCGs) for the site contaminants is available in the Remedial Investigation (RI) Report.

SECTION 5: ENFORCEMENT STATUS

The Department has sought to identify any parties (other than the BCP site Volunteer) known or suspected to be responsible for contamination at or emanating from the site, referred to as Potentially Responsible Parties (PRPs). None of the identified PRPs agreed to implement or finance a remedial program for off-site contamination. The Department has evaluated the off-site contamination for action under the State Superfund. Any PRPs identified are subject to legal actions by the State for recovery of all response costs the State incurs or has incurred.

SECTION 6: SITE CONTAMINATION

6.1: Summary of the Remedial Investigation

A remedial investigation (RI) serves as the mechanism for collecting data to:

- characterize site conditions;
- determine the nature of the contamination; and
- assess risk to human health and the environment.

The RI is intended to identify the nature (or type) of contamination which may be present at a site and the extent of that contamination in the environment on the site, or leaving the site. The RI reports on data gathered to determine if the soil, groundwater, soil vapor, indoor air, surface water or sediments may have been contaminated. Monitoring wells are installed to assess groundwater and soil borings or test pits are installed to sample soil and/or waste(s) identified. If other natural resources are present, such as surface water bodies or wetlands, the water and sediment may be sampled as well. Based on the presence of contaminants in soil and groundwater, soil vapor will also be sampled for the presence of contamination. Data collected in the RI influence the development of remedial alternatives. The RI report is available for review in the site document repository and the results are summarized in section 6.3.

The analytical data collected on this site includes data for:

- groundwater
- soil vapor
- indoor air
- sub-slab vapor

6.1.1: Standards, Criteria, and Guidance (SCGs)

The remedy must conform to promulgated standards and criteria that are directly applicable or that are relevant and appropriate. The selection of a remedy must also take into consideration guidance, as appropriate. Standards, Criteria and Guidance are hereafter called SCGs.

To determine whether the contaminants identified in various media are present at levels of concern, the data from the RI were compared to media-specific SCGs. The Department has developed SCGs for groundwater, surface water, sediments, and soil. The NYSDOH has developed SCGs

for drinking water and soil vapor intrusion. For a full listing of all SCGs see: http://www.dec.ny.gov/regulations/61794.html

6.1.2: RI Results

The data have identified contaminants of concern. A "contaminant of concern" is a contaminant that is sufficiently present in frequency and concentration in the environment to require evaluation for remedial action. Not all contaminants identified on the property are contaminants of concern. The nature and extent of contamination and environmental media requiring action are summarized below. Additionally, the RI Report contains a full discussion of the data. The contaminant(s) of concern identified at this site is/are:

tetrachloroethene (PCE)	cis-1,2-dichloroethene
trichloroethene (TCE)	vinyl chloride

Based on the investigation results, comparison to the SCGs, and an evaluation of potential public health and environmental exposure routes, no remediation is required for this site. More complete information can be found in the RI Report.

6.2: Interim Remedial Measures

An interim remedial measure (IRM) is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before issuance of the Decision Document.

There were no IRMs performed at this site during the RI.

6.3: Summary of Environmental Assessment

This section summarizes the assessment of existing and potential future environmental impacts presented by the site. Environmental impacts may include existing and potential future exposure pathways to fish and wildlife receptors, wetlands, groundwater resources, and surface water. The RI report presents a detailed discussion of any existing and potential impacts from the site to fish and wildlife receptors.

This site represents an off-site project to investigate the area surrounding, and downgradient of, BCP Site C203055 (1095 Southern Blvd). The investigation determined that no further action is required.

Nature and extent of contamination:
The contaminants of concern at BCP site C203055 are chlorinated solvents, consistent with the previous use of the site as a dry cleaner. Chlorinated solvents including tetrachloroethylene (PCE) and its breakdown products have been detected in soil, groundwater, and soil vapor in the subsurface of site C203055. Chlorinated solvents were therefore the focus of the investigation for the off-site project.

Soil:
The off-site investigation did not include soil analysis since there was no reason to believe that contaminants were disposed off-site.

Groundwater:
During the remedial investigation for the BCP site, elevated concentrations of chlorinated solvents were detected in groundwater in one off-site monitoring well located on the sidewalk just outside the property boundary. At this location, PCE was detected at 51,000 parts per billion (ppb); trichloroethylene (TCE) was detected at 52,000 ppb; and cis-1,2-dichloroethylene was detected at 12,000 ppb. The applicable groundwater quality standard for each of these contaminants is 5 ppb. Vinyl chloride was also detected at 13,000 ppb compared to the standard of 2 ppb. An off-site investigation was performed to determine if these contaminants were migrating further off-site. Groundwater samples were collected from both permanent monitoring wells and grab samples across Southern Boulevard, in the downgradient direction of groundwater flow. No contaminants of concern were detected in these samples. The extent of off-site contamination appears to be limited to the area just outside the property boundary from the highest area of on-site contamination. See Figures 2 and 3 showing on- and off-site groundwater contamination.

Soil vapor and indoor air:
Soil vapor intrusion evaluations were performed in the two buildings immediately adjacent to the north and south of the site, and two buildings to the west of the site. In the sub-slab soil vapor samples, PCE was detected at a maximum of 52 micrograms per cubic meter (mcg/m3) in one building; however, it was not detected in the indoor air samples collected from that building. In the indoor air samples from other buildings, PCE was detected at a maximum of 8.7 mcg/m3. Based on the sampling that was conducted actions were not needed to address exposures related to soil vapor intrusion. To the east of the site, two soil vapor samples were collected from beneath the sidewalk across Southern Boulevard. PCE was detected at concentrations of 45 mcg/m3 and 6.2 mcg/m3. Trichloroethene (TCE) was also detected at concentrations of 5.4 mcg/m3 and 0.37 mcg/m3. Based on these sampling results and other site-related information no additional actions were recommended.

6.4: Summary of Human Exposure Pathways

This human exposure assessment identifies ways in which people may be exposed to site-related contaminants. Chemicals can enter the body through three major pathways (breathing, touching or swallowing). This is referred to as *exposure.*

People are not drinking contaminated groundwater because the area is served by a public water supply not affected by the site. Volatile organic compounds in the groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Environmental sampling indicates that soil vapor intrusion is not a concern for buildings adjacent to the 1095 Southern Boulevard site.

6.5: Summary of the Remediation Objectives

The objectives for the remedial program have been established through the remedy selection process stated in 6 NYCRR Part 375. The goal for the remedial program is to restore the site to pre-disposal conditions to the extent feasible. At a minimum, the remedy shall eliminate or mitigate all significant threats to public health and the environment presented by the contamination identified at the site through the proper application of scientific and engineering principles.

There are no remedial action objectives chosen for this site.

SECTION 7: ELEMENTS OF THE SELECTED REMEDY

Based on the results of the investigation of the off-site area, including an evaluation of potential public health and environmental exposure pathways, the Department is proposing No Action as the proposed remedy for the off-site area. The on-site remedy is expected to improve the off-site groundwater and soil vapor conditions. No groundwater use restriction is needed because the area is served by public water and Article 141 of the NYC Health Code prohibits potable use of groundwater without prior approval. The Department believes that this remedy is protective of human health and the environment and satisfies the remediation objectives.

Figure 1

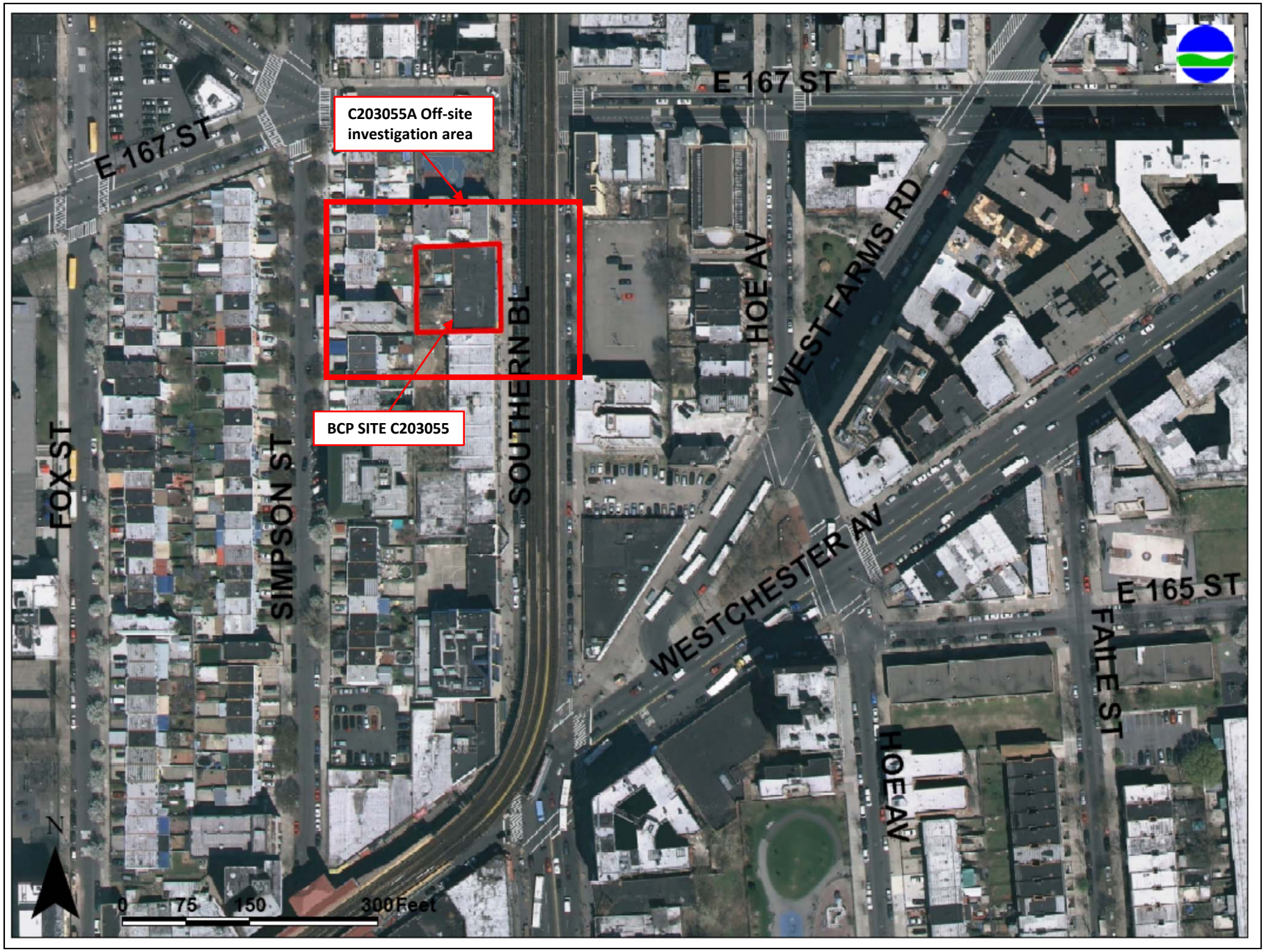

C203055A Off-site investigation area
BCP SITE C203055
E 167 ST
E 167 ST
FOX ST
SIMPSON ST
SOUTHERN BL
HOE AV
WEST FARMS RD
WESTCHESTER AV
E 165 ST
FAILE ST
HOE AV
N
0
75
150
300 Feet

FIGURE 2

MW-6
Matrix: Groundwater
Date: 10/24/2014

ND

GW-1
Matrix: Groundwater
Date: 10/23/2014

ND

MW-7
Matrix: Groundwater
Date: 10/24/2014

ND

GW-2
Matrix: Groundwater
Date: 10/23/2014

ND

GW-3
Matrix: Groundwater
Date: 10/30/2014

Detected Compounds (VOCs):	Results:
Acetone	20
Carbon Disulfide	0.82 J
Methyl tert-butyl ether (MTBE)	0.30 J

SG-1
Matrix: Soil Vapor
Date: 10/29/2014

Detected Compounds (VOCs):	Results:
1,1,1-Trichloroethane	1.1
1,2,4-Trimethylbenzene	4.8
1,2-Dichlorotetrafluoroethane	0.75
1,3,5-Trimethylbenzene	1.4
2-Butanone	3.8
4-Methyl-2-pentanone (MIBK)	6.2
Benzene	1.1
Chloroform	17
Chloromethane	0.59
Dichlorodifluoromethane	13
Ethanol	10
Ethylbenzene	3.9
Hexane	2.7
Methylene Chloride	1.3
m-Xylene & p-Xylene	16
o-Xylene	14
Styrene	1.3
Tetrachloroethene	45
Toluene	12
Trichloroethene	0.37
Trichlorofluoromethane	3.5

SG-2
Matrix: Soil Vapor
Date: 10/29/2014

Detected Compounds (VOCs):	Results:
1,2,4-Trimethylbenzene	11
1,4-Dichlorobenzene	18
Benzene	3.1
Chloromethane	7
Cyclohexane	17
Ethanol	43
Ethylbenzene	6.9
Hexane	24
Methylene Chloride	6.1
m-Xylene & p-Xylene	15
o-Xylene	5.5
t-Butyl alcohol	9.8
Tetrachloroethene	6.2
Toluene	17
Trichloroethene	5.4

LEGEND:

= Site Location
= Monitoring Well
= Soil Vapor Point
= Grab Water Sample
ND = Not Detected
J = The analyte was positively identified; the associated numerical value is the approximate concentration of the analyte in the sample.

0 20 FT 40 FT
APPROX. SCALE

DRAWN/REVISED BY: NC
REVISION DATE: June 2, 2015

FIGURE: 6

DRAWING TITLE

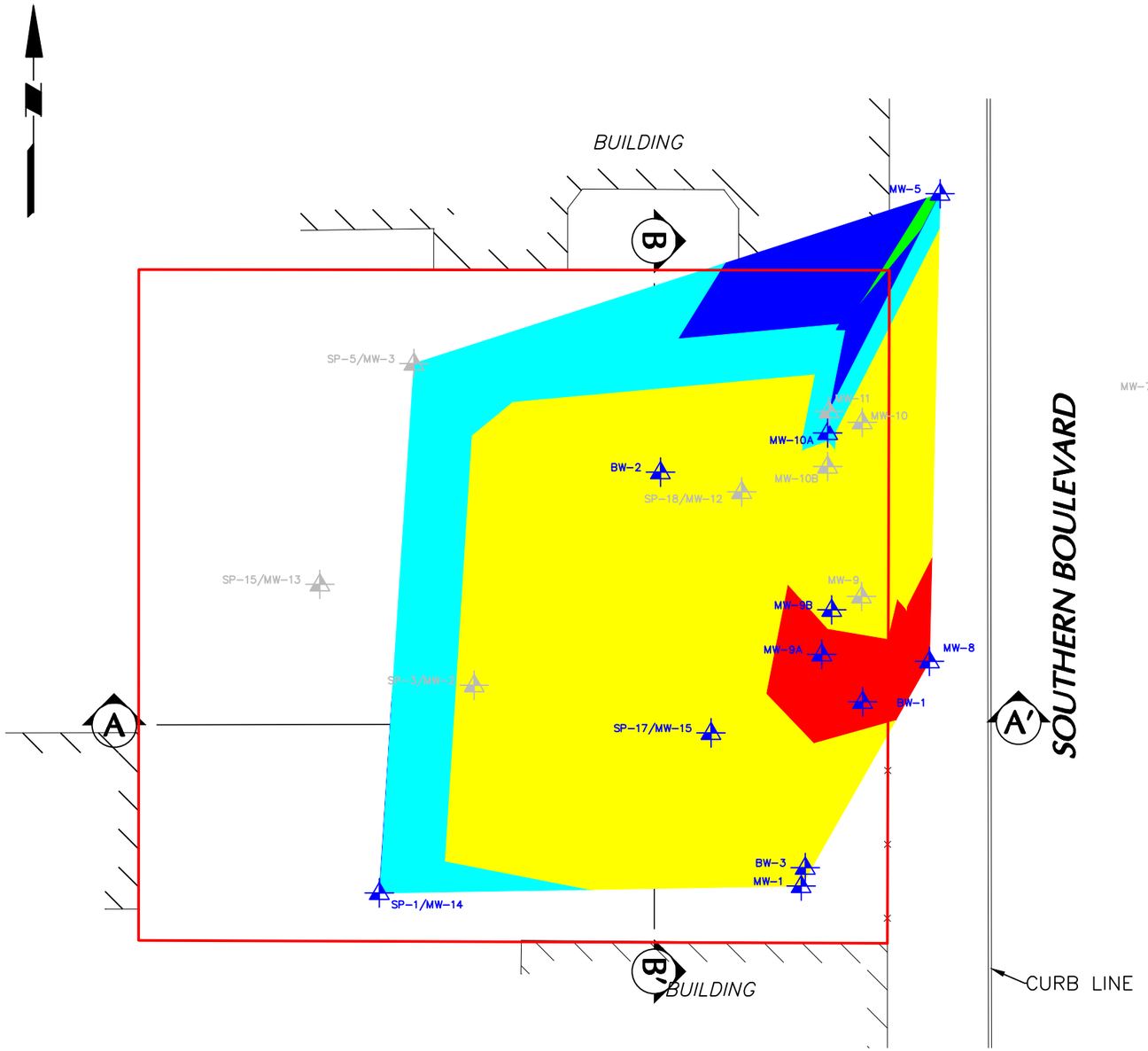
Detected Compounds in 2014 Sampling Locations

PREPARED FOR

1095 Southern Blvd.
Bronx, New York

EnviroTrac
ENVIRONMENTAL SERVICES
5 OLD DOCK ROAD, YAPHANK, NEW YORK 11980
PHONE: (631)924-3001 FAX: (631)924-5001

FIGURE 3



LEGEND:

- PROPERTY BOUNDARY
- BW-2 BORING/BEDROCK WELL LOCATION
- MW-1 MONITORING WELL LOCATION
- SP-1/MW-14 SOIL BORING/MONITORING WELL LOCATION
- MW-10 MONITORING WELL LOCATION (DESTROYED)

NOTES:

1. BASE MAP IS TAKEN FROM LANGAN SURVEY TITLED "MONITORING WELL AND BORING LOCATION 1095 SOUTHERN BOULEVARD", DATED 10 OCTOBER 2012.
2. SOIL BORINGS, MONITORING WELLS AND SOIL VAPOR POINTS WERE INSTALLED BY HYDROTECH ENVIRONMENTAL CORP. BETWEEN APRIL 2010 AND NOVEMBER 2011.
3. BEDROCK WELLS AND GEOTECHNICAL BORINGS WERE INSTALLED DURING LANGAN'S REMEDIAL INVESTIGATION IN SEPTEMBER 2012.
4. TOTAL CHLORINATED VOLATILE ORGANIC COMPOUNDS (CVOC) ISOCONTOURS INCLUDE GROUNDWATER DATA FROM HYDROTECH'S 2011 GROUNDWATER SAMPLING EVENT.
5. THE ISOCONCENTRATION SURFACES WERE LINEARLY AND TWO-DIMENSIONALLY INTERPOLATED FROM GROUNDWATER QUALITY DATA USING AUTOCAD CIVIL 3D.

µg/L = MICROGRAM PER LITER

CVOC KEY		
Minimum (µg/L)	Maximum (µg/L)	Color
0	10	
10	100	
100	10,000	
10,000	100,000	
100,000	200,000	

20 0 5 10 20
SCALE IN FEET

LANGAN
ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza
360 West 31st Street, 8th Floor
New York, NY 10001-2727
P: 212.479.5400 F: 212.479.5444
www.langan.com
NEW JERSEY PENNSYLVANIA NEW YORK CONNECTICUT FLORIDA VIRGINIA CALIFORNIA ABU DHABI DUBAI ATHENS DOHA ISTANBUL

Project
1095 SOUTHERN BOULEVARD
BLOCK No. 2727, LOT No. 41
BRONX NEW YORK

Drawing Title
TOTAL CVOCs IN OVERBURDEN GROUNDWATER

Project No. 170199901	Figure No. 7
Date 11/7/2012	
Scale 1:20	
Drawn By AT	
Submission Date 12/17/2012	Sheet 9 of 15

Filename: \\langan.com\data\NY\data9\170199901\Cadd Data - 170199901\2D-DesignFiles\Environmental\RIR Figures\Figure 7 - CVOC Iso contour Map.dwg Date: 1/9/2013 Time: 15:26 User: atashji Style Table: Langan.stb Layout: Total CVOC