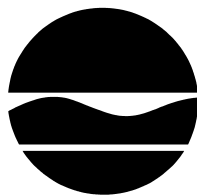


**NEW YORK STATE  
DEPARTMENT OF**



**ENVIRONMENTAL  
CONSERVATION**

**Document Repositories**

**NYSDEC Region 2 Office**

47-40 21st Street  
Long Island City, NY 11101  
Call in advance – (718) 482-4909  
Hours: Mon. to Fri. 9 a.m. to 4 p.m.

**Bronx Public Library  
Mott Haven Branch**

321 East 140th Street  
Bronx, NY 10454  
Tel: (718) 665-4878  
Call for hours

**Project Contacts**

**Mandy Yau  
NYSDEC**

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Tel: (718) 482-6405  
Fax: (718) 482-6358

For Public Health-related Questions,  
contact:

**Bridget Callaghan  
NYSDOH**

Flanigan Square  
547 River Street  
Troy, New York 12180-2216  
Tel: (800) 458-7860 ext 2-7860  
Email: [bkc01@health.state.ny.us](mailto:bkc01@health.state.ny.us)

For more information about NY  
State's Brownfield Cleanup Program,  
visit:  
[www.dec.ny.gov/chemical/brownfields.html](http://www.dec.ny.gov/chemical/brownfields.html)

**FACT SHEET #1**

**Brownfield Cleanup Program**

Borinquen Court  
285 East 138<sup>th</sup> St.  
Bronx, NY 10454

**Site No. C203056**

**October 2011**

**NYSDEC Region 2**

**Investigation Proposed at Brownfield Site**  
**Comment period runs from Oct. 18 through Nov. 17, 2011**

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 the Borinquen Court Site ("the Site"), located at 285 East 138<sup>th</sup> Street in Bronx, NY. (See map attached for location of Site). The Site Developer, East One Thirty Eighth Housing Development Fund Company, Inc. ("the Volunteer") has submitted a draft investigation plan called a Remedial Investigation Work Plan ("RIWP"). The draft RIWP and other project documents are available for your review at the document repositories identified on the left-hand side of this page. NYSDEC previously accepted an application submitted by East One Thirty Eighth Housing Development Fund Company, Inc. to participate in the BCP. NYSDEC is accepting public comments on the draft RIWP from October 18 through November 17, 2011.

**SITE DESCRIPTION:** The Site is approximately 1.8 acres and located at 285 East 138th St. in the Bronx. The Site is bordered on the west by the intersection of Morris and 3rd Avenues, to the north by East 139th St., to the east by residential buildings and the NYC Police Department 40th Precinct, and to the south by East 138th St. The Site is currently occupied by a 7-story residential building which houses low-income senior citizens. Former uses at the Site include a gas station and other industrial uses which may have contaminated the soil, groundwater and soil vapor beneath the Site.

**HIGHLIGHTS OF THE PROPOSED REMEDIAL INVESTIGATION:** The study to be done at the Site is called a "Remedial Investigation," and will be performed by the Volunteer with oversight by NYSDEC and NYSDOH. The remedial investigation has several goals:

1. Define the nature and extent of on-site soil, groundwater and soil vapor contamination;
2. Assess the impact of the contamination on public health and the environment; and
3. Provide information to support the development of a proposed remedy to address the contamination.

Key components of the work are as follows:

- Conduct a geophysical survey to identify possible underground structures;
- Install and sample soil borings to the depth of the bedrock to identify possible on-site sources of contamination;
- Collect surface soil samples;
- Collect soil vapor, sub-slab soil vapor and indoor air samples; and
- Install and sample ground water wells to monitor impacts from areas of concern and up-gradient conditions.

All of the work will be done on-site (285 East 138th Street). Site work is expected to begin in November 2011 and be completed within two months.

- continued on back -

# BROWNFIELD CLEANUP PROGRAM

**Next Steps:** NYSDEC will consider public comments, revise the RIWP as necessary, and approve the investigation plan for implementation. The information collected during the investigation will be summarized in a Remedial Investigation Report. The Volunteer will also prepare a draft Remedial Action Work Plan ("RAWP") which will detail the steps to be taken to clean up the Site. The RAWP will also be available for public review and comment before it is approved.

NYSDEC will keep the public informed throughout the investigation and clean up of the Site.

**Brownfield Cleanup Program 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 is 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 goal under the BCP is to remediate sites to a level that is protective of public health and the environment consistent with the proposed uses of the Site. When a Volunteer completes work, a release of liability from the NYSDEC is provided with standard reservations, and a Certificate of Completion (COC) is issued. With their 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 certain 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 Volunteer 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.

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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. For information regarding New York State's BCP, please visit our website at:

<http://www.dec.ny.gov/chemical/brownfields.html>

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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.

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

# BROWNFIELD CLEANUP PROGRAM

Figure 1 - Site Location Map

