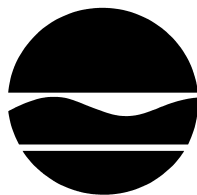


NEW YORK STATE
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For more information about NY
State's Brownfield Cleanup Program,
visit:

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FACT SHEET #2

Brownfield Cleanup Program

Borinquen Court
285 East 138th St.
Bronx, NY 10454

Site No. C203056

February 2012

NYSDEC Region 2

Public Announcement

**DRAFT REMEDIAL ACTION WORK PLAN
AVAILABLE FOR PUBLIC REVIEW**

Comment period runs from February 3 to March 19, 2012

This Fact Sheet is being provided to you pursuant to New York State Environmental Conservation Law and the New York State Department of Environmental Conservation's ("NYSDEC") Brownfield Cleanup Program ("BCP"). You have been sent this Fact Sheet because you own or live on or near the Borinquen Court site located at 285 East 138th Street, Bronx, New York ("Site"). The BCP applicants, The East One Thirty Eighth Housing Development Fund Company, Inc. and Borinquen Court Associates, L.P. (collectively, the "Volunteer"), have submitted a draft Remedial Action Work Plan ("RAWP") to the NYSDEC and the New York State Department of Health ("NYSDOH") which proposes actions to remediate soil and groundwater contamination at the Site. The draft RAWP and the NYSDEC-authored Preliminary Decision Document ("PDD"), along with other project documents, are available for your review at the document repositories identified on the left hand side of this page. NYSDEC is accepting public comments on the draft RAWP from February 3 to March 19, 2012.

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, automotive repair, and other industrial uses which may have contaminated the soil, groundwater and soil vapor beneath the Site.

SUMMARY OF PREVIOUS WORK: The most recent investigative activities were completed in December 2011. The investigation included soil borings, groundwater sampling, soil vapor surveys, and groundwater level monitoring. The soil investigation data indicate that the concentrations of several contaminants exceed the NYSDEC soil cleanup objectives established for the current use of the site. The contaminants include volatile organic compounds ("VOCs"), semi-volatile organic compounds ("SVOCs"), metals, and pesticides. Groundwater beneath the site is also contaminated with VOCs and metals in concentrations that exceed the NYSDEC Groundwater Standards. However, the groundwater is not used for drinking water. Soil vapor and indoor air samples exhibit elevated concentrations of VOCs that may be derived from contaminants in the soil and/or groundwater. However, these concentrations do not exceed the NYSDOH action levels for indoor air.

SUMMARY OF PROPOSED REMEDIATION: The key components of the remedy are:

- Excavation - Excavation and off-site disposal of approximately 4000 yards of soil exceeding the Restricted Residential Use soil cleanup objectives (RRUSCOs) consistent with the continued use of the Site. Clean fill meeting the requirements of 6 NYCRR Part 375-6.8 will be brought in to replace the excavated soil and to establish the design grades at the site.

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BROWNFIELD CLEANUP PROGRAM

- In-Situ Chemical Oxidation ("ISCO") - ISCO is a technology used to treat VOCs in the groundwater. The process injects a chemical oxidant into the subsurface via injection wells or an infiltration gallery. At this site, the chemical oxidant would be applied through injection wells screened from 25 to 15 feet below grade. The operation of the components of the remedy would continue until the remedial objectives have been achieved, or until the Department determines that continued operation is technically impracticable or not feasible.
- Cover System - A site cover currently exists and will be maintained to allow for restricted residential use of the site. Any site redevelopment will maintain a site cover, which consists of the structures (buildings, pavement, sidewalks) comprising the site development and a 2 foot clean soil cover in landscaped areas. The soil cover will be placed over a demarcation layer, with the upper six inches of the soil of sufficient quality to maintain a vegetation layer.
- Vapor Mitigation - Soil vapor will continue to be monitored during the in-situ chemical oxidation injection activities to further evaluate the potential for soil vapor intrusion.
- Site Management Plan (SMP) - An SMP is required to ensure long-term effectiveness of the remedy.
- Institutional Controls - Imposition of an institutional control in the form of an environmental easement for the Site that: (a) requires the site owner to periodically certify the institutional and engineering controls; (b) allows the use and development of the Site for restricted residential, commercial and industrial uses; (c) restricts the use of groundwater as a source of potable or process water, without necessary treatment; (d) prohibits agriculture or vegetable gardens on the controlled property; and (e) requires compliance with the SMP.

A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP will establish procedures for the protection of on-Site workers and off-Site residents and will include required air monitoring as well as dust and odor suppression measures.

NEXT STEPS: NYSDEC will consider public comments, revise the draft RAWP and PDD 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 Volunteer 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.

SIGNIFICANT THREAT DETERMINATION: As part of every BCP project, NYSDEC is required to make a determination whether the conditions at the Site pose a significant threat to human health or the environment, as defined in the NYSDEC's regulations (6 NYCRR Part 375). Based on the types and levels of contaminants on the Site and the current and planned land uses in the area, NYSDEC, in conjunction with NYSDOH, has determined that the Site does not represent a significant threat to public health and/or the environment.

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/8450.html>

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.

BROWNFIELD CLEANUP PROGRAM

Figure 1 - Site Location Map

