

NEW YORK STATE DEPARTMENT OF



ENVIRONMENTAL CONSERVATION

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Project Contacts

Mandy Yau NYSDEC

47-40 21st. Street
Long Island City, NY 11101
mxyau@gw.dec.state.ny.us
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: (518) 402-7860
Email: beej@health.state.ny.us

For more information about NY
State's Brownfield Cleanup Program,
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FACT SHEET #3

BROWNFIELD CLEANUP PROGRAM

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

SITE NO. C203056

June 2012

NYSDEC Region 2

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address the contamination related to Borinquen Court ("Site") located at 285 E. 138th St, Bronx, Bronx County under New York State's Brownfield Cleanup Program. The New York State Department of Environmental Conservation ("NYSDEC"), in consultation with the New York State Department of Health ("NYSDOH"), has approved the Remedial Action Work Plan (RAWP) for the Site. The Site developers, The East One Thirty Eighth Housing Development Fund Company, Inc. and Borinquen Court Associates, L.P. (collectively, the "Volunteer"), will soon begin action to remediate the Site, with oversight provided by the NYSDEC and NYSDOH. The RAWP, dated January 2012, was submitted under the Brownfield Cleanup Program ("BCP") by the Volunteer. The RAWP has been found by the NYSDEC and the NYSDOH to be protective of public health and the environment and has been approved by NYSDEC. The approved RAWP is available for public review at the document repositories listed in the box at left. Remedial activities are expected to commence in June, 2012, and are expected to last approximately 14 months.

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.

HIGHLIGHTS OF THE REMEDIAL ACTION: The goal of the cleanup action for the Site is to achieve cleanup levels that protect public health and the environment. 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 will be brought in to replace the excavated soil and to establish the design grades at the site.
- **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.
- **Composite 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.

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- Vapor Mitigation - Any on-site buildings would be required to have a sub-slab depressurization system, or a similar engineered system, to prevent the migration of vapors into the building from groundwater should vapor concentrations exceed regulatory criteria.
- Publication of a Site Management Plan (SMP) for long-term management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting.
- Recording of an Environmental Easement, including ICs, to prevent future exposure to any residual contamination remaining at the Site.

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 establish procedures for the protection of on-Site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

NEXT STEPS: Within 90 days of completing remedial activities, the Volunteer must submit to NYSDEC a Final Engineering Report (FER), which will describe the remedial activities completed and certify that remediation requirements have been achieved or will be achieved. A fact sheet will be sent to the Site contact list that describes the content of the FER. The fact sheet will identify any institutional controls (for example, the Environmental Easement) or engineering controls (for example, the composite cover system) necessary

at the Site in relation to the issuance of the Certificate of Completion (COC).

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 or Participants to investigate and/or remediate contaminated Sites. The goal under the BCP is to remediate sites to a level that is protective to public health and the environment consistent with the proposed uses of the site. When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant(s). The applicant(s) would be able to redevelop the site after receiving a Certificate of Completion.

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.

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Figure 1 - Site Location Map

