

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.

**Bronx Public Library
Mott Haven Branch**
321 East 140th Street
Bronx, NY 10454
(718) 665-4878
Call for hours

NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, NY 11101
Call in advance: (718) 482-4900
Hours: Mon. to Fri. 8AM to 4 PM

Who to Contact:

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

Project Related Questions
Ioana Munteanu-Ramnic, P.E.
NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, NY 11101
(718) 482-7541
ixmuntea@gw.dec.state.ny.us

Public Health questions:
Bridget Callaghan
NYSDOH
Empire State Plaza
Coming Tower, Rm. 1787
Albany, NY 12237 (518) 402-7880
bee@health.state.ny.us

For additional information on the New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

FACT SHEET #4

Brownfield Cleanup Program

Borinquen Court
285 East 138th Street
Bronx, NY 10454

SITE No. C203056
NYSDEC REGION 2

October 2013

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Borinquen Court site ("site") located at 285 East 138th Street, Bronx, Bronx County under New York State's Brownfield Cleanup Program. Please see the map for the site location.

The cleanup activities were performed by The East One Thirty Eighth Housing Development Fund Company, Inc. and Borinquen Court Associates, L.P. (collectively, the "Volunteer") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The Volunteer has submitted a draft Final Engineering Report (FER) for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

Site Description and Background: 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. Contaminants consisted primarily of volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) and metals.

Highlights of the Site Cleanup: The following activities have been completed to achieve the remedial action objectives:

- Excavation – Excavation and off-site disposal of (1) the upper 2 feet of soil exceeding the Restricted Residential Use soil cleanup objectives (RRUSCOs) consistent with the continued use of the Site; (2) soil exceeding the Protection of Groundwater soil cleanup objective (PGWSCOs); and (3) a 500-gallon underground storage tank and associated contaminated soil.
- Backfill - Clean fill was 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 was applied through injection wells.
- 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 was placed over a demarcation layer, with the upper six inches of the soil of sufficient quality to maintain a vegetation layer.
- Vapor Monitoring and Mitigation – Soil vapor and indoor air in the existing on-site building was monitored before, during and after the remedy to ensure the chemical treatment activities did not affect indoor air quality. Any future buildings constructed on-site will be evaluated for soil vapor intrusion.

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BROWNFIELD CLEANUP PROGRAM

- 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.

Next Steps: When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information" on front page). NYSDEC then will issue a Certificate of Completion (COC) which will be announced in a fact sheet that is sent to the site contact list. The Volunteer would be able to redevelop the site after receiving a COC. In addition, the Volunteer:

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be eligible for tax credits to offset the costs of performing cleanup 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 Brownfield Cleanup Agreement with NYSDEC.

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

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.

Site Location Map

