

# 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**  
877 Southern Boulevard  
321 East 140<sup>th</sup> 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](mailto:ixmuntea@gw.dec.state.ny.us)

### Public Health questions:

Bridget Callaghan  
NYSDOH  
Flanigan Square  
547 River Street  
Troy, NY 12180-2216  
(518) 402-7860  
[bkc01@health.state.ny.us](mailto:bkc01@health.state.ny.us)

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

## FACT SHEET #4

### Brownfield Cleanup Program

**Borinquen Court**  
285 East 138<sup>th</sup> 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 138<sup>th</sup> 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 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 138<sup>th</sup> St. in the Bronx. The Site is bordered on the west by the intersection of Morris and 3rd Avenues, to the north by East 139<sup>th</sup> St., to the east by residential buildings and the NYC Police Department 40<sup>th</sup> Precinct, and to the south by East 138<sup>th</sup> 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 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.

Continued on back

# BROWNFIELD CLEANUP PROGRAM

- Vapor Mitigation - Any future 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.
- 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 Final Engineering Report, it will be made available to the public (see "Where to Find Information" below). NYSDEC then will issue a Certificate of Completion which will be announced in a fact sheet that is sent to the site contact list. The applicant(s) would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant(s):

- 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 Certificate of Completion may be modified or revoked if, for example, an applicant 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](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.

**Site Location Map**

