

## 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, Project Manager  
NYSDEC, Region 2 Office  
47-40 21st Street  
Long Island City, NY 11101  
(718) 482-4065  
ixmuntea@gw.dec.state.ny.us

### **Public Health questions:**

Bridget Callaghan  
NYSDOH  
Empire State Plaza  
Corning Tower Room 1787  
Albany, NY 12237  
(518) 402-7860  
bee@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 #5

### Brownfield Cleanup Program

Borinquen Court

271-285 East 138<sup>th</sup> Street  
Bronx, NY 10454

**SITE No. C203056**

**NYSDEC REGION 2**

**January 2014**

## NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Borinquen Court site ("site") located at 271-285 East 138<sup>th</sup> Street, Bronx County under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

The cleanup activities were performed by Borinquen Court Associates, L.P. ("Volunteer") with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report and issued a Certificate of Completion for the site. Copies of the Final Engineering Report and Notice of the Certificate of Completion are available at the location(s) identified to the left under "Where to Find Information."

**Completion of Project:** 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.
- Site 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.
- 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.

**Final Engineering Report Approved:** NYSDEC has approved the Final Engineering Report, which:

1. Describes the cleanup activities completed.
2. Certifies that cleanup requirements have been or will be achieved for the site.

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3. Describes any institutional/engineering controls to be used. An institutional control is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An engineering control is a physical barrier or method to manage contamination such as a cap or vapor barrier.
4. Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been or will be put in place on the site:

- Environmental Easement
- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction

The following engineering controls have been or will be put in place on the site:

- Site Cover System
- Groundwater Treatment and Monitoring

**Next Steps:** With its receipt of a Certificate of Completion, the applicant is eligible to redevelop the site. In addition, the applicant:

- has no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- is 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 the order or agreement with NYSDEC.

**Background:** The site is approximately 1.8 acres and located at 217-285 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. Legally the site is designated as Block 2314 Lot 1. 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.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C203056) at:

<http://www.dec.ny.gov/cfm/x/extapps/derexternal/index.cfm?pageid=3>

**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>

***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.

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

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Site Location Map

