

# EXPLANATION OF SIGNIFICANT DIFFERENCE FORMER G&C SERVICES SITE

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New York City / Bronx, NY / Brownfield Cleanup Program / Site No. C203057 / September 2016

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Prepared by the New York State Department of Environmental Conservation  
Division of Environmental Remediation

## 1.0 INTRODUCTION

The purpose of this notice is to inform you about a change in the site remedy for the Former G&C Services Brownfield Cleanup Program (BCP) site. The site is located at 255 East 138<sup>th</sup> Street, between Rider Avenue and Third Avenue (see Figure 1 for site location), in the Bronx.

On October 16, 2013, the New York State Department of Environmental Conservation (NYSDEC) issued a Decision Document which selected a remedy to clean up the site. The remedy to achieve a Track 2 cleanup under the BCP included excavation of all on-site soil to a depth of 15 feet below surface grade.

In September 2015, an Explanation of Significant Difference (ESD) was issued to describe a change in the remedy to achieve a Track 4 cleanup in certain areas of the site that could not be excavated due to structural constraints. The ESD explained that since contaminated soil would be left on-site in this new Track 4 area, a cover system would be required in that area, which would not have been required if a Track 2 cleanup was achieved in that area. The remedy for the remainder of the site would remain the same as in the original decision document, achieving a Track 2 cleanup in those areas (see Figure 2 for a summary of the changes included in the September 2015 ESD).

Another change to the remedy is now proposed, which would expand the area of the site achieving a Track 4 cleanup, instead of a Track 2 cleanup, due to similar structural constraints relative to excavation. Also, for the southeast corner of the site, the cleanup goal will now be to achieve a Track 1 unrestricted use cleanup, since the unrestricted use soil cleanup objectives (SCOs) have already been achieved in this area (see Figure 3).

This ESD will become part of the Administrative Record for this site. The information here is a summary of what can be found in greater detail in documents that have been placed in the following repositories:

Mott Haven Library  
321 East 140<sup>th</sup> Street  
Bronx, NY 10454  
(718) 655-4878  
Please call for hours

NYSDEC, Region 2 Office  
Contact: Bryan Wong, Project Manager  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
Call in advance: (718) 482-4905  
[yukyin.wong@dec.ny.gov](mailto:yukyin.wong@dec.ny.gov)

Although this is not a request for comments, interested persons are invited to contact the NYSDEC's Project Manager for this site to obtain more information or have questions answered.

## **2.0 SITE DESCRIPTION AND ORIGINAL REMEDY**

### **2.1 Site History, Contamination, and Selected Remedy**

The site is located at 255 East 138th Street, in between Rider Avenue and Third Avenue, in the Bronx. The site is identified as Block 2333, Lot 1. The site is approximately 20,000 square feet and is currently vacant with no on-site structures. The site was previously two separate lots, both of which have historically been used for auto repair and gasoline stations which led to contamination of soil and groundwater.

After petroleum spills were identified in 1998 and 2007 during removal of underground storage tanks (USTs), gasoline pumps islands and associated piping, some cleanup was performed under the NYSDEC Spill Response Program which included removal of petroleum-impacted soil and groundwater monitoring. Under the BCP, a Remedial Investigation determined that petroleum-related volatile organic compounds (VOCs) have largely been addressed, but still remain in soil and groundwater in specific areas of the site. Elsewhere on the site, contaminants related to historic fill are present, including semi-volatile organic compounds (SVOCs) and metals including lead, mercury, arsenic, barium, and zinc.

The remedy approved by NYSDEC in the Decision Document, dated October 2013, included excavation of soil in the top 15 feet; post-remedial endpoint sampling to ensure that remedial objectives for soil have been met; dewatering of groundwater for work below the water table; application of Oxygen Release Compound<sup>®</sup> to the open excavation to help degrade remaining contaminants in soil and groundwater; and post-remedial groundwater monitoring. The previous September 2015 ESD modified the remedy such that a portion of the site would not be excavated, but would include a cover system and achieve a Track 4 cleanup instead of a Track 2 cleanup.

## **3.0 CURRENT STATUS**

Remediation began in August 2015 and is ongoing. Most of the soil excavation work is complete. Remediation is expected to be completed in 2016.

## **4.0 DESCRIPTION OF SIGNIFICANT DIFFERENCE**

### **4.1 New Information**

The changes described below are shown on Figure 3.

Due to structures immediately adjacent to the western boundary of the property, excavation along the property boundary is more difficult than originally anticipated. Instead of excavating to 15 feet below grade as originally planned, the BCP remedial party has proposed to address petroleum contamination in the southwest corner of the site with a combination of excavation to the water table (approximately 6 feet below grade), followed by in-situ chemical oxidation for contamination remaining below the water table. A cover system would also be required for this area to prevent exposure to remaining contaminants in soil. The cover system may consist of structures such as buildings, pavement, sidewalks, or soil where the upper two feet of exposed surface soil meets the applicable soil cleanup objectives for restricted-residential use. Due to the need for a site cover as an engineering control in this area, a Track 2 remedy can no longer be achieved in this portion of the site. A Track 4 cleanup would be achieved in this portion of the site instead of Track 2.

Since Track 1, unrestricted use SCOs have been achieved in the southeast corner of the site, as demonstrated through remedial investigation and endpoint soil sample data, the goal for this portion of the site will be to achieve a Track 1 cleanup instead of Track 2, as originally planned.

The proposed remedy for the remainder of the site should still achieve a Track 2 cleanup as originally planned.

### **4.2 Comparison of Changes with Original Remedy**

The change to the original remedy will remain protective of human health and the environment because in-situ chemical oxidation, which was included as an element of the original remedy but which is being applied in a different manner under this proposed remedy, will address petroleum contamination remaining below the water table, and the composite cover system will prevent exposure to contaminants remaining in soil in the new Track 4 area. A Site Management Plan (SMP) will be required to ensure that the composite cover system remains in place and effective. The SMP will also include an Excavation Plan which details provisions for management of future excavations into remaining contamination, and provisions for site inspections, maintenance and monitoring.

## **5.0 SCHEDULE AND MORE INFORMATION**

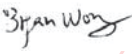
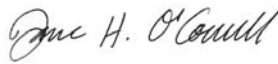

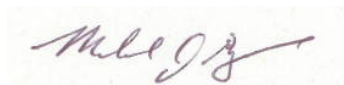
Remediation is ongoing and expected to be completed by December 31, 2016.

If you have questions or need additional information you may contact any of the following:

Bryan Wong, Project Manager  
NYSDEC, Region 2 Office  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
(718) 482-4905  
[yukyin.wong@dec.ny.gov](mailto:yukyin.wong@dec.ny.gov)

For site-related health questions:

Bridget Boyd, DOH Project Manager  
New York State Department of Health  
Empire State Plaza  
Corning Tower  
Albany, NY 12237  
(518) 402-7860  
[bee@health.ny.gov](mailto:bee@health.ny.gov)

<u>9-8-2016</u> Date	 <small>Digitally signed by Bryan DN: cn=Bryan, o=NYSDEC, ou=DER, email=yukyln.wong@dec.ny.gov, c=US Date: 2016.09.08 10:30:48 -0400</small> Bryan Wong, Project Manager Region 2
<u>9-8-2016</u> Date	 Jane H. O'Connell, Section Chief/RHWRE Region 2
<u>9-8-2016</u> Date	 Robert Cozzy, Director Remedial Bureau B
<u>9-8-2016</u> Date	 Robert W. Schick, P.E., Director Division of Environmental Remediation



**Figure 1: Site Location**

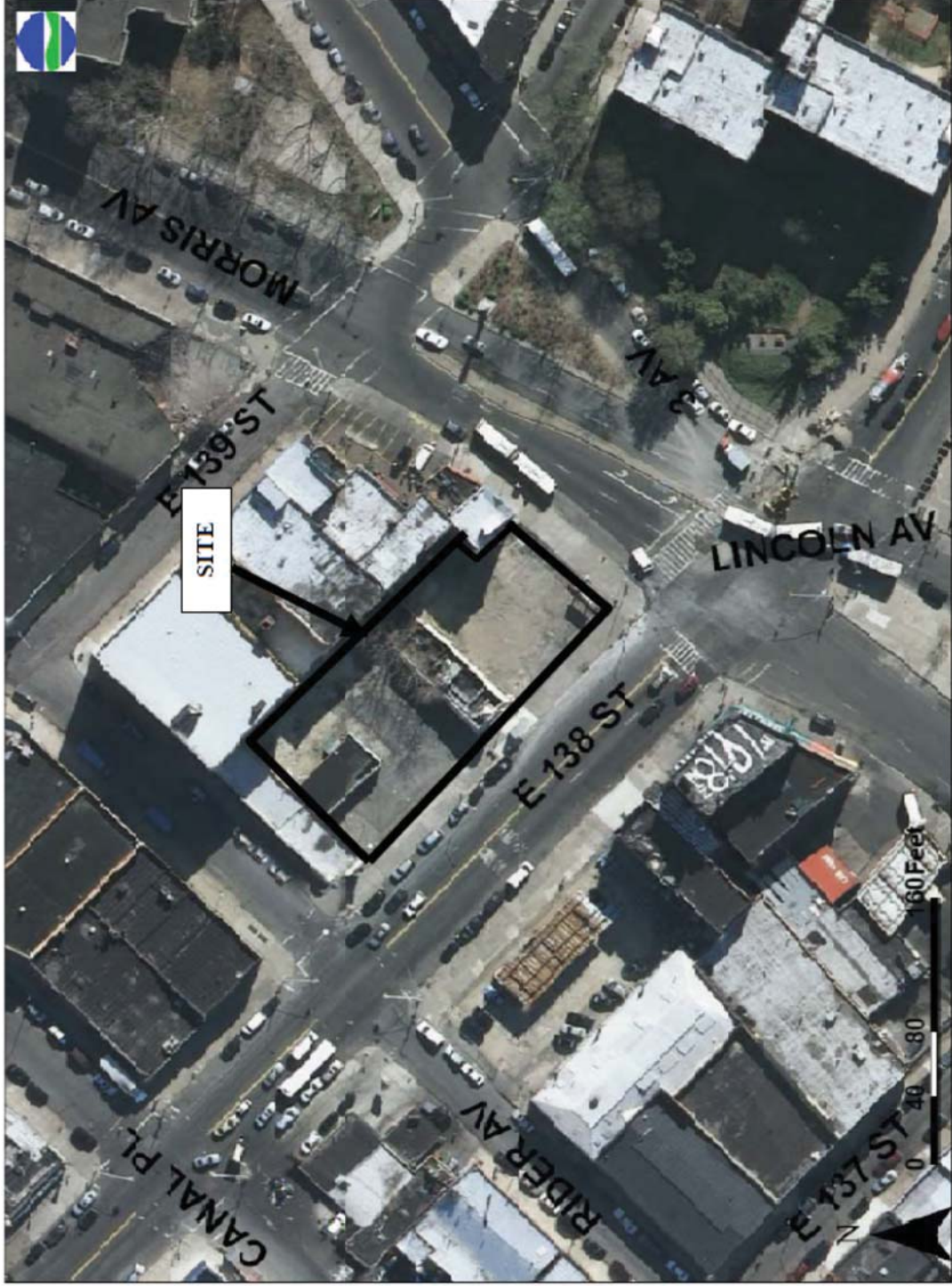


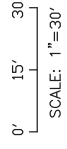
Figure 2: Change in remedy per September 2015 ESD



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FIGURE 12 - POST REMEDIAL SAMPLE LOCATION AND PROPOSED COVER SYSTEM MAP  
255 EAST 138TH STREET  
BLOCK 2333, LOT 1  
BRONX, NEW YORK

DATE: 7/17/15  
JOB NO.: 10BR188  
SCALE: 1" = 30'



- LEGEND**
- - - PROPERTY BOUNDARY
  - ⊕ MONITORING WELL LOCATION
  - ⊕ MW-1
  - ⊕ SOIL BORING SAMPLE LOCATION
  - ⊕ G-1
  - ⊕ SOIL BORING SAMPLE LOCATION
  - ⊕ HF-1
  - ⊕ SOIL BORING SAMPLE LOCATION
  - ⊕ KFC-1
  - ⊕ SOIL BORING SAMPLE LOCATION
  - ⊕ GAR-1
  - ⊕ SOIL BORING SAMPLE LOCATION
  - ⊕ TVP-3
  - ⊕ TEMPORARY WELL - POINT LOCATION
  - ⊕ VAPOR SAMPLE LOCATION
  - ⊕ V-2

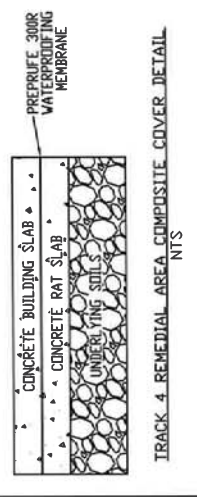
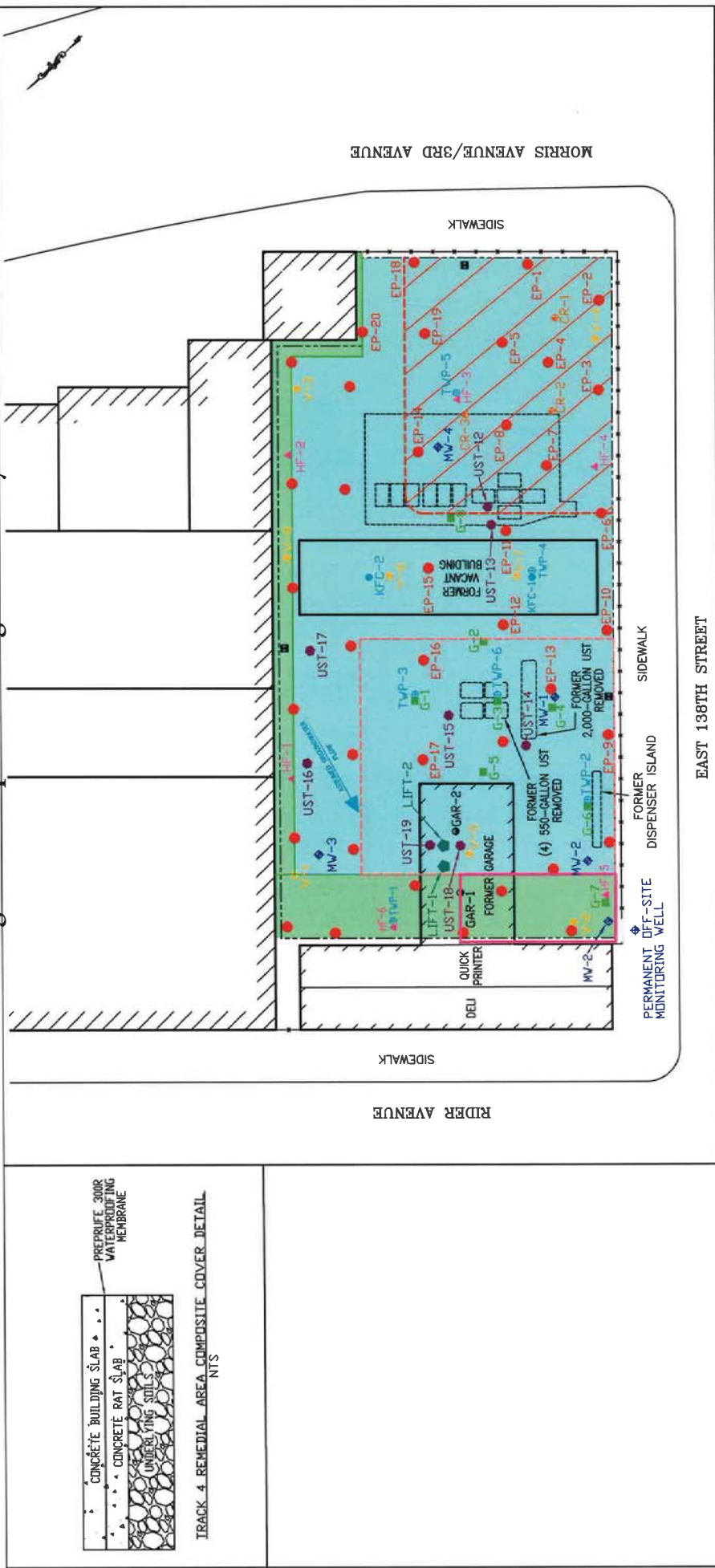
- TRACK 2 REMEDIAL AREA (PROPOSED EXCAVATION TO 15 FEET-COVER SYSTEM, CONCRETE CELLAR FLOOR)
- TRACK 4 REMEDIAL AREA (SOILS TO REMAIN AT GRADE LEVEL-COVER SYSTEM, CONCRETE ON GRADE)
- ⊕ PROPOSED AIR MONITORING LOCATION
- ⊕ PROPOSED END-POINT SAMPLE (TAL/TCL ANALYSIS)
- ⊕ PROPOSED MONITORING WELL LOCATION

EAST 138TH STREET

RIDER AVENUE

MORRIS AVENUE/3RD AVENUE

Figure 3: Proposed Change in Remedy



**LEGEND**

- PROPERTY BOUNDARY
- MONITORING WELL LOCATION
- MW-1 SOIL BORING SAMPLE LOCATION
- G-1 SOIL BORING SAMPLE LOCATION
- HF-1 SOIL BORING SAMPLE LOCATION
- KFC-1 SOIL BORING SAMPLE LOCATION
- GAR-1 SOIL BORING SAMPLE LOCATION
- TWP-3 TEMPORARY WELL POINT LOCATION
- V-2 VAPOR SAMPLE LOCATION
- CR-1 CHROMIUM END-POINT SAMPLE LOCATION
- CHEMICAL INJECTION TREATMENT AREA EXTENT
- EP-1 END-POINT SAMPLE LOCATION
- LIFT-1 HYDRAULIC LIFT SAMPLE LOCATION
- UST-1E UNDERGROUND STORAGE TANK SAMPLE LOCATION
- TRACK 1 REMEDIAL AREA
- APPROXIMATE EXTENT OF DRC APPLICATION
- TRACK 2 REMEDIAL AREA
- TRACK 4 REMEDIAL AREA
- PROPOSED END-POINT SAMPLE LOCATION
- PROPOSED AIR MONITORING LOCATION
- PROPOSED MONITORING WELL LOCATION

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FIGURE 1 - TRACK 1, TRACK 2 AND TRACK 4 REMEDIAL AREA PLAN  
255 EAST 138TH STREET  
BLOCK 2333, LOT 1  
BRONX, NEW YORK

DATE: 6/9/16 JOB NO.: 10BR188 SCALE: 1" = 30'

