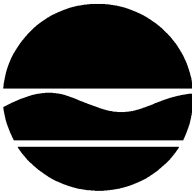


**NEW YORK STATE
DEPARTMENT OF**



**ENVIRONMENTAL
CONSERVATION**

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NYSDEC Region 2 Office
47-40 21st Street
Long Island City, NY 11101
(Call in advance) (718) 482-4900
Hours: Mon. to Fri. 9 am to 4 pm.

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**For more information about NY
State's Brownfield Cleanup Program,
visit:**

www.dec.ny.gov/chemical/8450.html

FACT SHEET #1

Former G & C Services
2551 3rd Ave and 245 E. 138th St
Bronx, NY

Site No. C203057
NYSDEC Region 2

November 2011

**Remedial Investigation Work Plan Available for
Public Review**

Comment period runs from November 7 through December 7, 2011

This Fact Sheet is being provided to you pursuant to the New York State Environmental Conservation Law and the New York State Department of Environmental Conservation ("NYSDEC") Brownfield Cleanup Program ("BCP"). You have been sent this Fact Sheet because you own or live on property near 2551 3rd Avenue and 245 East 138th Street (the "Site") located in the Bronx, NY (see next page for Site Location Map). The developer of the Site, East 138th Street LLC (the "Volunteer"), has submitted a draft Remedial Investigation Work Plan (RIWP) under the BCP, which proposes actions to investigate soil, groundwater, and soil vapor contamination at the Site. NYSDEC previously accepted an application submitted by the Volunteer to participate in the BCP.

Public Comments on the Draft RIWP: The draft RIWP and other project documents are available for your review at the document repositories identified on the left side of this page. Public comments will be accepted and considered prior to finalization of the proposed work plan. The public comment period will begin on November 7, 2011 and end on December 7, 2011. Comments should be directed to Dana Kaplan, DEC Project Manager, via telephone, mail, fax, or email (see box to left).

Site Description and Background: The Site consists of approximately 0.47 acres in the Bronx, New York. The Site was originally two separate lots, Block 2333 Lots 1 and 6, which have now been consolidated into Lot 1. The parcel at 2551 3rd Ave. is developed with a paved parking lot and a vacant one-story building. Prior to the 1960s, this lot was used as a gas station. It was later occupied by a KFC restaurant and has been vacant since 2006. The parcel at 245 East 138th Street is developed with a one-story garage building, including an office and two garage bays, and a parking lot. This parcel was operated for 80 years as various gas stations, auto repair and paint shop and has been vacant since approximately 2001. Environmental sampling performed to date has identified contamination in the Site soil and groundwater. The contaminants of concern are volatile and semi-volatile organic compounds and metals associated with the former use of the properties as gas stations and auto repair shops.

Highlights of the Proposed Remedial Investigation: The remedial investigation has several goals: (1) to determine the nature and extent of soil, groundwater, and soil vapor contamination at the Site; (2) to identify any sources of contamination; (3) to identify and assess any impacts on human health and the environment; and (4) to provide information to support the development of a Remedial Action Work Plan (RAWP) to address the contamination. The following tasks will be undertaken to achieve these goals:

- Installation of soil borings;
- Installation of groundwater monitoring wells;
- Installation of soil vapor sampling points;
- Groundwater sampling and analysis;
- Soil vapor sampling and analysis;
- Soil sampling and analysis; and
- Implementation of a Community Air Monitoring Plan and Health and Safety Plan.

(Continued on next page)

BROWNFIELD CLEANUP PROGRAM

Next Steps: NYSDEC will consider public comments, revise the draft RIWP as necessary, and approve the work plan. The New York State Department of Health (“NYSDOH”) must concur with the proposed plan. After approval, the Volunteer will then implement the activities in accordance with the approved RIWP. All of the activities conducted during the investigation and all of the results obtained will be documented in a draft Remedial Investigation Report. This report will be the basis for determining what actions will be needed to address any contamination at the Site. If remedial actions are required, the Volunteer will prepare a Remedial Investigation Work Plan (RAWP) that describes the proposed remedy. The RAWP will be made available for public comment. The Volunteer must then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed during the cleanup of the Site.

BROWNFIELD CLEANUP PROGRAM (BCP)

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 features a cooperative approach among the NYSDEC, the NYSDOH, and Volunteers to investigate and/or remediate contaminated sites. Under the BCP, a Volunteer enters into a Brownfield Cleanup Agreement (BCA) with the NYSDEC and thereafter submits one or more work plans to investigate and, if necessary, remediate a site. The primary goal of the BCP is to remediate sites to a level that is protective of public health and the environment consistent with their proposed uses. When a Volunteer completes work, a release from liability from the NYSDEC is provided with standard reservations and a Certificate of Completion (COC) is issued. With its receipt of a COC, the Volunteer would:

- Have no liability to the State for contamination at or coming from the Site, subject to certain conditions; and
- Be eligible for tax credits to offset the costs of remedial activities and for redevelopment of the Site

A COC may be modified or revoked if, for example, the applicant does not comply with the terms of its BCA with NYSDEC, or if the Volunteer commits fraud regarding its application or its certification that it has met cleanup levels.

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 Brownfield Cleanup Program, 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.

Note: Please disregard if you already have signed up and received this Fact Sheet electronically.

