

FACT SHEET

EXPLANATION OF SIGNIFICANT DIFFERENCE

FORMER G&C SERVICES SITE

New York City / Bronx, NY / Brownfield Cleanup Program / Site No. C203057 / September 2015
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 138th Street in the Bronx, between Rider Avenue and Third Avenue. See Figure 1 for the site location.

On October 16, 2013, the New York State Department of Environmental Conservation (Department) 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. Due to structural constraints, excavation can no longer be performed along a portion of the northern property boundary, and therefore it is no longer possible to achieve a Track 2 cleanup in this area. The new remedy will include a site cover system over the area that cannot be excavated. A Track 4 cleanup will be implemented for this portion of the site, and the remainder of the site will still pursue a Track 2 cleanup as per the original Decision Document. All other components of the original Decision Document will remain unchanged.

This Explanation of Significant Difference (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 140th Street
Bronx, NY 10454
(718) 655-4878
Please call for hours

NYSDEC, Region 2 Office
Contact: Dana Mecomber, Project Manager
47-40 21st Street
Long Island City, NY 11101
Call in advance: (718) 482-7541
dana.mecomber@dec.ny.gov

Although this is not a request for comments, interested persons are invited to contact the Department'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 the Department 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® to the open excavation to help degrade residual contaminants in soil and groundwater; and post-remedial groundwater monitoring. A vapor barrier/waterproof membrane will also be installed and the below-grade parking garage will be ventilated in accordance with NYC mechanical code.

3.0 CURRENT STATUS

Remediation began in August 2015 and is currently ongoing.

4.0 DESCRIPTION OF SIGNIFICANT DIFFERENCE

4.1 New Information

Due to structures immediately adjacent to the north of the property, excavation cannot be performed along the northern property boundary. Therefore, exposure to contaminants above the applicable soil cleanup objectives in this area must be prevented by a site cover system. 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. Based on the

existing data, there are no elevated concentrations of petroleum-related contaminants in this area which would require additional cleanup other than the site cover. Due to the need for a site cover, a Track 2 remedy can no longer be achieved in this portion of the site. A Track 4 cleanup will be achieved in this portion of the site. 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 proposed remedy will remain protective of human health because the site cover system will prevent exposure to contaminants remaining in soil. A Site Management Plan (SMP) will ensure that this engineering control 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.

The change to the proposed remedy will also remain protective of the environment, because the affected area does not contain contaminants at concentrations that represent an ongoing source of contamination to groundwater or soil vapor. Contaminants present in soil in the affected area are SVOCs and metals related to historic fill, and not to petroleum contamination. These contaminants have not been identified in on-site groundwater.

5.0 SCHEDULE AND MORE INFORMATION

Remediation began in August 2015 and is expected to be completed by December 31, 2015.

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

Dana Mecomber, Project Manager
NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, NY 11101
(718) 482-7541
dana.mecomber@dec.ny.gov

For public health-related questions:

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

Figure 1: Site Location

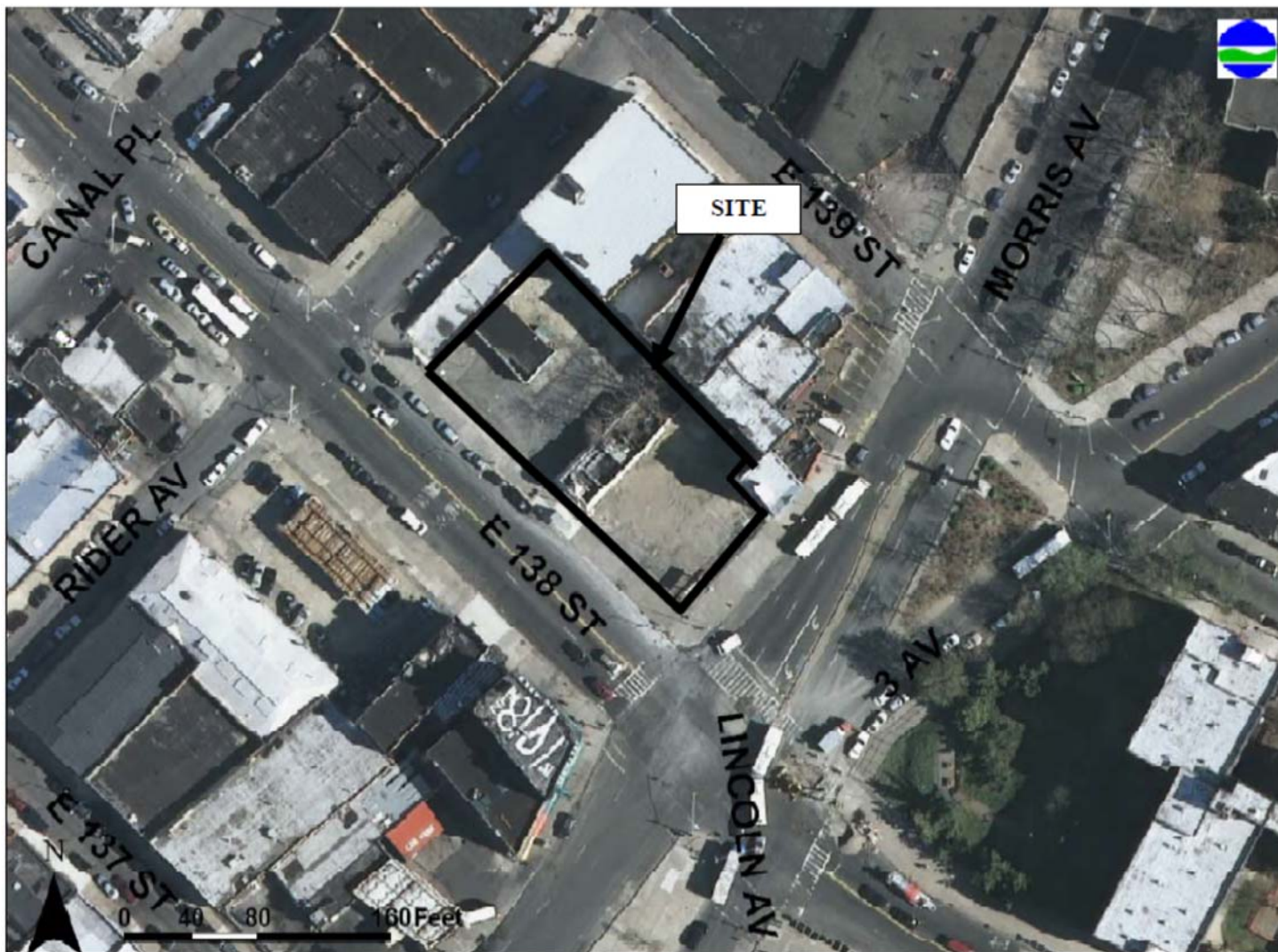
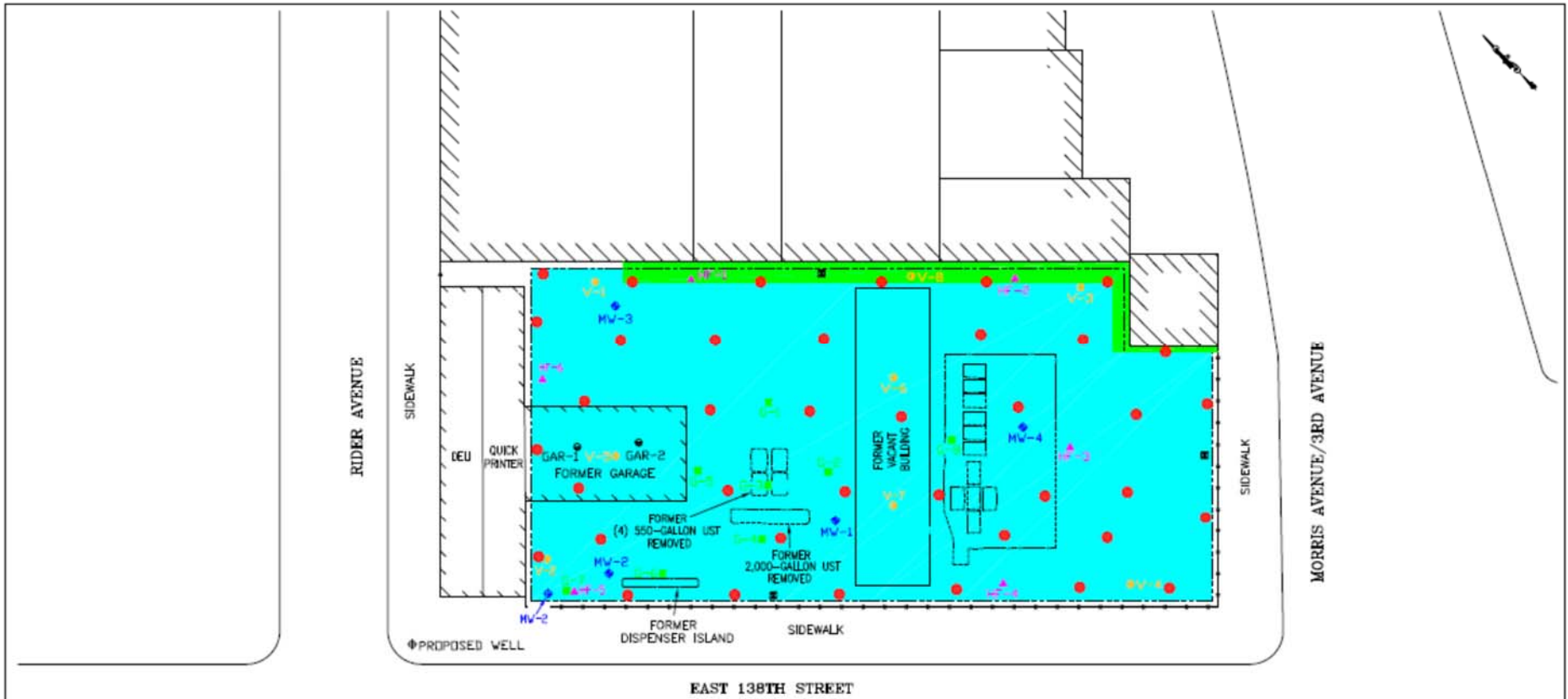


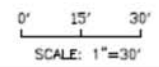


Figure 2: Proposed Remedy



LEGEND

	PROPERTY BOUNDARY
	MONITORING WELL LOCATION
MW-1	MONITORING WELL LOCATION
	SOIL BORING SAMPLE LOCATION
G-1	SOIL BORING SAMPLE LOCATION
	SOIL BORING SAMPLE LOCATION
HF-1	SOIL BORING SAMPLE LOCATION
	SOIL BORING SAMPLE LOCATION
KFC-1	SOIL BORING SAMPLE LOCATION
	SOIL BORING SAMPLE LOCATION
GAR-1	SOIL BORING SAMPLE LOCATION
	TEMPORARY WELL POINT LOCATION
TWP-3	TEMPORARY WELL POINT LOCATION
	VAPOR SAMPLE LOCATION
V-2	VAPOR SAMPLE LOCATION
	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 (TA/TCL ANALYSIS)
	PROPOSED MONITORING WELL LOCATION



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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'
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