

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 Community Board 6
1932 Arthur Avenue, Room 709
Bronx, NY 10457
(718) 579-6990
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
Dana Kaplan, Project Manager
NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, NY 11101
(718) 482-7541
dana.kaplan@dec.ny.gov

Public Health questions:
Bridget Boyd
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860
beci@health.ny.gov

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

FACT SHEET

Brownfield Cleanup Program

Lebanon West Farms I and II

Lebanon St and E. Tremont Ave
Bronx, NY 10460

October 2014

SITE No. C203060
NYSDEC REGION 2

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Lebanon West Farms I and II Site (the "site") located at 1160 Lebanon Street, and 1172 and 1175 East Tremont Avenue, in the Bronx, New York under New York State's Brownfield Cleanup Program. Please see the attached map for the site location.

Cleanup activities were performed by Lebanon West Farms Associates, L.P. (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 consists of lots comprising 0.7808-acres and is bounded by: Lebanon Street to the north; East 178th Street to the south; a tire repair shop, vacant lots, residential and commercial buildings to the east; and vacant lots, and residential and commercial buildings to the west. The Site has historically been utilized as the New York Westchester & Boston Railway, offices, shops, and automobile garages. Environmental investigations identified Polycyclic Aromatic Hydrocarbons (PAHs), metals and pesticides as the contaminants of concern in on-site soils prior to remediation. Volatile Organic Compounds (VOCs) were also identified in groundwater. These contaminants were attributed to the Site's former manufacturing, automobile, and rail uses. The site is being redeveloped with 3 residential buildings with ground-level commercial space, parking, and open space.

Highlights of the Site Cleanup: The following activities have been or will shortly be completed to achieve the remedial action objectives:

- Excavation and proper off-site disposal of soil exceeding the Track 4 Site Specific Soil Cleanup Objectives (SSCOs), and import of backfill which meets the requirements for the identified site use as set forth in 6 NYCRR Part 375-6.7(d);
- Injection of chemical oxidant into the shallow groundwater table to treat Volatile Organic Compounds in groundwater (known as in-situ chemical oxidation);
- Construction and maintenance of an engineered composite cover consisting of: structures such as buildings, pavement, and sidewalks; and a minimum two-foot clean soil cover in all landscaped and non-covered areas;
- Installation of a vapor barrier and sub-slab depressurization system beneath the three buildings to protect against the potential for soil vapor intrusion;
- Recording of an Environmental Easement, including Institutional Controls, to prevent future exposure to any residual contamination remaining at the Site and to ensure that the site is used in accordance with the approved remedy; and
- Preparation of a Site Management Plan 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.

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BROWNFIELD CLEANUP PROGRAM

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 Volunteer will be able to redevelop the site after receiving a Certificate of Completion. In addition, the Volunteer:

- will have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, a Volunteer 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>

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

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

