

477 Gerard Avenue Corrective Measures Work Plan

477 Gerard Avenue
Bronx, New York
Block 2351, Lot 22
BCP # C203071
NYSDEC Spill # 1400009

Prepared for:

New Jai Ganesh Realty, LLC
81-43 262nd Street
Floral Park, NY 11004

For Submittal to:

New York State Department of Environmental Conservation
Division of Environmental Remediation
Remedial Bureau B, Section A
625 Broadway, 12th Floor
Albany, NY 12233-7016

Prepared by:

Matthew M. Carroll, PE
&



Tenen Environmental, LLC
121 West 27th Street, Suite 702
New York, NY 10001

February 2019

TABLE OF CONTENTS

1.0 INTRODUCTION.....	1
1.1 Work Plan Organization	1
2.0 BACKGROUND	2
2.1 Site Description.....	2
2.2 Regulatory Background.....	2
3.0 CORRECTIVE MEASURES AND SAMPLING PLAN.....	3
3.1 Corrective Measures.....	3
3.2 Track 2 Sampling Plan	3
4.0 REFERENCES.....	5

List of Figures

Figure 1 – Extent of Backfill

Figure 2 – Hot-spot Location Map

CERTIFICATION

I, Matthew M. Carroll, certify that I am currently a NYS registered professional engineer and that this Corrective Measures Work Plan was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10).



Matthew M. Carroll
NYS PE License Number 091629



1.0 INTRODUCTION

On behalf of the New Jai Ganesh Realty, LLC (the Remedial Party), Matthew M. Carroll, P.E. and Tenen Environmental, Inc. have prepared this Corrective Measures Work Plan (CMWP) for the 477 Gerard Avenue site located in the Bronx, New York (Site).

The Site is currently subject to a Brownfield Cleanup Agreement and a Remedial Action Work Plan (RAWP), which was approved by the New York State Department of Environmental Conservation (NYSDEC). The Site is identified as BCP site # C203071. The RAWP includes a Track 1 remediation with a contingency Track 2 remediation.

This CMWP was prepared to address the placement of fill material from the Site behind the support-of-excavation (SOE) elements along the eastern and southern property lines. In addition, sampling is proposed to confirm whether a Track 2 remediation can be implemented with a hot-spot excavation.

1.1 Work Plan Organization

This Corrective Measures Work Plan details the existing conditions and includes the following:

- Section 1 – Introduction
- Section 2 – Background
- Section 3 – Corrective Measures and Sampling Plan

Supporting figures and appendices referenced throughout are included at the end of this report.

2.0 BACKGROUND

This section includes a description of the Site, and summaries of Site characteristics, historic operations and regulatory interactions.

2.1 Site Description

The Site is located in the Mott Haven section of the Bronx, New York and is identified as Block 2351 and Lot 22 (portion) on the New York City Tax Map. The Site is 8,950 square feet and is located on the northwest corner of Gerard Avenue and East 146th Street.

2.2 Regulatory Background

On July 15, 2015, Jai Ganesh Realty LLC entered into a Brownfield Cleanup Agreement (BCA) with NYSDEC to investigate and remediate the property. A March 2018 RAWP was approved by NYSDEC on April 17, 2018.

The implementation of the RAWP commenced on April 26, 2018. On January 24, 2019, a Notice of Violation (NOV) / Opportunity to Cure was received which requires a CMWP to address soil that was placed off-site behind the existing SOE.

3.0 CORRECTIVE MEASURES AND SAMPLING PLAN

The following Corrective Measures (CMs) are proposed to address the soil placed behind the SOE. In addition, a sampling plan is included to confirm whether a Track 2 remediation can be implemented with a hot-spot excavation.

3.1 Corrective Measures

Approximately ten cubic yards of material were placed behind the SOE. The soil was native material from the Site. Generally, the material was placed along East 146th Street and Gerard Avenue at the surface (estimated at an average depth of one foot and a maximum depth of two feet).

In order to address the soil placed behind the SOE, the following will be completed:

1. Boreholes will be advanced at seven locations, as shown on Figure 1, using a hand auger. The soil from each location will be screened with a photoionization detector (PID) and logged. The boreholes will be advanced to below the native material placed behind the SOE.
2. At each of the seven locations, discrete soil samples will be collected at the interval of highest suspected contamination and analyzed for Part 375 parameters. Sampling will be consistent with the Section 7.8 of the RAWP [Remedial Performance Evaluation (Post-Excavation End-Point Sampling)] and the Quality Assurance Project Plan (QAPP, Appendix F of the RAWP).
3. The results of the sampling will be shared with NYSDEC to determine whether some or all of the material is appropriate to remain in place.

Schedule: upon approval from NYSDEC of this CMWP, the samples will be collected within five days and analyzed by the laboratory on a five day turn-around. The results will be provided to NYSDEC within 15 days of receipt from the laboratory.

3.2 Track 2 Sampling Plan

Based on a review of the soil data collected at the Site, only one sample, TSB-9 (15-16), contained concentrations above the Part 375 Restricted-Residential soil cleanup objectives (SCOs) that would be consistent with a Track 2 remediation. Specifically, four polycyclic aromatic hydrocarbons (PAHs) were detected above the Restricted-Residential SCOs.

As shown on Figure 2, horizontal and vertical delineation samples will be collected. One vertical delineation sample will be collected from the 16-18 feet below sidewalk grade (ft-bsg) and, if not within native material, an additional hold sample will be collected at the first apparent native interval. Three horizontal and three hold horizontal delineation samples will be collected. Horizontal delineation samples will be collected from the 15-16 ft-bsg interval. Horizontal samples will not be completed in the direction of the hotel building on Lot 22 as the hot-spot will be extended to the building.

Additional post-remedial end-point samples will be collected as documented in the RAWP.

In order to confirm the extents of the hot-spot, the following will be completed:

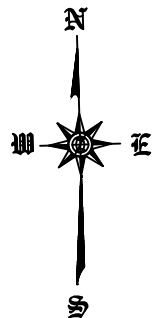
1. Boreholes will be advanced at a minimum seven locations, as shown on Figure 2, using a Geoprobe. The soil from each location will be screened with a photoionization detector (PID) and logged. The boreholes will be advanced to native material.
2. Vertical and horizontal delineation samples will be collected as described above and on Figure 2. All samples will be analyzed for PAHs. Sampling will be consistent with QAPP.
3. The results of the sampling will be shared with NYSDEC to determine whether some or all of the material is appropriate to remain in place.

Schedule: upon approval from NYSDEC of this sampling plan, the samples will be collected within ten days and analyzed by the laboratory on a five day turn-around. The results will be provided to NYSDEC within 15 days of receipt from the laboratory.

Corrective Measures Work Plan
477 Gerard Avenue – Bronx, NY
NYSDEC Site No. C203071

4.0 REFERENCES

Remedial Action Work Plan, BCP Site No. C203071, Matthew Carroll, P.E. and Tenen Environmental, LLC, March 29, 2018.

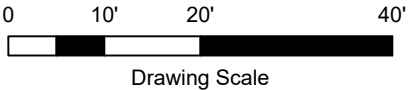


Legend

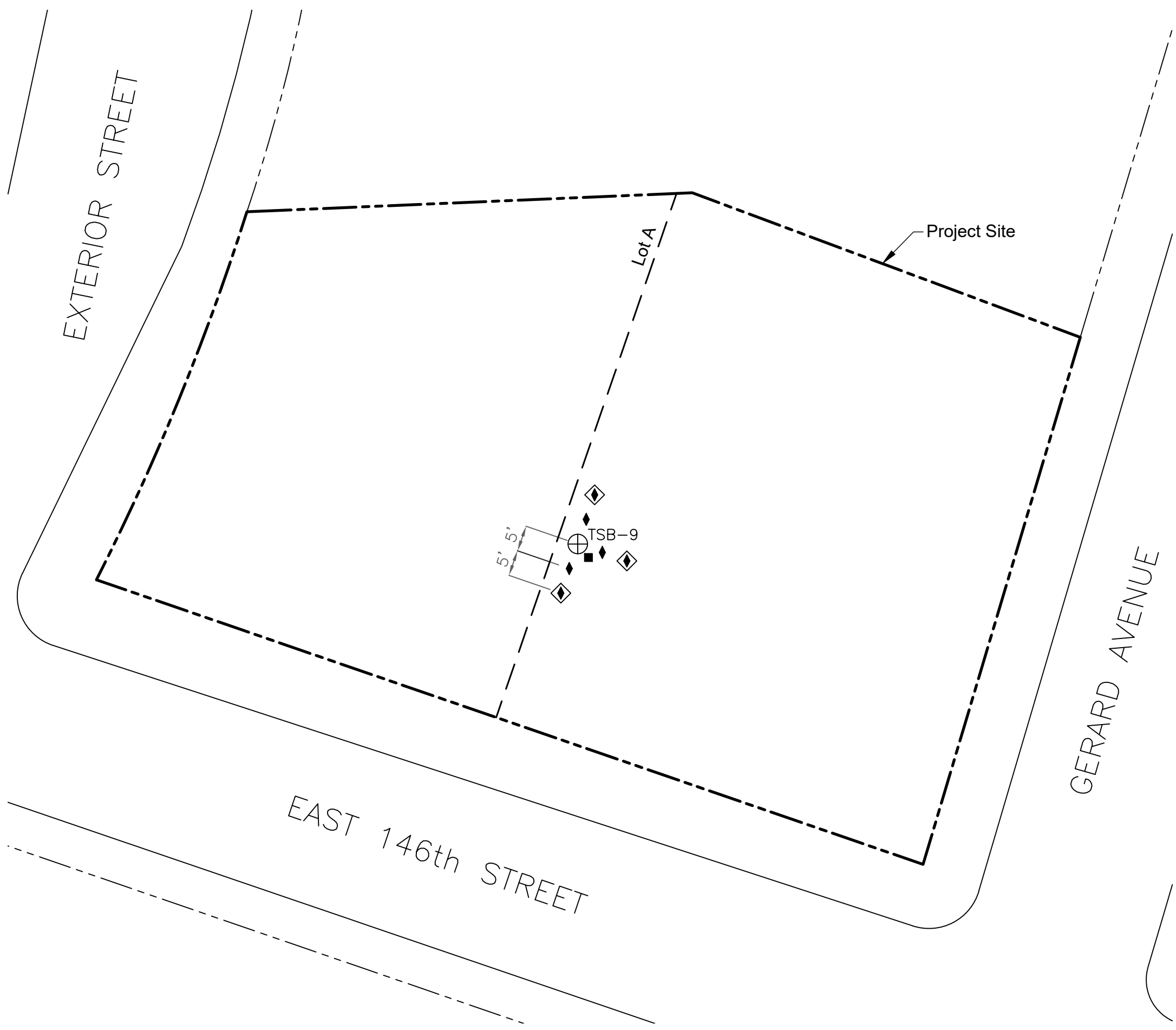
● Sample Location

▨ Area of Backfill

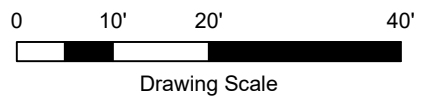
Note: Depth of backfill maximum is two feet, average of one foot.



DRAWING TITLE. Extent of Backfill	DRAWN BY LM	CONSULTANT <div>TENEN ENVIRONMENTAL</div> TENEN ENVIRONMENTAL, LLC 121 West 27th Street Suite 702 New York, NY 10001 O: 646-606-2332 F: 646-606-2379	SITE 477 Gerard Avenue Bronx, New York Block 2351, Lot 22
	CHECKED BY CZ		
	DATE February 2019		
	SCALE: As Noted		
DRAWING NO. Figure 1			



- Legend
- ⊕ Soil Boring
 - Vertical Delineation (16–18ft) and first apparent native material
 - ◆ Horizontal Delineation (15–16ft)
 - ◆ Hold Horizontal Delineation (15–16ft)



DRAWING TITLE. Hot-spot Location Map		DRAWN BY LM		CONSULTANT <div>TENEN ENVIRONMENTAL</div> TENEN ENVIRONMENTAL, LLC 121 West 27th Street Suite 702 New York, NY 10001 O: 646-606-2332 F: 646-606-2379	SITE 477 Gerard Avenue Bronx, New York Block 2351, Lot 22
		CHECKED BY CZ			
DRAWING NO. Figure 2		DATE February 2019			
		SCALE: As Noted			