



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Brook 156

740 Brook Avenue
Bronx, NY 10455

SITE No. C203078

NYSDEC REGION 2

August 2018

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

Where to Find Information:
Project documents are available at the following location(s) to help the public stay informed.

New York Public Library - Melrose Branch

910 Morris Avenue
Bronx, New York 10451
Call for hours: (718) 588-0110

Bronx Community Board 1

3024 Third Avenue
Bronx, NY 10455
Call in advance: (718) 402-2270

NYSDEC, Region 2 Office

47-40 21st Street
Long Island City, NY 11101
Call in advance: (718) 482-4900

Who to Contact:

Comments and questions are always welcome and should be directed as follows:

Project Related Questions

Manfred Magloire, Project Manager
NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, NY 11101
(718) 482-4078
manfred.magloire@dec.ny.gov

Site-Related Health Questions:

Stephanie Selmer
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860
beei@health.ny.gov

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

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health, to address contamination related to the Brook 156 site (the "Site") located at 740 Brook Avenue, Bronx, NY. Please see the map for the Site location. Documents related to the cleanup of the Site can be found at the location(s) identified on the left-hand side of this page under "Where to Find Information."

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the Site does not pose a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the Site; the potential for off-site migration of contaminants in the groundwater; and the potential for human exposure to Site-related contaminants via soil vapors.

How to Comment: NYSDEC is accepting written comments about the proposed plan for 45 days, from **August 23** through **October 8, 2018**. The proposed plan is available for public review at the location(s) identified on the left-hand side of this page under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area on the left-hand side of this page.

Draft Remedial Action Work Plan: The cleanup plan is described in a detailed "Remedial Action Work Plan". The proposed Track 4 Restricted Residential Use remedy consists of:

- Removal of underground storage tanks (USTs) and associated piping.
- Installation of support of excavation (SOE) necessary to enable excavation of soil.
- Excavation and off-site disposal of approximately 1,000 cubic yards of soil/fill, including grossly contaminated soil on the southwestern portion of the Site.
- Collection and analysis of pre-remedial baseline groundwater sample at the Site to determine if groundwater treatment and post-remedial monitoring is needed.
- Collection and analysis of endpoint soil samples, and pre-and post-remedial groundwater samples to evaluate the effectiveness of the remedy.
- Import of clean material that meets the established Soil Cleanup Objectives for use as backfill.
- Installation of a Soil vapor extraction (SVE) system to address residual petroleum compounds in soil.
- Installation of site cover system to prevent exposure to remaining contamination;
- Implementation of a Health and Safety Plan (HASp) and Community Air Monitoring Plan (CAMP) during all ground-intrusive activities.
- Recording of an Environmental Easement to ensure proper use of the Site.

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- Implementation of a Site Management Plan (SMP) for long-term maintenance of residual contamination as required by Environmental Easement, including plans for (1) Institutional and Engineering Control, (2) monitoring, and (3) reporting.

The proposed remedy was developed by Brook 156 Housing Development Fund Corporation (HDFC) and the New York City Department of Housing Preservation and Development (HPD) (collectively, the "Volunteer") after performing a detailed investigation at the Site under New York's Brownfield Cleanup Program (BCP). A "Remedial Investigation Report", which describes the results of the site investigation was submitted concurrently with the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

Site Description: The site is 0.17 acres and consists of 2 parcels (Tax Block 2360, Lots 1 and 3) located at the northeast corner of East 156th Street and Brook Avenue. The Site is bordered to the north by East 157th Street, followed by a parking lot; to the east by a parking lot, followed by Hegney Place; to the south by East 156th Street, followed by a residential and commercial building ("Via Verde"); and to the west by Brook Avenue, followed by a residential and commercial building. Lot 1, approximately 5,658-square feet, comprises the eastern portion of the Site and consists of a former rail bed and tunnel that lie approximately 19 feet below sidewalk grade and a small grass covered area on the eastern portion. Lot 3, approximately 1,780-square feet, comprises the western portion of the Site and consists of an irregularly-shaped, concrete- and asphalt-paved vacant lot. Previously, Lot 3 was developed historically as a gasoline station with a one-story lubrication office, and a used automotive sales lot between 1949 and 1969. Lot 1 was occupied by the Port Morris branch of the New York and Harlem Railroad since at least 1891. The railroad was abandoned circa 1999. Lots 1 and 3 have remained vacant since approximately 1969 and 1999, respectively.

Additional Site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C203078) at:

<http://www.dec.ny.gov/cfm/externalapps/derexternal/index.cfm?pageid=3>

Summary of the Investigations: The primary contaminants of concern at the Site are petroleum-related volatile organic compounds (VOCs) and semivolatile organic compounds (SVOCs),

which are present on the southwestern portion of the Site in soil, soil vapor, and groundwater.

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft RAWP is revised as needed to describe the selected remedy, and will be made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the Site.

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 site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

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:

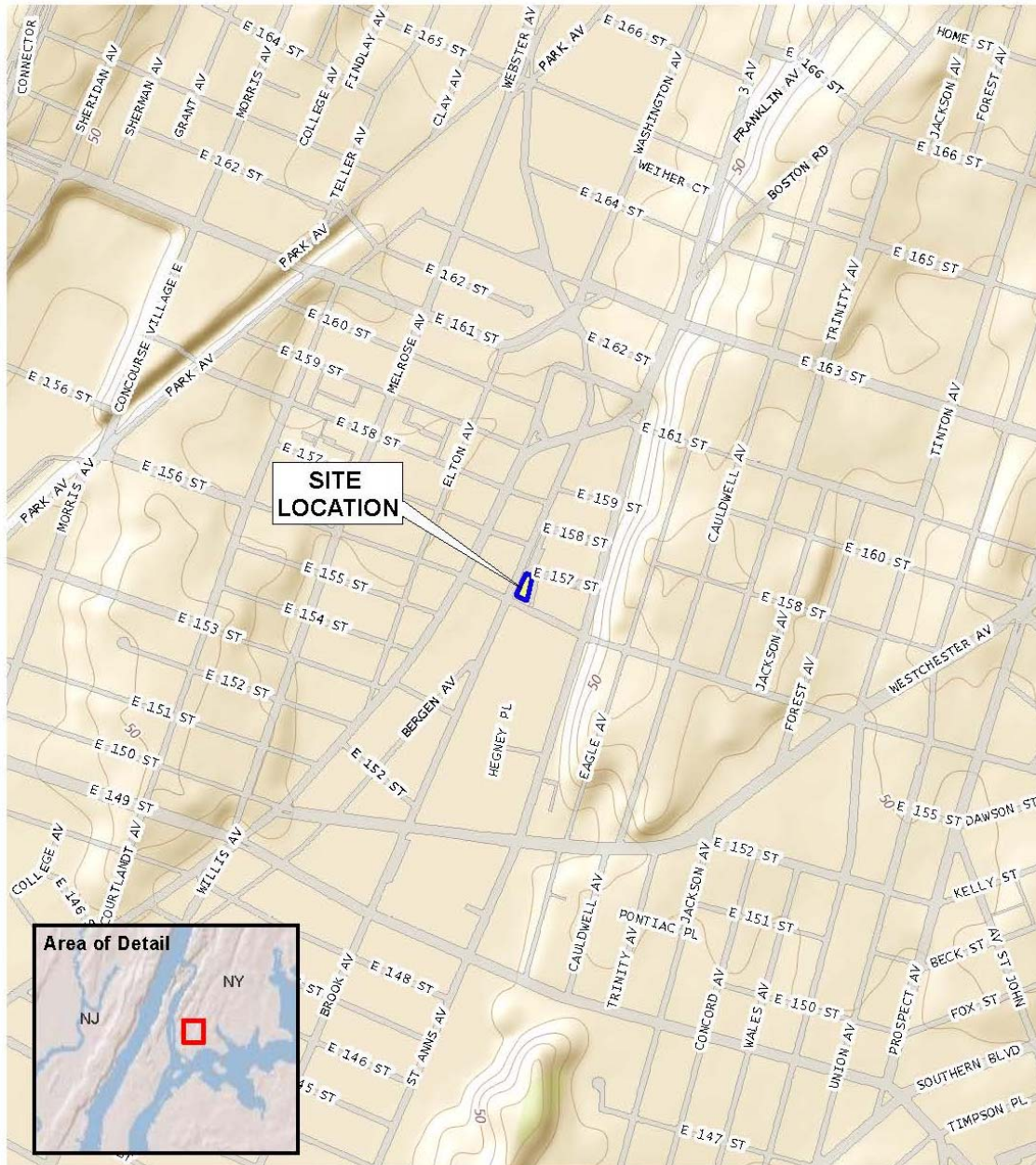
www.dec.ny.gov/chemical/61092.html

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.

Note: Please disregard if you already have signed up and received this fact sheet electronically.

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Site Location Map



SOURCE
USGS 7.5 Minute Topographic Map
Central Park Quad 2011

