


NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Office of the Director
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MEMORANDUM

TO: Gerard Burke, Remedial Bureau Director

FROM: Ronnie Lee, Project Manager 
Sarah Quandt, Section Chief SMQ

SUBJECT: **BCP Off-Site Completion Determination and Site Reclassification**
Parkchester Crossing – Off-Site
C203079A
City of New York, Bronx County

DATE: August 23, 2021

This memorandum serves to document the action(s) taken to investigate the Parkchester Crossing – Off-Site and the basis for the reclassification from a class A to a class N.

Description of the Site

This “site” is the off-site area associated with the following BCP Site:

Location: The site is located in the Parkchester section of the Bronx. The site is an entire block which is bordered by East Tremont Avenue to the North, Guerlain Street to the South, White Plains Road to the West and Unionport Road to the East. Adjacent to the site are residential areas to the south, east and west, and commercial areas to the north and west. The site is approximately 1.62 acres in size.

Site Features: The formerly vacant buildings that existed on each of the five lots (Lots 1, 7, 8, 17 and 23) that comprise the site, including Lot 8 which was occupied by a gas station with two pump islands and dispensers, and one permanent structure utilized as a convenience store, have since been demolished. The gas station ceased operation on June 30, 2016.

Current Zoning/Use: The site is currently inactive. The majority of the site is zoned for residential (R6) with a commercial overlay (C1-2). A portion of the site (Lot 8) is zoned for commercial (C8-1).

Past Use of the Site: Prior uses that appear likely to have led to site contamination include two dry cleaners on Lot 1 (one of which was operational from 1961 to 1971 and the second one which was operational from 2007 but later operated as a laundromat); a dry cleaner on Lot 23 which was operational from 1965 to 2012; and a possible unregistered



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Conservation

fuel oil UST on Lot 23. In addition, on Lot 8 there was an active gas station with five 4,000-gallon USTs and one 550-gallon UST which had been operational since 1953. Based on the findings of a May 2015 Phase II soil boring investigation, a petroleum spill was reported to the Department on May 20, 2015 (Spill No. 15-01895). Additionally, there is a 1,500-gallon fuel oil AST in the basement of the building on Lot 17 and a 2,000-gallon AST in the basement of the building on Lot 7.

Site Geology and Hydrogeology: Fill material was identified throughout the upper 10 feet of soil across the Site. The fill material consists of fine to coarse sands, gravel, brick, concrete, asphalt, slag and cinders. A silt and fine sand layer with decomposed weathered rock fragments is observed beneath the fill layer.

The groundwater table is observed to be 0.99 to 16.84 feet below land surface. Groundwater flow generally follows the land surface topography and flows in a southerly direction towards the Bronx River which is located approximately 2/3 miles west of the site.

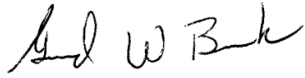
Nature and Extent of Contamination

Off-Site Soil Vapor and Groundwater: The qualitative exposure assessment documented off-site soil vapor contamination that could potentially result in soil vapor impacts to off-site areas. Up to 21 volatile organic compounds (VOCs), primarily petroleum-related VOCs were detected in off-site soil vapor samples during the March 2021 off-site Groundwater and Soil Vapor Investigation, including benzene up to 4 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$); ethylbenzene up to 4 $\mu\text{g}/\text{m}^3$; p/m xylenes up to 19 $\mu\text{g}/\text{m}^3$; o-xylene up to 6 $\mu\text{g}/\text{m}^3$; ethanol up to 228 $\mu\text{g}/\text{m}^3$; isopropanol up to 49 $\mu\text{g}/\text{m}^3$; tertiary butyl alcohol up to 10 $\mu\text{g}/\text{m}^3$; n-hexane up to 134 $\mu\text{g}/\text{m}^3$; 2,2,4-trimethylpentane up to 105 $\mu\text{g}/\text{m}^3$; and heptane up to 25 $\mu\text{g}/\text{m}^3$. Chlorinated VOCs were also detected including chloroform up to 11 $\mu\text{g}/\text{m}^3$; chloromethane up to 1 $\mu\text{g}/\text{m}^3$; dichlorofluoromethane up to 2 $\mu\text{g}/\text{m}^3$; trichlorofluoromethane up to 1 $\mu\text{g}/\text{m}^3$; and tetrachloroethylene (PCE) up to 12 $\mu\text{g}/\text{m}^3$. Other VOCs detected included acetone up to 309 $\mu\text{g}/\text{m}^3$; 2-butanone up to 36 $\mu\text{g}/\text{m}^3$; carbon disulfide up to 2 $\mu\text{g}/\text{m}^3$; cyclohexane up to 84 $\mu\text{g}/\text{m}^3$; 2-hexanone up to 2 $\mu\text{g}/\text{m}^3$; and tetrahydrofuran up to 44 $\mu\text{g}/\text{m}^3$. The primary constituents detected in off-site groundwater were petroleum-related VOCs including benzene up to 750 ppb. PCE was not detected in off-site groundwater above groundwater standards.

Description of the Remedy

The potential for soil vapor intrusion was not identified by the Groundwater and Soil Vapor Investigation of this Site. DOH concurs with the conclusion of the Groundwater and Soil Vapor Investigation Report prepared by the consultant for the Responsible Parties which recommends no further action relative to off-site soil vapor intrusion.

We believe that reclassification from a class A to a class N is appropriate. If you approve, please sign below.



8/23/21

Remedial Bureau Director Approval

Date

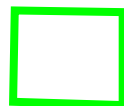
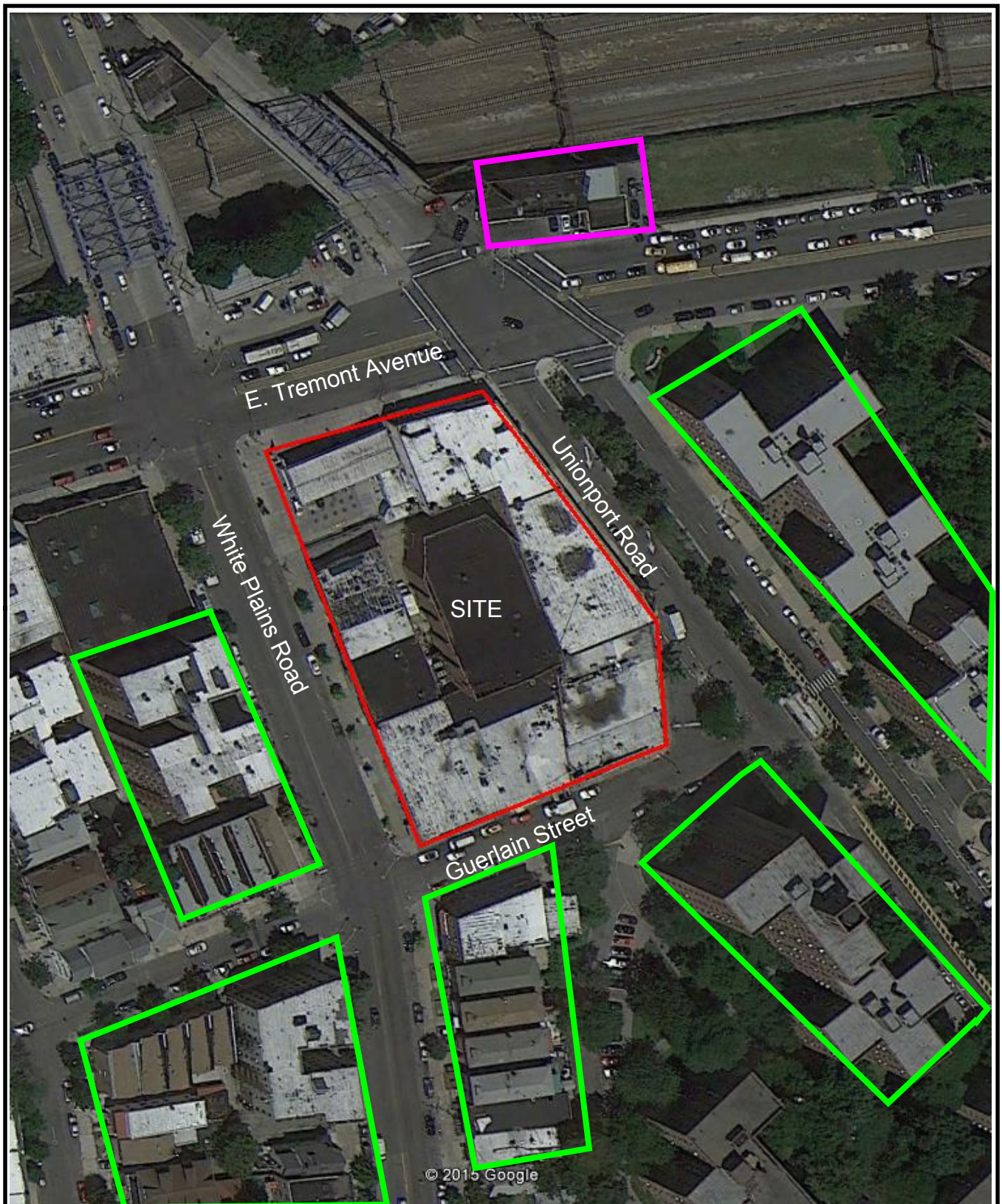
Attachments

- Off-site soil vapor and groundwater sampling results
- NYSDOH Concurrence letter

ec: (with attachments)

S. Quandt, Section Chief

R. Lee, Project Manager



Off-site
Residential
Structures

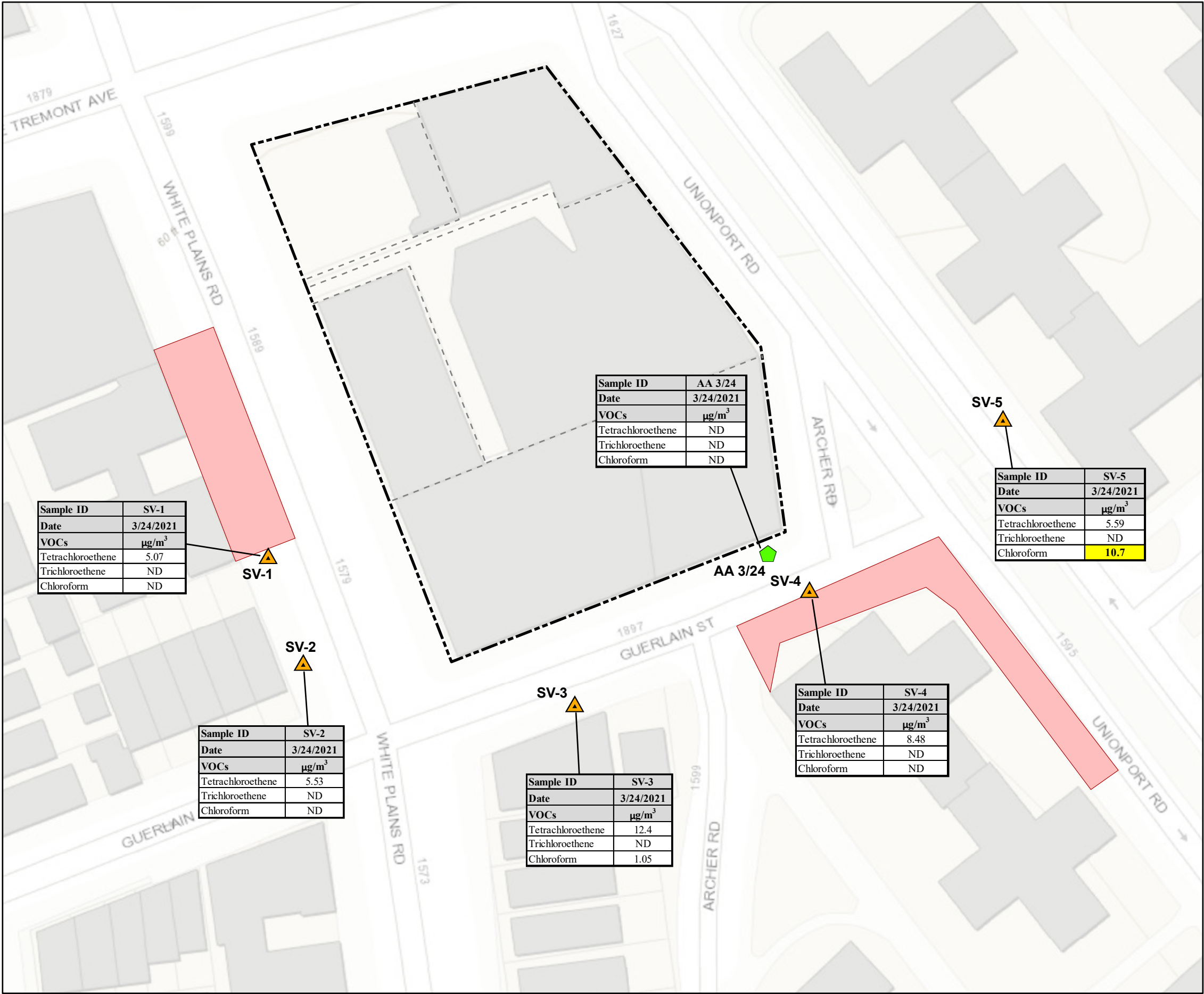


Off-site
Commercial
Structures

Figure 1 Site Location

1590 White Plains Road
Bronx County
Site No.C203079



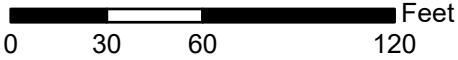


Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
NYC Department of City Planning, Information Technology Division

Analyte	EPA-VISL-RTSSGC
VOCs	µg/m ³
Tetrachloroethene	360
Trichloroethene	15.9
Chloroform	4.07

Notes:
1. **1. Bold and shaded yellow value indicates concentration exceeds EPA-VISL-RTSSGC**
2. EPA-VISL-RTSSGC = Environmental Protection Agency Vapor Intrusion Screening Limits, Residential Target Sub-Slab and Exterior Soil Gas Concentrations
3. ND = Not detected

- Legend**
- Soil Vapor Sample Location
 - Ambient Air Sample Location
 - Scaffolding, No Access
 - Project Site



Site

TENEN ENVIRONMENTAL

Tenen Environmental, LLC
121 West 27th Street
Suite 702
New York, NY 10001
O: (646) 606-2332
F: (646) 606-2379

Drawn By

LM

Checked By

AP

Date

April 2021

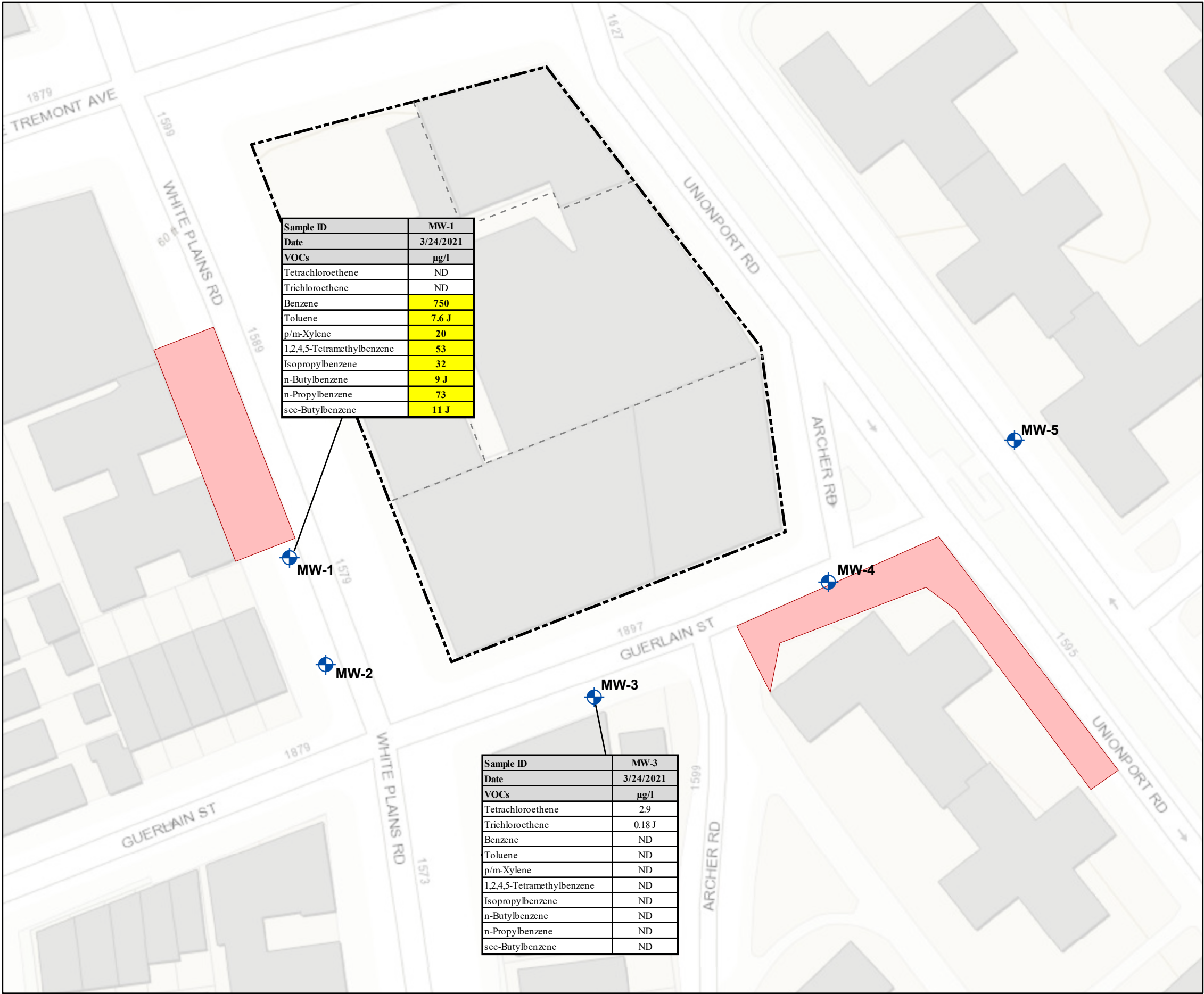
Scale

As Noted

Drawing Title
**Volatile Organic Compounds
in Soil Vapor**

Drawing No
Figure 3

**Parkchester Crossing
1590 White Plains Road
Bronx, New York
Block 3952, Lots 1, 7, 8, 17 & 23**



Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
NYC Department of City Planning, Information Technology Division



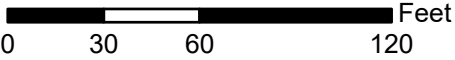
Analyte	NY-AWQS
VOCs	µg/l
Tetrachloroethene	5
Trichloroethene	5
Benzene	1
Toluene	5
p/m-Xylene	5
1,2,4,5-Tetramethylbenzene	5
Isopropylbenzene	5
n-Butylbenzene	5
n-Propylbenzene	5
sec-Butylbenzene	5

Note:
Groundwater was not present in wells MW-2, MW-4 and MW-5

Notes:
1. Bold and shaded yellow value indicates concentration exceeds NY-AWQS
2. NY-AWQS = NYSDEC Division of Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards (AWQS)
3. J = Estimated value
4. ND = Not detected
5. Monitoring wells MW-2, MW-4, and MW-5 were dry and could not be sampled.

Legend

- Groundwater Sample Location
- Scaffolding, No Access
- Project Site



Parkchester Crossing
1590 White Plains Road
Bronx, New York
Block 3952, Lots 1, 7, 8, 17 & 23

TENEN ENVIRONMENTAL

Tenen Environmental, LLC
121 West 27th Street
Suite 702
New York, NY 10001
O: (646) 606-2332
F: (646) 606-2379

Drawing Title
**Volatile Organic Compounds
in Groundwater**

Drawing No
Figure 4

Drawn By	LM
Checked By	AP
Date	April 2021
Scale	As Noted



SIGNIFICANT THREAT DETERMINATION WORKSHEET



☐ State Superfund Program
6 NYCRR 375-2.7

☒ Brownfield Cleanup Program
ECL 27-1411.1(c)

Site Name: Parkchester Crossing Off-Site Site ID No. C203079A

City/Town: New York County: Bronx

1. Has all available and relevant evidence regarding the Site been reviewed and the factors in 375-2.7(a)(3) considered?	<input checked="" type="checkbox"/> Yes (go to 2)	<input type="checkbox"/> No (stop)	<input type="checkbox"/> Unsure (stop)
2. Does Site contamination result in significant adverse impacts (375-2.7(a)(1)) to:			
a. species that are endangered, threatened, or of concern?	<input type="checkbox"/> Yes (go to b)	<input checked="" type="checkbox"/> No (go to b)	<input type="checkbox"/> Unsure (go to b)
b. protected streams, tidal/freshwater wetlands, or significant fish and wildlife habitat?	<input type="checkbox"/> Yes (go to c)	<input checked="" type="checkbox"/> No (go to c)	<input type="checkbox"/> Unsure (go to c)
c. flora or fauna from bioaccumulation or leads to a recommendation to limit consumption?	<input type="checkbox"/> Yes (go to d)	<input checked="" type="checkbox"/> No (go to d)	<input type="checkbox"/> Unsure (go to d)
d. fish, shellfish, crustacea, or wildlife from concentrations that cause adverse/chronic effects?	<input type="checkbox"/> Yes (go to e)	<input checked="" type="checkbox"/> No (go to e)	<input type="checkbox"/> Unsure (go to e)
e. the environment due to a fire, spill, explosion, or reaction that generates toxic gases, vapors, fumes, mists or dusts?	<input type="checkbox"/> Yes (go to f)	<input checked="" type="checkbox"/> No (go to f)	<input type="checkbox"/> Unsure (go to f)
f. areas where individuals or water supplies may be present and NYSDOH has determined there to be a significantly increased risk to public health (including from soil vapor)?	<input type="checkbox"/> Yes (go to 3)	<input checked="" type="checkbox"/> No (go to 3)	<input type="checkbox"/> Unsure (go to 3)
3. Does Site contamination result in significant environmental damage (375-2.7(a)(2))?	<input type="checkbox"/> Yes (go to 4)	<input checked="" type="checkbox"/> No (go to 4)	<input type="checkbox"/> Unsure (stop)
4. If any box in items 2 or 3 have been checked "Yes," the site presents a significant threat to public health or the environment; check here.	Significant threat to: <input type="checkbox"/> Public Health <input type="checkbox"/> Environment		
5. If no boxes in items 2 or 3 have been checked "Yes," the site does not present a significant threat to public health or the environment; check here.	<input checked="" type="checkbox"/> Not a Significant Threat		

Ronnie E. Lee, P.E. (Environmental) I

Project Manager Name/Title (Print)

Ronnie E. Lee

Project Manager Name (Signature)

5/25/21

Date

Gerard Burke

Bureau Director/RHWRE Name/Title (Print)

Gerard Burke

Bureau Director/RHWRE Name (Signature)

8/23/21

Date

07/29/10



Department of Health

ANDREW M. CUOMO
Governor

HOWARD A. ZUCKER, M.D., J.D.
Commissioner

LISA J. PINO, M.A., J.D.
Executive Deputy Commissioner

May 24, 2021

Ronnie Lee, P.E.
Division of Environmental Remediation
NYS Dept. of Environmental Conservation
625 Broadway
Albany, New York 12233

Re: **Groundwater & Soil Vapor Investigation**
Parkchester Crossing – Off-site
Site #C203079A
Bronx, Bronx County

Dear Ronnie Lee,

I have completed my review of the April 2021 *Groundwater and Soil Vapor Investigation Report* for the referenced site. Based on the summary of environmental data provided, I have no comments at this time and find the report's conclusions and recommendations acceptable.

If you have any questions, please contact me at (518) 402-7897.

Sincerely,

Mark S. Sergott, P.G.
Public Health Specialist
Bureau of Environmental Exposure Investigation

ec: S. McLaughlin / e-File
M. Vaccaro – NYSDOH MARO
M. Little – NYC DOHMH
G. Burke / S. Quandt – NYSDEC Central Office
J. O'Connell – NYSDEC Region 2