

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites electronically by email.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

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

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go “Paperless”:

- ☒ Get site information faster and share it easily;
- ☒ Receive information about all sites in a chosen county - read what you want, delete the rest;
- ☒ It helps the environment and stretches your tax dollars.

If “paperless” is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.



Department of
Environmental
Conservation

Where to Find Information:

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

New York Public Library – Tremont Branch

1866 Washington Avenue
Bronx, NY 10457
Call for hours: (718) 299-5177

NYSDEC, Region 2 Office

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

Bronx Community Board District 6

1932 Arthur Avenue, Room 709
Bronx, NY 10457
Call for hours: (718) 579-6990

Who to Contact:

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

Project Related Questions

Nigel N. Crawford, Project Manager
NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, NY 11101
(718) 482-7778
nigel.crawford@dec.ny.gov

Public Health questions:

Stephen Lawrence
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860
bee@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

1888 Bathgate Avenue

Redevelopment Site

4181 3rd Avenue
Bronx, NY 10457

SITE No. C203088

NYSDEC REGION 2

June 2017

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the 1888 Bathgate Avenue Redevelopment Site (the "Site") located at 4181 3rd Avenue, Bronx, NY. Please see the map for the Site location. Documents related to the cleanup of this 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.

How to Comment: NYSDEC is accepting written comments about the proposed plan for 45 days, from **June 15** through **July 30, 2017**. 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 2 Restricted Residential Use remedy consists of:

- Demolition of the existing on-site buildings and removal of underground storage tanks, if encountered;
- Excavation and off-site disposal of all on-site soils which exceed the restricted-residential soil cleanup objectives in the upper 15 feet below grade;
- Import of clean material that meets the established soil cleanup objectives (SCOs) for restricted residential use and protection of groundwater as backfill;
- Treatment of contaminated groundwater through an in-situ groundwater treatment program, if needed;
- If Track 2 restricted residential SCOs are not achieved before 15 feet below grade, a contingent Track 4 remedy will be pursued which would include a site cover system;
- As part of the track 2 remedy, a soil vapor intrusion evaluation will be completed, which will include a provision for implementing actions recommended to address exposures related to soil vapor intrusion;
- Implementation of a Community Air Monitoring Plan and Health and Safety Plan during any intrusive activities;
- The imposition of an Institutional Control in the form of an Environmental Easement to ensure proper use of the Site and compliance with a Site Management Plan (SMP) for long term maintenance of the remedial systems.

BROWNFIELD CLEANUP PROGRAM

The proposed remedy was developed by Wilfrid East Properties LLC, Wilfrid East LIHTC LLC, and Wilfrid West Properties LLC (collectively, the "Applicant") after performing a detailed investigation of 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 36,000-square feet and is bounded by: commercial uses to the north; Third Avenue, followed by Tremont Park to the east; residential and commercial uses to the south; and Bathgate Avenue, followed by institutional and industrial uses to the west. It is currently developed with five interconnected, single-story vacant warehouses most recently occupied by a steel door manufacturer. Since approximately 1993, no manufacturing operations occurred at the Site; however, the Site buildings have been used for storage of equipment and supplies by the former occupant.

Additional Site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C203088) at:

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

Summary of the Investigation: The primary contaminants of concern at the Site are semivolatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), and metals in soil; chlorinated solvent-related volatile organic compounds (VOCs) and metals in groundwater; and chlorinated solvent-related VOCs in soil vapor.

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

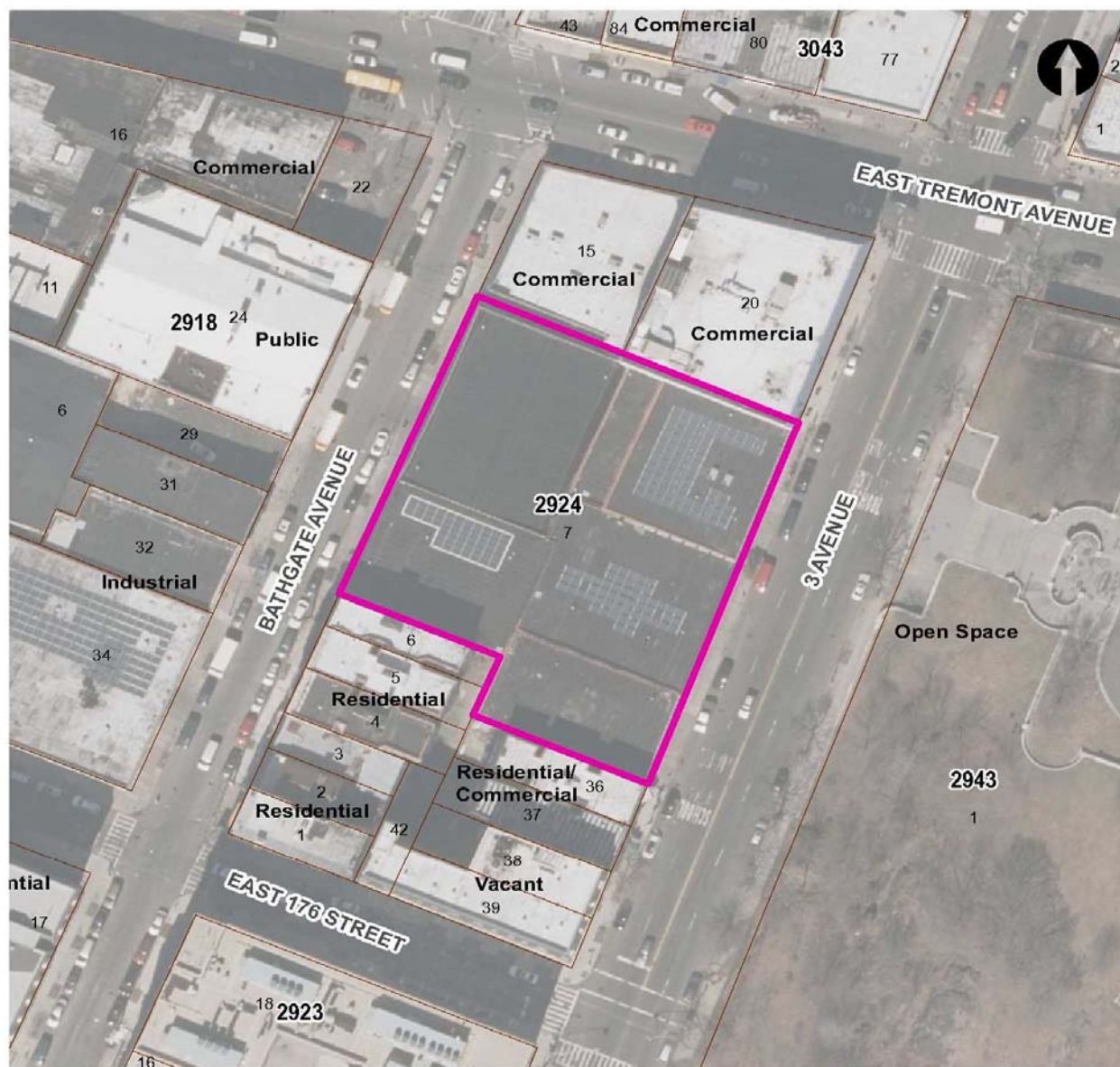
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:

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.

BROWNFIELD CLEANUP PROGRAM



Aerial Date: World Imagery Jun 2013

Legend

-  Property Boundary
-  Lot Boundary
- 2924** Block Number

