

(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.

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FACT SHEET Brownfield Cleanup Program

Receive Site Fact Sheets by Email. See "For More Information" to Learn How.

Site Name: Concourse Village West Apartments - South
DEC Site #: C203092
Address: 741 Concourse Village and 702 Grand Concourse Bronx, NY 10451

Have questions? See "Who to Contact" Below

Cleanup Action to Begin at Brownfield Site

Action is about to begin that will address the contamination related to the Concourse Village West Apartments - South site ("site") located at 741 Concourse Village and 702 Grand Concourse, Bronx, NY under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

The cleanup activities will be performed by the BCP applicant with oversight provided by the New York State Department of Environmental Conservation (NYSDEC).

Highlights of the Upcoming Cleanup Activities

The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The cleanup action for the site includes:

- 1. Excavation and off-site disposal of soils/historic fill exceeding Restricted Residential Soil Cleanup Objectives (RRSCOs) for some metals and Polycyclic Aromatic Hydrocarbons (PAHs) at depths from 1 to 15 feet across the site;
2. If encountered, Underground Storage Tanks (USTs), piping and appurtenances or other subsurface structures will also be removed and disposed off-site;
3. In-situ ("in-place") treatment of on-site groundwater using a treatment agent such as a chemical oxidant or an enhanced biodegradation product as determined necessary and appropriate during groundwater design;
4. Import of clean material for use as backfill as needed; and
5. Administrative controls including a Site Management Plan and Environmental Easement to ensure proper use and management of the site.

Remediation activities will begin in January 2018.

Next Steps

After the applicant completes the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the FER. NYSDEC will then issue a Certificate of Completion (COC) to the applicant(s).

The applicant(s) would be able to redevelop the site after receiving a COC. In addition, the applicant(s):

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

A fact sheet that describes the content of the FER will be sent to the site contact list. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the COC.

Background

Location:

The site is located at 741 Concourse Village West (Block 2458, Lot 49) and 702 Grand Concourse (Block 2458, Lot 13), in a commercial and residential area of the Bronx.

Site Features:

Lot 49 is approximately 20,586 square feet in area and contains an asphalt parking lot. A small parking attendant booth is located along the south side of that lot. Lot 13 is approximately 13,801 square feet in area and also includes an asphalt parking lot, as well as an elevated concrete parking platform; this lot also contains a small parking attendant booth.

Current Zoning and Land Use:

The current zoning designation for Lot 13 is R8/C8-3 and the zoning for Lot 49 is C8-3. Both lots are currently utilized as attendant parking lots. Surrounding property usage is primarily commercial and residential. To the north of the site is a school, a church and residential apartment buildings. The property to the east is a KIPP Academy Elementary School; adjoining to the south is Bronx Live Poultry Corporation; and across Grand Concourse to the west is Franz Sigel Park, a New York City municipal park.

Past Uses of the Site:

From 1935 to 2005, uses of Lot 13 included a gasoline filling station, auto repair garages, the

U-Haul Corporation, Meineke Discount Mufflers and Car Care Center, A.G. Concourse Auto Service and Reliable Parking Service, Inc. Sanborn maps from the 1930s and 1940s show four 550-gallon buried gasoline tanks on the eastern portion of the site. These tanks may still exist on-site. There was formerly a waste/used oil tank registered at the site. Spill Number 0607307 was assigned to the site in 2006 for a spill of an unspecified quantity of petroleum. The spill incident was closed in November, 2006. Lot 49 has been used as an automobile parking lot since the 1950s. Prior to the 1950s, the site was an undeveloped lot.

Site Geology and Hydrogeology:

Subsurface conditions consist of historic fill soils, underlain by glacial outwash sand deposits; varved glacial lake deposits consisting predominately of silt and low plasticity clay; and bedrock. The fill typically consists of sand with varying amounts of ash, cinders and glass. Silts, clays and underlying clays consisted of predominantly fine grained varved glacial lake deposits below the fill layer. Based upon regional topographic and geologic maps, bedrock is estimated to be approximately 80 ft. below ground surface (bgs). No evidence of perched water was observed. Saturated soil indicative of the regional groundwater table was observed at approximately 30-32 ft. bgs. Based upon regional topography groundwater is anticipated to flow in a south/southeasterly direction. The Harlem River is located approximately 0.4-miles west of the site.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfmx/extapps/dereexternal/haz/details.cfm?pageid=3&progno=C203092>

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 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>

FOR MORE INFORMATION

Where to Find Information

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

Melrose Library
910 Morris Avenue
Bronx, NY 10451
phone: 718-588-0110

Who to Contact

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

Project Related Questions

Steven Walsh
NYS Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7017
518-402-9824
steven.walsh@dec.ny.gov

Site-Related Health Questions

Melissa Doroski
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza, Corning Tower – Room 1787
Albany, NY 12237
Tel: 518-402-7850
Email: BEEI@health.ny.gov

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

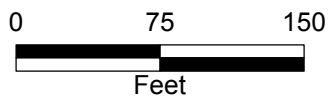
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Site Location Map

Concourse Village West - South
New York City, Bronx County
Site No. C203092

