

(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](http://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**

Morrisania Branch  
610 East 169<sup>th</sup> Street  
Bronx, NY 10456  
(718) 589-9268  
Call for hours

**Bronx Community Board District 3**

1426 Boston Road  
Bronx, NY 10456  
(718) 378-8054  
Call for hours

**NYSDEC, Region 2 Office**

47-40 21<sup>st</sup> 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**

Wendi Zheng, Project Manager  
NYSDEC, Region 2 Office  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
(718) 482-7541

[Wendi.Zheng@dec.ny.gov](mailto:Wendi.Zheng@dec.ny.gov)

**Health-Related Questions**

Jacquelyn Nealon  
NYSDOH  
Empire State Plaza  
Corning Tower  
Albany, NY 12237  
(518) 402-7880

[beei@health.ny.gov](mailto:beei@health.ny.gov)

For additional information on New York's  
Brownfield Cleanup Program, visit:  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

# FACT SHEET

## Brownfield Cleanup Program

3500 Park Avenue Apartments

3500 Park Avenue  
Bronx, NY 10456

**SITE No. C203096**

**NYSDEC REGION 2**

**March 2018**

## 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 3500 Park Avenue Apartments site (the "Site") located at 3500 Park Avenue, Bronx County. 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 **March 22** through **May 5, 2018**. The proposed plan is available for public review at the locations 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" (RAWP). The proposed Track 2 with Potential Track 4 Restricted Residential Use remedy consists of:

- Removal and off-site disposal of any petroleum storage tanks, fill ports, and vents and any associated grossly-contaminated soil, if encountered, in accordance with applicable regulations.
- Excavation of soil/fill exceeding Restricted Residential Soil Cleanup Objectives (RRSCOs) to a maximum of 15 feet below grade with excavation of soil/fill exceeding Track 4 RRSCOs to a maximum of 2 feet in areas where a Track 2 Cleanup cannot be achieved (if any).
- Screening for indications of contamination (by visual means, odor, and monitoring with field instruments) of all excavated/disturbed soil during intrusive work.
- Collection and analysis of end-point samples to evaluate the performance of the remedy with respect to attainment of RRSCOs.

Importation of clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) to replace the excavated soil and establish the designed grades. On-site soil that does not exceed the described excavation criteria for any constituent may be used anywhere on-site to backfill the excavation areas or re-grade the Site.

# BROWNFIELD CLEANUP PROGRAM

- Installation of a vapor barrier as part of the building construction.
- Implementation of a Site Management Plan (SMP) would be required for long term maintenance of the engineering controls.
- Recording of an Environmental Easement to ensure proper use of the Site may be necessary.
- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities.
- If a Track 2 Restricted Residential Use cleanup is not achieved, installation of a cover system as an engineering control to allow for restricted residential use of the Site.

The proposed remedy was developed by 3500 Park Apts. HDFC, Inc. and 3500 Park Apt. L.P. (the “applicants”) after performing a detailed investigation of the Site under New York’s Brownfield Cleanup Program (BCP). A “Remedial Investigation Report” and “Supplemental Remedial Investigation Report,” which describe the results of the Site investigations, were submitted concurrently with the Remedial Action Work Plan and are also available for review at the locations identified on Page 1.

**Site Description:** The Site is located at 3500 Park Avenue in the Morrisania section of the Bronx, and is identified as Block 2389, Lot 20 on the New York City Tax Map. The Site consists of a 15,207-square foot, asphalt-paved parking lot with a small mobile storage container on the southwestern portion, which serves as an attendant shed. The former Site building was demolished in the mid-1990s. The Site has been vacant or a parking lot since approximately 1995. Additional Site details, including environmental and health assessment summaries, are available on NYSDEC’s Environmental Site Remediation Database (by entering the Site ID, C203096) 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 semi-volatile organic compounds (SVOCs) and metals, which are present Site-wide in soil, groundwater, and volatile organic compounds (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 NYSDEC 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](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.

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

# BROWNFIELD CLEANUP PROGRAM

Site Location Map

