

(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

FACT SHEET

Brownfield Cleanup Program

The Peninsula

1221 Spofford Avenue
Bronx, NY 10474

SITE No. C203097

NYSDEC REGION 2

October 2018

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

**New York Public Library
Woodstock Branch**
761 East 160th Street
Bronx, New York 10456
(718) 665-6255

Bronx Community Board 2
1029 E. 163rd Street, Suite 202
Bronx, New York 10459
(718) 328-9125

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
Division of Environmental Remediation
1 Hunters Point Plaza
Long Island City, New York 11101
(718) 482-7541
wendi.zheng@dec.ny.gov

Health-Related Questions
Melissa Doroski
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, New York 12237
(518) 402-7860
beei@health.ny.gov

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

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 Peninsula Redevelopment site ("site") located at 1221 Spofford 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 to the left 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 **October 25** through **December 8, 2018**. The proposed plan is available for public review at the location(s) identified at left under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed remedy is intended to achieve a Track 1 Unrestricted Use, with a contingency to revert to a Track 4 Restricted Residential Use c remedy if unrestricted conditions cannot be achieved. The proposed remedy consists of:

- Excavation and removal of Underground Storage Tanks (USTs);
- Removal of free-phase diesel and groundwater through pumping and off-site disposal;
- Excavation of soil/fill exceeding Unrestricted Use Soil Cleanup Objectives (UUSCO) to depths ranging from 2 to 20 feet below grade;
- Treatment of contaminated groundwater through injection of chemical oxidants as necessary;
- Collection and analysis of end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Importation of clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities; and
- Implementation of a soil vapor intrusion evaluation for newly constructed buildings on the site.
- If an Unrestricted Use cleanup is not achieved, installation of a cover system would be required to prevent exposure to remaining contamination in soil.

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- If an Unrestricted Use cleanup is not achieved, implementation of a Site Management Plan (SMP) would be required for long term maintenance of the remedial systems
- If an Unrestricted Use cleanup is not achieved, recording of an Environmental Easement would be necessary to ensure implementation of the SMP.

The proposed remedy was developed by The Peninsula JV, LLC (“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.

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 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.

Site Description: The site comprises 3.78-acres and is bordered to the north by Corpus Christi Monastery, to the south by Spofford Avenue, to the west by Tiffany Street and to the east by Manida Street. The site is currently vacant, with a three to six-story building currently undergoing demolition. Previously, the site was occupied by the former Spofford Juvenile Detention Facility, which operated from 1956 to 2011.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C203097) 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:

- petroleum-related volatile organic compounds (VOCs), which are present in soil and groundwater, primarily in the area of the USTs;
- semi-volatile organic compounds (SVOCs) and metals (arsenic, barium, beryllium, chromium, copper, lead, mercury and zinc), which are present site-wide in soil due to historical fill; and
- separate-phase petroleum has been identified in some of the groundwater monitoring wells in the vicinity of the USTs.

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

