

---

# EXPLANATION OF SIGNIFICANT DIFFERENCE

## 1095 SOUTHERN BOULEVARD

---



Department of  
Environmental  
Conservation

---

New York City / Bronx County / Site No. C203055 / July 2019

---

Prepared by the New York State Department of Environmental Conservation  
Division of Environmental Remediation

---

### 1.0 INTRODUCTION

The purpose of this notice is to describe the progress of the cleanup at the 1095 Southern Boulevard Brownfield Cleanup Program Site C203055 and to inform you about a change in the site remedy. The Site is located at 1095 Southern Boulevard, Bronx, NY 10459. On October 31, 2013, the New York State Department of Environmental Conservation (the Department) issued a Decision Document which selected a remedy to clean up the site. The Decision Document stated that the selected remedy is a Track 1: Unrestricted use remedy. Under the Track 1 remedy described in the approved Remedial Action Work Plan (RAWP) and documented in the October 2013 Decision Document, the selected remedy included excavation and proper disposal of all on-site soil to depths of up to 30 feet below ground surface (bgs). However, letters submitted to the Department dated November 30, 2018 and March 13, 2019 prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C on behalf of Urban Health Plan, Inc., 1095 Southern Boulevard Urban, LLC, 1095 Southern OpCo, LLC, 1095 Southern HoldCo LLC, 1095 Southern III LLC, and 1095 Southern IV LLC (collectively the "Volunteers") indicated that a Track 1 cleanup would not be achieved. This determination was based on recent redesign of the building which requires shallower excavation for building foundations. These letters provide details on proposed changes to the selected remedy and demonstrate that the amended remedy would achieve a Track 2 commercial cleanup level: Restricted use with generic soil cleanup objectives.

This Explanation of Significant Difference (ESD) will become part of the Administrative Record for this Site. The information here is a summary of what can be found in greater detail in documents that have been placed in the following repositories:

**New York Public Library - Hunts Point Branch**

877 Southern Boulevard  
Bronx, NY 10459  
Call for hours: (718) 617-0338

**Brooklyn Community Board #2**

1029 E. 163 St, 2nd Fl  
Bronx, NY 10459  
Call in advance: 718-328-9125

**NYSDEC Region 2 Office**

Manfred Magloire, Project Manager  
47-40 21st Street  
Long Island City, NY 11101  
(718) 482-4078  
[manfred.magloire@dec.ny.gov](mailto:manfred.magloire@dec.ny.gov)

Interested persons are invited to contact the Department's Project Manager for this site to obtain more information or have questions answered.

## **2.0 SITE DESCRIPTION AND ORIGINAL REMEDY**

### **2.1 Site History, Contamination, and Selected Remedy**

**Site Description:** The site is located at 1095 Southern Boulevard in the Bronx. It is bordered by Southern Boulevard to the east, residential buildings immediately adjacent to the north and west, and a commercial building immediately adjacent to the south. The site is identified as Block 2727, Lot 41 on the Bronx County Tax Map. Further east across Southern Boulevard are commercial properties. The site is approximately 0.23 acres and is currently vacant and undeveloped, following a fire in 2008 which destroyed the on-site building. Previously, the site has been used for several commercial uses including, most recently, as a dry-cleaning facility. Prior to that, a one-story automotive service station building occupied the site.

**Summary of the Investigation:** Sampling has identified elevated concentrations of the chlorinated solvent perchloroethylene (PCE) and its breakdown products in soil, groundwater and soil vapor. The primary contaminants of concern are chlorinated solvents, consistent with the previous use of the site for dry cleaning. Tetrachloroethylene (PCE) and its breakdown products have been detected in soil, groundwater, and soil vapor.

#### **Elements of the Original Selected Remedy:**

- Excavation and off-site disposal of all on-site soil, fill material, and some bedrock to a depth of approximately 30 feet below surface grade;
- Collection and analysis of end-point samples to ensure that all contaminant source material has been removed and to evaluate the effectiveness of the remedy with respect to attainment of Soil Cleanup Objectives (SCOs);
- Backfilling of excavated areas to development grade, if necessary, with clean fill material;
- Extensive dewatering, with treatment as necessary, to facilitate the excavation to approximately 20 feet below the water table;
- In the event that a Track 1 cleanup is not achieved, preparation of a Site Management Plan (SMP) for long-term management of residual contamination as required by the Environmental Easement, if required, including plans for: Institutional and Engineering Controls (IC/ECs); monitoring; operation and maintenance; and reporting; and
- In the event that a Track 1 cleanup is not achieved, recording of an Environmental Easement, including institutional controls, to ensure implementation of the SMP and proper use of the site.

### **3.0 CURRENT STATUS**

The remedial action has not yet started. Remedial Action implementation has been delayed and is expected to begin on June 28, 2019. To date, the volunteer proposes to achieve a Track 2 clean-up in lieu of the Track 1 cleanup established in the October 2013 Decision Document.

## **4.0 DESCRIPTION OF SIGNIFICANT DIFFERENCE**

### **4.1 New Information**

The November 30, 2018 and March 13, 2019 letters described how the proposed foundation redesign affects the selected remedy. The redesign of the building foundation includes elimination of a sub-cellar

level, reducing the excavation depth to 19.5 feet bsg.

## **4.2 Comparison of Changes with Original Remedy**

Under the Track 1 remedy described in the October 2013 RAWP and Decision Document, the proposed excavation to approximately 30 feet bsg would have removed all soil exceeding the applicable protection of groundwater and unrestricted use SCOs. The excavation depth was in part driven by the original three-level basement design. In accordance with the building redesign, the three-level basement concept is no longer being considered. The November 30, 2018 and March 13, 2019 letters indicate that the site will achieve a Track 2 clean-up in lieu of the Track 1 clean-up established in the October 2013 RAWP and Decision Document. The following revisions to the approved remedy will be implemented:

- Site-wide excavation to approximately 19.5 below ground surface (bgs);
- As an additional contingency in the event source material is encountered deeper than 20 feet bgs, the support of excavation design will accommodate localized excavations to a depth of 22 feet bgs.
- Reduced dewatering, with treatment as necessary, to facilitate the excavation to approximately 9 feet below the water table;
- Implementation of in-situ chemical oxidation and/or bioaugmentation to achieve the remedial action objectives for groundwater. After completion of the remedial excavation, a groundwater sample will be collected from post-remediation performance monitoring wells in the downgradient Southern Boulevard sidewalk. Based on the results of those samples, a groundwater treatment work plan/remedial design will be developed that will evaluate possible treatment options and include any treatability studies needed to select an appropriate treatment method.

## **5.0 SCHEDULE AND MORE INFORMATION**

This Explanation of Significant Difference provides a thirty (30) day comment period to the public, from **July 11 through August 11, 2019**. If you have questions or need additional information you may contact any of the following:

### **Project-Related Questions:**

Manfred Magloire  
NYS Department of Environmental Conservation  
Division of Environmental Remediation  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
(718) 482-4078  
[manfred.magloire@dec.ny.gov](mailto:manfred.magloire@dec.ny.gov)

### **Project-Related Health Questions**

Arunesh Ghosh  
NYS Department of Health  
Bureau of Environmental Exposure Investigation  
Corning Tower, Room 1787  
Albany, NY 12237  
(518) 402-7860  
[bee@health.ny.gov](mailto:bee@health.ny.gov)

# Site Location Map

