



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Parkchester Crossing
1590 White Plains Road
Bronx, NY 10462

SITE No. C203079

NYSDEC REGION 2

January 2020

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

New York Public Library – Parkchester Branch

1985 Westchester Avenue
Bronx, NY 10462
(718) 829-7830

Bronx Community Board #9

1967 Turnbull Avenue, Room 7
Bronx, NY 10473
(718) 823-3034

Who to Contact

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

Project-Related Questions

Ronnie Lee, Project Manager
NYSDEC
625 Broadway, 12th Floor
Albany, NY 12233-7016
(518) 402-9767
ronnie.lee@dec.ny.gov

Project-Related Health Questions

Mark Sergott
NYSDOH
Bureau of Environmental Exposure
Investigation
Empire State Plaza – Corning Tower
Room 1787
Albany, NY 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

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Parkchester Crossing site ("site") located at 1590 White Plains Road in the Parkchester section of Bronx County, under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

The cleanup activities were performed by ZP Realty LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site.

- Access the FER, Notice of COC and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C203079/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Completion of the Project: The following activities have been completed to achieve the remedial action objectives:

- Excavation - Excavation and off-site disposal of 11,652 tons of soil exceeding the Restricted Residential Use soil cleanup objectives (SCOs) and/or Groundwater Protection SCOs for tetrachloroethylene. Clean fill was brought in to replace the excavated soil and to establish the design grades at the site. Excavation, cleaning and off-site disposal of: five 4,000-gallon underground storage tanks (USTs); two 550-gallon USTs; one 1,500-gallon aboveground storage tank (AST); and one 2,000-gallon AST as well as fuel dispensers and ancillary product piping.
- In-Situ ("in-place") Chemical Oxidation (ISCO) – ISCO is a technology used to treat volatile organic compounds (VOCs) in the groundwater. A chemical oxidant was injected into the groundwater to treat remaining petroleum-related VOCs and chlorinated VOCs in the groundwater.
- Site Cover System – A site cover system was placed over the site. The site cover system is comprised of a minimum of 2 feet of clean replacement fill material placed over a demarcation layer, with the upper six inches consisting of gravel.
- Development of a Site Management Plan (SMP) for long-term management of remaining contamination as required by the Environmental Easement, including plans for: (1) Institutional and

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Engineering Controls (IC/ECs); (2) monitoring; and reporting.

- Recording of an Environmental Easement as an IC to prevent future exposure to any contamination remaining at the site.

Final Engineering Report Approved: NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been put in place on the site:

- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

The following engineering controls have been put in place on the site:

- Cover System
- ISCO Treatment System

Next Steps: With its receipt of a COC, the applicant(s) is eligible to redevelop the site. In addition, the applicant(s):

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

A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Site Description: The site is located in the Parkchester section of the Bronx. The site is an entire block which is bordered by East Tremont Avenue to the north, Guerlain Street to the south, White Plains Road to the west and Unionport Road to the east. Adjacent to the site are residential areas to the south, east and west, and commercial areas to the north and west. Historic operations conducted at the site resulted in contamination of the subsurface with petroleum-related and chlorinated solvents.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C203079) at:

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

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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

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

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

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <http://www.dec.ny.gov/pubs/109457.html>

Site Location Map

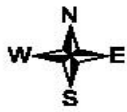


Figure 1
Site Location
1590 White Plains Road
Bronx County
Site No. C203079

