



<h1>FACT SHEET</h1>	<h2>Brownfield Cleanup Program</h2>
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Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: 600 Associates LLC
DEC Site #: C203085
Address: 600 East 156th Street, Bronx, NY 10455

Have questions?
See
"Who to Contact"
Below

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 600 Associates LLC ("site") 600 East 156th Street in the Bronx, NY. Please see the map below 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 and funded by 600 Associates LLC ("applicant") with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

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 and/or the environment.

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

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C203085>

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **April 5, 2017** through **May 19, 2017**. The draft Remedial Work Plan (RWP) containing the proposed site remedy is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

The proposed remedy was determined to be protective of human health and the environment, taking into consideration the current, intended and reasonably anticipated future use of the property. The proposed remedy consists of:

- Excavation and off-site disposal of on-site soils to achieve unrestricted use soil cleanup objectives (UUSCO). Approximately 4,500 cubic yards of soil will be removed from the

site. Appropriate off-site disposal of all materials removed from the site in accordance with all Federal, State and local rules and regulations for handling, transport, and disposal;

- Clean fill meeting the state and local requirements will be brought in to replace the excavated soil and establish the designed grade at site;
- Performance of a soil vapor intrusion evaluation;
- Placement of a site cover system to allow for restricted residential use of the site if the UUSCO are not met; and
- Imposition of an institutional control in the form of an Environmental Easement and a Site Management Plan for the property if needed.

Summary of the Investigation

Site investigations were conducted in 2015 and 2016. Soil, and groundwater samples were collected and analyzed for Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs), metals, Polychlorinated Biphenyls (PCBs), and pesticides. Soil vapor samples were analyzed for VOCs.

- Within soils, six SVOCs were detected exceeding their respective Restricted Residential Use Soil Cleanup Objectives (SCOs). The SVOCs included benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, chrysene, dibenzo(a,h)anthracene, and indeno(1,2,3-cd)pyrene. Four metals including, barium, copper, lead and mercury exceeded their respective Restricted Residential Use SCOs.
- Groundwater was analyzed and compared to NYSDEC Technical and Operational Guidance Series (TOGS). Exceedances included Chloroform, Dieldrin, Hexachlorobenzene, Antimony, Iron, and Manganese.
- Soil vapor samples contained petroleum related VOCs present in low concentrations. VOC soil vapor constituents were identified throughout the property.

Next Steps

NYSDEC will consider public comments received on the proposed remedy presented in the draft RWP and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The final Remedial Work Plan (with revisions if necessary) and the Decision Document 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.

Background

Location:

The site is located in an urban area at 600 East 156th Street, Bronx, NY, 10455. The site has frontage along East 156th Street, Cauldwell Avenue and Eagle Avenue and is located approximately 1-mile north of the Bruckner Expressway; 1-mile east of the Harlem River and the Major Deegan Expressway; 1.75-mile south of Interstate 95; and 1.4 -mile west of the Bronx River.

Site Features:

The property contains a partial one-story and two-story commercial building which fronts East 156th Street constructed of decorative brick. Entrances include multiple truck bays. There is a large asphalt paved parking lot on the corner of Cauldwell Avenue and East 156th Street. The property has a

significant change of elevation from the sloping parking lot surface. The grade at the parking lot is equivalent to the roof elevation of the one-story portion of the building. A small security shed is located in the parking lot at the entrance along East 156th Street. The general slope appears to be to the north.

Past Uses of the Site:

The property was occupied by Zola Garage Corp. in 1927 to 1940. By 1935, a garage with 120 car capacity was located on the eastern portion of the property which also contained two 550-gallon gasoline tanks buried beneath the foundation; and furniture storage and a warehouse were located in the middle portion of the property. Arvic Garage Corp. operated onsite from 1940 to 1947; Ebling Brewery, 1947 - 1951; and Naparaco Erection Corp. and National Steel Partition Company, Inc., 1956 - 1965. In 1965, Bantam Travelware Corp. was located on-site. From 1993-2005 the property has been occupied by Gem Sound Corp. and Webster Parking, Inc.

Site Geology and Hydrogeology:

The site has a sloping surface along the eastern portion of the property, sloping in a northern direction. There are no natural or artificial surface water bodies or impoundments. Water from rain events runs off into street storm drains. The depth of the shallow groundwater is anticipated to be between 30-40 feet below surface grade. Shallow groundwater beneath the site flows to the southwest. The property elevation is approximately 50 feet above mean sea level and is underlain by Pleistocene-age glacial till deposits composed of a poorly sorted mixture of unconsolidated clay, silt, sand, gravel cobbles and boulders. These deposits rest on deeper Ordovician-age crystalline bedrock.

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.

Bronx Community Board No. 1
3024 Third Avenue
Bronx, NY 10455
(718) 585-7117

New York Public
Library 610 East 169th
Street Bronx, NY 10456
(718) 589-9268

Who to Contact

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

Project Related Questions

Aaron Fischer
New York State Department of
Environmental Conservation
625 Broadway, Albany NY 12203
(518) 402-9767
aaron.fischer@dec.ny.gov

Site-Related Health Questions

Sarita Wagh
New York State Department of Health
Bureau of Env. Exposure Investigation
Empire State Plaza - Corning Tower, Room 1787
Albany, NY 12237
(518) 402-7860
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.

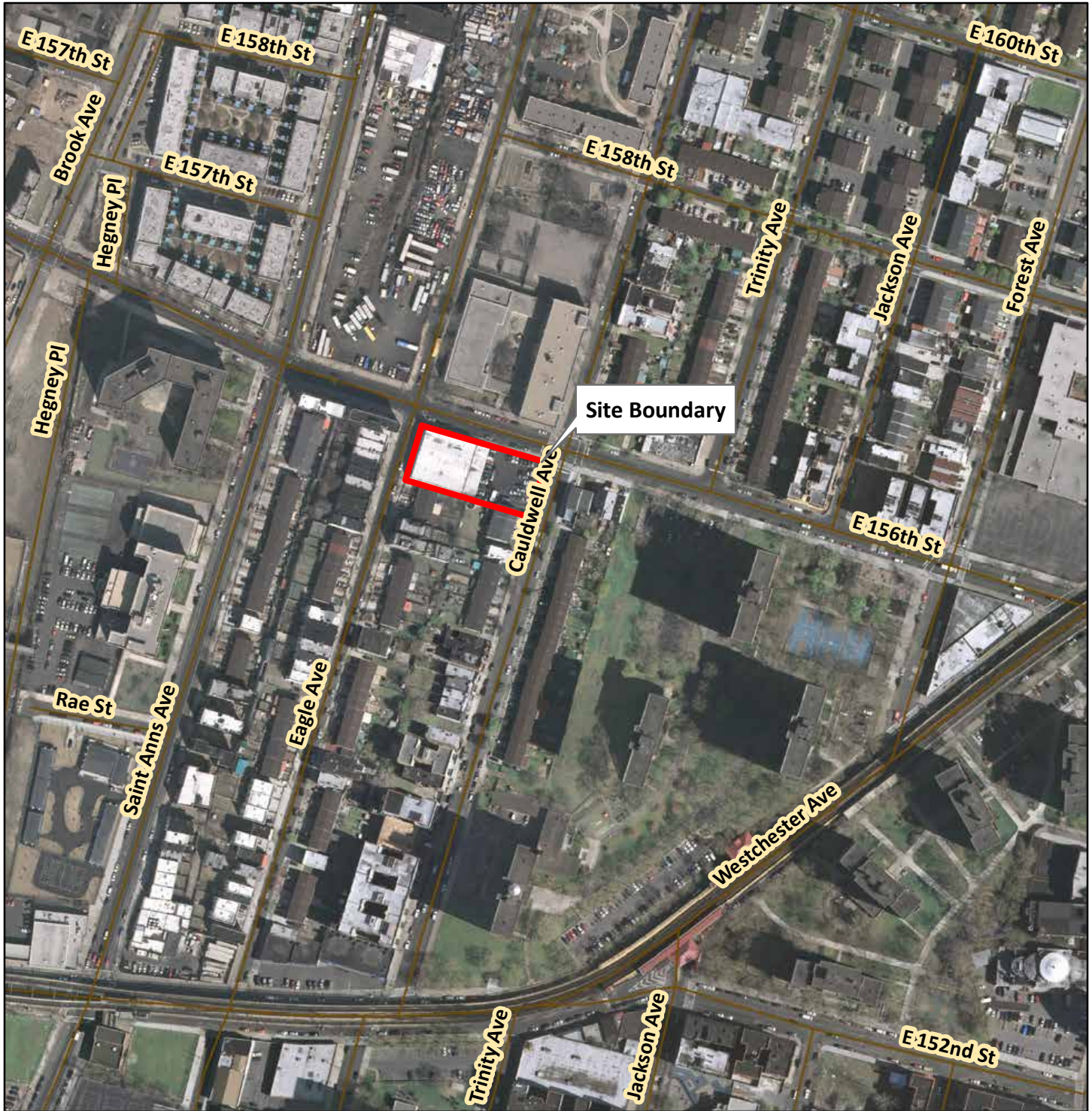
Receive Site Fact Sheets by Email

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.

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



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Site Map

600 Assocaites LLC
600 E 156th Street
Bronx, NY
Site C203085