



FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: 477 Gerard Avenue
DEC Site #: C203071
Address: 477 Gerard Avenue
Bronx, NY 10451

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 477 Gerard 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 below under "Where to Find Information."

The cleanup activities will be performed and funded by Jai Ganesh Realty, 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.

An Interim Remedial Measure Work Plan was previously approved in April 2015 but was not implemented due to lack of funding; however, the applicant now plans to proceed with the Remedial Action Work Plan (RAWP).

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.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at: <http://www.dec.ny.gov/cfm/external/derexternal/index.cfm?pageid=3>
Enter the site code (located above, next to "DEC Site #"), then click on "Submit".

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **December 13, 2017 through January 27, 2018**. The draft RAWP 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 consists of excavation of soil/historic fill up to 20 feet below grade that contain poly-cyclic aromatic hydrocarbons (PAHs), metals, and poly-chlorinated biphenyls

(PCBs) at concentrations exceeding unrestricted use soil cleanup objectives (UUSCOs).

A Soil Vapor Intrusion (SVI) evaluation will be conducted following implementation of the remedy to ensure that there aren't any potential exposures to future building occupants related to SVI.

Any underground storage tanks (USTs), piping and appurtenances discovered during remediation will be properly removed and disposed in accordance with all applicable rules and regulations.

Summary of the Investigation

PAHs, metals, and PCBs were found to be present in subsurface soils at concentrations above UUSCOs, to depths up to 20 feet below grade. Two petroleum-related volatile organic compounds (VOCs) (p-isopropyltoluene and 1,2,4-trimethylbenzene) were found in site groundwater marginally above groundwater standards. Several VOCs, including tetrachloroethene and 1,1,1-trichloroethane were detected in soil vapor.

Next Steps

NYSDEC will consider public comments received on the proposed remedy presented in the draft RAWP and ultimately issue a final Decision Document. NYSDOH must also concur with the remedy. The final RAWP (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 at 477 Gerard Avenue, Bronx, NY on the northwest corner of the intersection of East 146th Street and Gerard Avenue. The site is bounded by the streets above, and the 500 Exterior Street property. The site is approximately 0.37 acres in size.

Site Features: The site is currently vacant, cleared, and surrounded by a fence.

Current Zoning and Land Use: The site is currently vacant with an ongoing hotel construction project adjacent to it. The site is zoned M1-4/R8A as a special mixed-use district meant to enhance the vitality of existing neighborhoods with mixed residential and industrial uses.

Past Use of the Site: The site was developed with commercial and industrial uses since at least 1908. Specific past uses include a lumberyard, a sign frame company, auto junkyard, and auto repair facility. USTs have been reported at the site on historical Sanborn maps, but none were found during the most recent investigation.

Geology and Hydrogeology: The subsurface consists of a 5 to 10 feet deep historic fill layer. Beneath the fill layer, the site consists of unconsolidated sand and gravel layers to the depth of bedrock, which is approximately 300 feet below ground surface (bgs). Regional groundwater flow was found to flow southwest towards the Harlem River and resides beneath the site at 12 to 19 feet bgs. There are two major aquifers beneath the site with a clay layer confining the lower

aquifer. The clay forms the Raritan Confining Unit which consists of layers of solid to silty clays and layers of sands. The aquifer below the Raritan Confining Unit consists of fine to medium grained sand and gravel with some coarse sand and solid clay.

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.

Ms. Jeanine Thomas-Cross
New York Public Library
Mott Haven Library
321 East 140th Street at Alexander Avenue
Bronx, NY 10454
Tel: 718-665-4878

Who to Contact

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

Project Related Questions

Kyle Forster
NYS Dept. of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Tel: 518-402-8644
Email: kyle.forster@dec.ny.gov

Site-Related Health Questions

Melissa Doroski
New York State Department of Health
Empire State Plaza – Corning Tower Room
#1787
Albany, NY 12237
Tel: 518-402-7860
Email: bee@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.

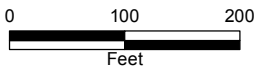


Figure 1
Site Map
477 Gerard Avenue
Bronx, NY
Site No. C203071

