Department of Environmental Conservation

February 2016

FACT SHEET

Brownfield Cleanup Program

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

Site Name: Enclave on 241st Street Development
DEC Site #: C203077
Address: 714 East 241 Street, Bronx, NY 10470

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 the Enclave on 241st Street Development ("site") 714 East 241 Street in the 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 Enclave on 241 Street 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.

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=C203077

How to Comment
NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **February 12, 2016** through **March 28, 2016**. 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 consists of:

- Removal of underground petroleum tanks remaining on the site,
- Excavation of contaminated soil and sampling to ensure that remaining soil meets standards for restricted residential use,
- Treatment of contaminated groundwater and monitoring to ensure treatment is effective and
- Installation of a ventilation system in the below grade parking area (and other below grade areas not used for parking) to ensure that any contaminated soil vapors are removed from the building.

Both the groundwater and soil contain volatile compounds typically found in gasoline, and one groundwater well had a layer of light petroleum product on top of the water surface.

The proposed remedy will remove all source materials such as underground tanks and contaminated soil from the site. Approximately 13,300 cubic yards of soil will be removed. The new building will occupy almost the entire lot, and will serve as an impermeable site cover system to prevent any exposures to residents or the public. In the rear yard, the top two feet of soil, which currently contains lead in excess of the restricted residential soil standard, will be removed and replaced with clean soil. This soil will be considered part of the cover system and the owner will be required to maintain it and annually submit a report indicating it is still in place. Although groundwater is not used in this area, once the source material has been removed, the groundwater will be treated to address any remaining contamination and monitoring will continue until the groundwater meets NYS standards. A final component in the remedy is a Site Management Plan that documents any continued monitoring requirements, and requires an institutional control (in the form of an environmental easement) that limits site use to restricted residential (apartment) uses. An Institutional Control is a non-physical means of enforcing a restriction on the use of real property that limits human or environmental exposure, restricts the use of groundwater, provides notice to potential owners, operators, or members of the public, or prevents actions that would interfere with the effectiveness of a remedial program or with the effectiveness and/or integrity of site management activities at or pertaining to a site. An Engineering Control is any physical barrier or method employed to actively or passively contain, stabilize, or monitor contamination, restrict the movement of contamination to ensure the long-term effectiveness of a remedial program, or eliminate potential exposure pathways to contamination.

Summary of the Investigation

Soil, groundwater and soil vapor on the site has been sampled. The area near the former gas station has the highest levels of contamination. The main contamination is volatile compounds from gasoline in the groundwater and in soil. Soil contains xylenes at 600 parts per million (ppm) compared to a cleanup objective of 100 ppm for restricted residential use. Groundwater contains volatile compounds, such as xylene, at 15,000 parts per billion (ppb). The standard is 5 ppb. Soil vapor contained detectable chlorinated compounds, believed to be from an off-site source. The highest value was trichloroethene at 760 micrograms per cubic meter along Furman Avenue.

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 Enclave on 241st Street Development site is located in an urban area in the Wakefield section of the Bronx. The site is bounded by East 241st Street to the northeast, White

Plains Road to the northwest, Furman Avenue to the southeast and East 240th Street to the southwest.

Site Features: The site is comprised of an approximate 28,720 square-foot irregularly shaped lot that includes the following addresses: 714 East 241st Street (former lot 1), developed with a vacant one-story office building with basement; 4643 Furman Avenue (former lot 3), developed with an asphalt-paved parking lot; 4641 Furman Avenue (former lot 6), undeveloped dirt and grass lot; 4644 White Plains Road (former lot 59), developed with a vacant one-story former gasoline station and auto body shop; 700 East 2241st Street (former lot 62), developed with a vacant one-story former gasoline station and auto body shop; and 704 East 241st Street (former lot 65), undeveloped dirt and grass lot.

Current Zoning/Use: The site is currently vacant but is located in an Industrial Zoned area identified as M1-1. During redevelopment of the site, the project will be rezoned from M1-1 to R7-D with a C4-4 overlay.

Historical Use: The north and northwestern portions of the site have been used for gasoline filling stations and automobile repair since at least 1935.

Site Geology and Hydrogeology: The site is characterized by a 1 to 3 foot layer of brown silty sand with brick historic fill material, underlain by a native brown silty-sand or sand and grey clay. The area of the Bronx in which the site is located is underlain by a widespread dense layer of clay, sand and boulders.

Bedrock is estimated at approximately 140 feet below ground surface (bgs) and is composed of Middle Ordovician to Lower Cambrian-Ordovician Hartland Formation which generally consists of muscovite-biotite-quartz schist with minor garnet. No bedrock outcrops were observed at the site.

The approximate depth to groundwater is estimated at 10 to 12 feet bgs and, based on local topography, is expected to flow to the south-southwest.

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 is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

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.

Wakefield Library
4100 Lowerre Place
Bronx, NY 10466
Tel: 718 652 4663

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

Project Related Questions
Ruth Curley, NYSDEC Project Manager

New York State Department of Environmental Conservation

625 Broadway -12th Floor

Albany NY 12233-7016
Tel: 518-402-9767

Email: ruth.curley@dec.ny.gov
{Call for an appointment}

Site-Related Health Questions
Brad Wenskoski, NYSDOH Project Manager

New York State Department of Health

Empire State Plaza, Corning Tower 1787

Albany NY 12237
Tel: 518-402-7860

Email: 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.

SITE LOCATION MAP

C203077

ENCLAVE ON 241ST STREET DEVELOPMENT