



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Parkchester Crossing
1590 White Plains Road
Bronx, NY 10462

SITE No. C203079

NYSDEC REGION 2

August 2019

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

Where to Find Information:

Project documents are available at the following location(s) to help the public stay informed.

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 always welcome and should be directed as follows:

Project-Related Questions

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

Project-Related Health Questions

Mark Sergott
NYSDOH
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

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the Parkchester Crossing site ("site") located at 1590 White Plains Road, 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 to the left under "Where to Find Information."

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site poses a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site; the potential for off-site migration of contaminants in the groundwater; and the potential for human exposure to site-related contaminants via soil vapors.

How to Comment: NYSDEC is accepting written comments about the proposed plan for 45 days, from **August 7** through **September 23, 2019**. The proposed plan is available for public review at the location(s) identified at left under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed combined unrestricted use and restricted residential use remedy consists of:

- Treating contaminated groundwater through injection of chemical oxidants into the groundwater;
- Collecting and analyzing end-point samples to evaluate the effectiveness of the remedy;
- Importing material that meets the established soil cleanup objectives (SCOs), as necessary to replace excavated soil or establish the designed grades at the site;
- Constructing a cover system composed of gravel and clean soil on Lots 1, 7, 17, and 23 (and on Lot 8, if needed) to allow for restricted residential use of the site;
- Implementing a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;
- Implementing a Site Management Plan (SMP) for Lots 1, 7, 17, and 23 (and for Lot 8, if needed) to ensure the remedy remains effective.
- Recording of an Environmental Easement for Lots 1, 7, 17 and 23 (and Lot 8 if needed) to ensure proper use of the site.

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The proposed remedy was developed by ZP Realty LLC (“applicant”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A “Remedial Investigation Report”, which describes the results of the site investigation was submitted concurrently with the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. 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.

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. The site is approximately 1.49 acres in size. The vacant buildings that formerly existed on each of the five lots (Lots 1, 7, 8, 17 and 23) that comprise the site, including the gas station with two pump islands and dispensers and convenience store have since been demolished. The gas station ceased operation in June 2016. Based on the conditions observed during the remedial investigation, an expedited cleanup known as an Interim Remedial Measure (IRM) is being performed. The IRM consists of:

- Demolition of the existing buildings;
- Removing seven underground storage tanks (USTs) and associated piping, two above-ground storage tanks (ASTs), and the former service station pump islands with four dispensers;
- Removal and off-site disposal of contaminated soil attributed to the pump island areas and UST areas on Lot 8, as needed to achieve unrestricted soil cleanup objectives (SCOs); and
- Removal and off-site disposal of contaminated soil to approximately 5 feet below surface grade on Lot 1 to achieve restricted residential SCOs.

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/cfm/externalapps/derexternal/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern include chlorinated and petroleum-related volatile organic compounds (VOCs); semi-volatile organic compounds (SVOCs), specifically, polycyclic aromatic hydrocarbons (PAHs); and heavy metals.

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.

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:

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 Location Map



Figure 1

Site Location

1590 White Plains Road
Bronx County
Site No. C203079

