

NEW YORK STATE
DEPARTMENT OF



ENVIRONMENTAL
CONSERVATION

**Former Dico G Auto & Truck
Repair Site**

3035 White Plains Road
Bronx, NY

Document repository:
New York Public Library
Allerton Branch
2740 Barnes Avenue
Bronx, N.Y. 10467

For Library hours, call:
(718) 881-4240

Project Contacts:

Project Related Questions

Mandy Yau
New York State Department of
Environmental Conservation
Division of Environmental
Remediation, Region 2
47-40 21st Street
Long Island City, NY 11101
(718) 482-4897
mxyau@gw.dec.state.ny.us

Health Related Questions

Chris Doroski
New York State Department of Health
547 River Street
Troy, NY 12180
(518) 402-7860 Ext 27880
cmd16@health.state.ny.us

**For more information about New
York State's BCP, visit:**
www.dec.state.ny.us/website/der/bcp

FACT SHEET #6

Former Dico G Auto & Truck Repair
3035 White Plains Road
Bronx, New York
Site No. C203039

Brownfield Cleanup Program

December 2008

NYSDEC REGION 2

NYSDEC Certifies Remediation Requirements Achieved at Brownfield Site

**Former Dico G Auto & Truck Repair Site
3035 White Plains Road, Bronx, New York**

The New York State Department of Environmental Conservation (NYSDEC) has determined that Bedford Park Associates, LLC, Adeo & Lester, L.P. and 3035 White Plains Retail, LLC (the Volunteer) has achieved remediation requirements to address contamination related to the Former Dico G Auto & Truck Repair site ("the Site") located at 3035 White Plains Road (see addresses in left column) in the Bronx under New York's Brownfield Cleanup Program (BCP). See attached map for the location of the Site. NYSDEC has issued a Certificate of Completion (COC) to the Volunteer regarding the Site. The Volunteer is now eligible to redevelop the Site. A copy of the Certificate of Completion is available at the document repository identified in this fact sheet.

NYSDEC previously accepted an application submitted by the Volunteer to participate in the BCP. The application proposes that the Site will be used as a residential apartment building with first floor commercial space (retail) and a basement level parking garage.

The COC issued by NYSDEC contains:

- 1) a description of the remedial activities completed;
- 2) a certification that remediation requirements have been or will be achieved;
- 3) the boundaries of the Site;
- 4) a description of 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 the remedial action leaves residual contamination that 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;
- 5) a certification that an operation, monitoring and maintenance plan for any engineering controls used at the Site has been approved by NYSDEC.

Remedial Activities

Remediation was completed in December 2008 and included the excavation and proper off-Site disposal of all contaminated soil and fill to the bedrock surface. A portion of the bedrock was also removed to allow the construction of a basement level garage for the new building. In addition, vacuum-enhanced fluid recovery (VEFR) was performed on two occasions to remove a small amount of liquid-phase hydrocarbons (LPH) which appeared in one of the Site monitoring wells. Chemical oxidant treatment was also performed on two occasions to reduce volatile organic compounds (VOCs) in groundwater.

A sub-slab depressurization system and vapor barrier were also installed beneath the occupied area (retail space) of the new building. In addition to these engineering controls there are a number of institutional controls required at the Site that are memorialized in the Environmental Easement which has been recorded in the New York County Clerk's Office.

A Site Management Plan (SMP) has been approved by the NYSDEC. The SMP includes an Engineering and Institutional Control Plan, a Monitoring Plan for groundwater, an Operation and Maintenance Plan for the groundwater monitoring wells, and a Site Management Reporting Plan. The engineering controls provide further remediation of groundwater through continued chemical oxidant treatment and LPH removal, and provide protection from the residual materials for human health and the environment and include the sub-slab depressurization system and vapor barrier beneath the occupied area of the new building's foundation. The institutional controls, which are designed to prevent future exposure to residual contamination, include requirements for monitoring, inspections and certifications, and prohibition of groundwater use.

Next Steps

NYSDEC issued the Certificate of Completion based on review and approval of the Final Engineering Report (FER) submitted by the Volunteer. The FER described the remedial activities completed and certified that remediation requirements have been achieved for the Site. The FER was submitted to NYSDEC in November 2008 and approved in December 2008.

With its receipt of a COC, the Volunteer is eligible to redevelop the Site. In addition, the Volunteer:

- 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 remedial activities and for redevelopment of the Site.

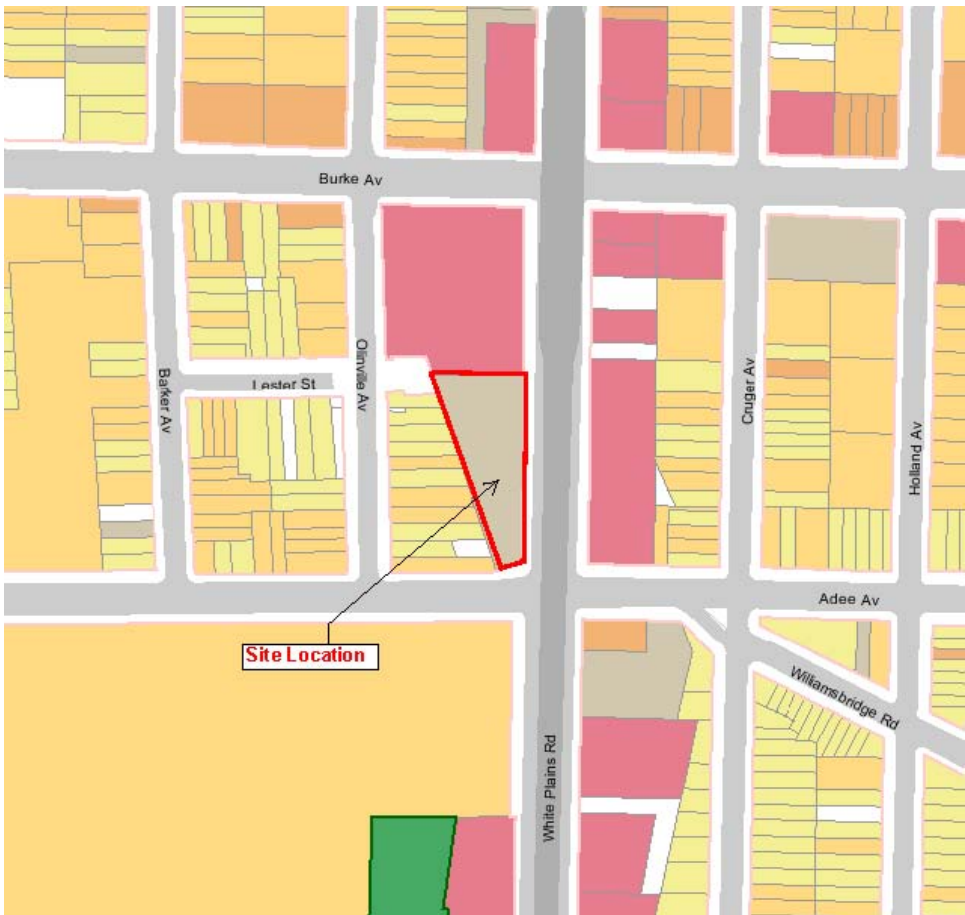
A COC may be modified or revoked if, for example, the applicant does not comply with the terms of its Brownfield

Cleanup Agreement with NYSDEC, or if the applicant commits fraud regarding its application or its certification that it has met cleanup levels.

Background

Bedford Park Associates, LLC, Adee & Lester, L.P. and 3035 White Plains Retail, LLC entered into a Brownfield Cleanup Agreement (BCA) with NYSDEC in July 2007. The Site is located in the County of the Bronx, New York and is identified as Block 4545, Lots 1001 and 1002 (formerly Lot 14) on the Bronx County Tax Map. The Site is situated on an approximately 0.39-acre area bounded by Adee Street to the south, a commercial property to the north, residential homes to the west and White Plains Road to the east (see Figure 1). An elevated New York City MTA Rail Line is adjacent to the property to the east, covering over White Plains Road.

As part of the BCP, the Site was investigated by Environmental Business Consultants (EBC) in accordance with the scope of work presented in the NYSDEC-approved Remedial Investigation (RI) Work Plan dated September 2007 and a Stipulation Letter (EBC) dated September 27, 2007. The investigations were conducted between October 2 and November 2, 2007. The RI Report was submitted to NYSDEC on October 9, 2008. The Site was determined not to be a significant threat by NYSDEC and New York State Department of Health (NYSDOH). The Site was remediated in accordance with the scope of work presented in the NYSDEC-approved Interim Remedial Measure Work Plan (IRMWP) dated November 2007 and the Remedial Action Work Plan (RAWP) dated December 2008.



NOTE:

If you know someone who would like to be added to the project mailing list, have them contact the NYSDEC project manager above. 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.

Figure 1