



FACT SHEET

Brownfield Cleanup Program

Cornerstone B-1
C203044
Bronx, NY

June 2009

Remedial Investigation Report Completed; Report Recommends Remediation of Brownfield Site Contamination along with Pre-Design Groundwater Investigation; and, Remedial Action to Address Brownfield Site Contamination to Begin

A Remedial Investigation has been completed for Cornerstone B-1 located at 3100 Third Avenue in the Bronx, NY under New York's Brownfield Cleanup Program (BCP). See map for the location of the Site. CS Melrose Site B LLC has submitted to the New York State Department of Environmental Conservation (NYSDEC) a "Remedial Investigation Report" and "Remedial Action Work Plan", which have been approved by the Department. The Remedial Investigation (RI) Report describes the results of the environmental investigation of the Site and recommends action to address contamination. The Remedial Action Work Plan (RAWP) describes how the Applicant will address the contamination related to the Site. The RI Report and RAWP are available at the document repository identified in this fact sheet.

Construction is also about to begin at the Site under New York's BCP. CS Melrose Site B LLC will soon begin remedial activities to address contamination at the Site with oversight provided by the New York State Department of Environmental Conservation (NYSDEC).

NYSDEC previously accepted an application submitted by CS Melrose Site B LLC to participate in the BCP. The application proposes that the Site will be used for residential and commercial purposes.

Highlights of the Remedial Investigation Report

The RI Report has several goals:

- 1) describe the investigation activities completed;
- 2) describe the nature and extent of contamination at the brownfield site;
- 3) provide information about off-site contamination issues, and
- 4) recommend whether the Applicant believes that remediation is required. "Remediation" means all necessary actions to address any known or suspected contamination associated with the site.

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 and business.

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: www.dec.state.ny.us/website/der/bcp

CS Melrose Site B LLC entered into the BCP as a Volunteer. As such, the Volunteer was only responsible for investigating on-Site (Lot 45) issues. However, as the planned redevelopment for this Site (Lot 45) also includes the two adjoining lots (49 and 70), the RI Study Area extended to these two lots as well. All three lots (45, 49,

and 70) are referred to as the "Study Area" in the RI Report. The on-Site (Lot 45) data indicates that there has been a release of Tetrachloroethene (PCE) to the subsurface at the Site. This is demonstrated by the detections of PCE in the soil as well as in the soil vapor. In addition, select metals were detected in the subsurface soils above Part 375 Unrestricted Use Soil Cleanup Objectives (SCOs). The data also indicates that PCE soil vapors exist below all portions of the existing Site building foundation, but is most concentrated below southern portion of the building which was formerly used as a dry cleaning facility. Elevated levels of acetone, Methyl Ethyl Ketone (MEK), trichloroethene (TCE), toluene, and xylene were also measured within the soil vapor. The levels of acetone and toluene may have been related to the Site once being occupied by an undertaker.

Elevated level of several SVOCs commonly referred to as poly-nuclear aromatic hydrocarbons or "PAHs" and select metals were detected off-site throughout the lots 49 and 70 at varying depths. In addition, the PCB Archlor 1242 exceeded the Part 375 Unrestricted Use SCOs in one soil boring.

All monitoring wells installed during the RI are technically "off-Site". As rainwater infiltrates into the soils at the Site, some of the PCE has migrated into the groundwater. This condition is most evident in monitoring well MW-2, which is located in the sidewalk adjacent to the location of the former dry cleaner and the elevated PCE soil vapor readings. The groundwater sampling results also indicate that the PCE contamination has migrated off-Site as four of the five monitoring wells had PCE concentrations exceeding NYSDEC TOGS groundwater standards. Chloroform was also detected above NYSDEC TOGS in three wells. The detections of Chloroform may be related to the Site's former usage as an undertaker. Select metals were also detected in the groundwater above drinking water standards.

The RI Report concluded with the following recommendations:

- A RAWP should be prepared for the Site. The RAWP should incorporate the cleanup of the Site concurrent with the redevelopment of the Site.
- The majority of the contaminants at the Site exist within the soil and soil vapor. The RAWP should include a program for the excavation and removal of these impacted soils as part of the Site redevelopment.
- Due to the Site-wide detections of VOCs in the soil vapor, a vapor barrier and/or a properly ventilated parking garage should be incorporated in the foundation of the new building. The specifications for this should be included in the RAWP.

Significant Threat Determination

NYSDEC has determined that Cornerstone B-1 poses a significant threat to human health and the environment. NYSDOH concurred in the determination that the Site poses a significant threat to human health.

NYSDEC made the determination that the Site poses a significant threat because:

PCE and TCE were detected in an immediately downgradient (south) of the site bedrock well at 17,700 and 20.6 ppb, respectively (GW std is 5 ppb for each). Four of five off-site wells sampled during the RI detected PCE above groundwater standards. No on-site wells were installed during the RI due to constraints posed by the existing building. Highest PCE concentration in the sub slab soil vapor was detected at 5,903 µg/M3. Tetrachloroethene (PCE) was detected in shallow soils beneath the basement of the existing building at concentrations ranging from 3.6 to 49 ppb (vs 1,300 ppb unrestricted SCO). Suspected source is the former on-site dry cleaner.

“Cornerstone B1 will not be placed on the Registry of Inactive Hazardous Waste Disposal Sites, unless:

1. the project is not meeting the objectives of the Brownfield Cleanup Agreement executed by CS Melrose Site B LLC and NYSDEC, or
2. CS Melrose Site B LLC or NYSDEC terminates the Brownfield Cleanup Agreement.”

Highlights of the RAWP and Upcoming Site Remedial Activities

The public had the opportunity to review and comment on the Draft RAWP. The Site contact list was sent a fact sheet that described the Draft RAWP and announced a 45-day public comment period, which ended in February 2008. Comments to the Draft RAWP were received by CS Melrose B LLC and the RAWP was modified accordingly. The revised RAWP was submitted to NYSDEC and NYSDOH in May 2009. The Volunteer proposed a remedy in accordance with the requirements of 6 NYCRR Part 375 - Track 4 Restricted Use with Site Specific Soil Action Levels (SSALs) and a Track 2 contingency.

Remedial activities have several goals:

- 1) remediate contamination at the site to a level that is fully protective of public health and the environment, and
- 2) account for the intended or reasonably anticipated future use of the site.

“*Remedial activities*” and “*remediation*” refer to all necessary actions to address any known or suspected contamination associated with the site.

The upcoming remedial activities will include:

1. Excavation and off-Site disposal of impacted soil/fill to 12.5-feet below grade Site-wide with confirmatory end-point sampling. In the event the soil at 12.5 feet doesn't meet the SSAL for PCE (1.3 ppm), soil excavation will continue past 12.5 feet below grade until the SSAL is achieved, or bedrock is encountered.
2. Installation of a composite cover system, including concrete sidewalks, building foundations, waterproofing membrane, vapor barrier, sub-slab depressurization system, or a ventilated parking garage; No exposed soils will remain. This cover will encompass the entire foot print of the site.
3. Implementation of a Pre-Design Groundwater Investigation;
4. Post-remedial groundwater monitoring; and,
5. Removal of three above-ground storage tanks.
6. Appropriate off-Site disposal of all material removed from the Site per all Federal, State and local rules and regulations for handling, transport, and disposal.
7. A long-term monitoring program will be instituted, if the pre-design investigation indicates a groundwater (GW) remedy is warranted. This includes the monitoring of overburden and/or bedrock wells. This program will allow the effectiveness of the GW treatment/containment system to be monitored and will be a component of the long-term management for the site.

Demolition of the Site building is currently underway. Upon completion of demolition activities, the Pre-Design Groundwater Investigation will be implemented. Construction activities at the Site are currently scheduled to begin on July 1, 2009.

NYSDEC will keep the public informed throughout the investigation and remediation of Cornerstone B-1 in accordance with the Citizen's Participation Plan dated January 2009; Revised April 2009; Revised May 2009.

Next Steps

The approved final RI Report and RAWP have been placed in the document repository. CS Melrose Site B LLC is expected to begin remedial activities at the Site on or about July 1, 2009. These activities are anticipated to take about 14 months. NYSDEC and the New York State Department of Health (NYSDOH) will oversee the remedial activities. Within 90 days of completing remedial activities, CS Melrose Site B LLC must submit to NYSDEC a Final Engineering Report (FER) The FER will describe the remedial activities completed and certify that remediation requirements have been achieved or will be achieved.

When NYSDEC is satisfied that remediation requirements have been achieved or will be achieved for the Site, it will approve the FER. NYSDEC then will issue a Certificate of Completion to CS Melrose Site B LLC. Upon issuance of a Certificate of Completion, CS Melrose Site B LLC:

- 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 fact sheet will be sent to the Site contact list that describes the content of the FER. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the Certificate of Completion.

Background

The Site is improved with a single story building with a basement totaling 7,613 square feet. Although the Site is currently unoccupied, historical records indicate that the Site was originally developed circa 1951 with a single story building with a basement and was occupied as a store, upholstery business and an undertaker. Circa 1969, the building was also developed as a Dry Cleaner and in 1989, the building operated as a Medical Center and a Dry Cleaner.

The Site is located on the northeast corner of the intersection of East 158th Street with Third Avenue and spans westward. The Site is located in an urban setting and is currently zoned residential (R8) with a C1-4 overlay. New York City Department of Housing Preservation and Development (NYCHPD) has owned the Site since January 1999 when it was acquired through condemnation as part of the Melrose Commons Urban Renewal Plan. As part of the redevelopment plans for the Site, CS Melrose Site B LLC plans to purchase the Site from NYCHPD. The Site was accepted into the BCP in October 2008 and the Brownfield Cleanup Agreement was executed by NYSDEC on December 18, 2008. A Site Map is included as Figure 1.

An RI was conducted during the summer and fall of 2007 and in April 2009. Based on the conclusions of the RI, a Remedial Work Plan was developed. In addition, a Pre-Design Investigation Work Plan was prepared and submitted to NYSDEC to provide additional required information relative to soil and groundwater quality in targeted areas of the Site to assist in the design of appropriate and effective groundwater remedial measures, if necessary. The scope of the Pre-Design Investigation includes the following:

- Installation of soil borings with continuous soil sampling from land surface to the top of bedrock at five locations;
- Laboratory analysis of soil samples for required parameters;
- Installation of temporary PVC well points at four targeted locations to collect and test shallow interface groundwater samples;
- After sampling, all temporary wells will be removed and five permanent bedrock wells will be installed at targeted locations;
- Soil samples will be tested from all six well locations;
- Abandonment of MW-2;
- Sampling of the monitoring well network and laboratory analysis of groundwater samples for required parameters;
- Water table elevation mapping; and,
- Reporting.

If the groundwater quality below the Site exceeds the NYSDEC TOGs groundwater standard for PCE, a separate Groundwater Investigation and Remediation Design Report will be submitted to NYSDEC. If the groundwater analytical results indicate that the groundwater quality complies with New York State drinking water standards, then no further action with respect to groundwater will be required.

FOR MORE INFORMATION

Document Repository

A local document repository has been established at the following location to help the public to review important project documents. These documents include the RI Report, RAWP, Pre-Design Investigation Work Plan, Citizen's Participation Plan, and the application to participate in the BCP accepted by NYSDEC:

New York Public Library – Woodstock Branch
 761 East 160th Street,
 Bronx, NY
 Attn: Mr. Gene Shaw, Branch Librarian
 Phone: (718) 665-6255
 Hours: Mon Tue Wed Thu Fri Sat Sun
 10-8 10-6 10-6 10-8 10-5 10-5 Closed

Who to Contact

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

Project Related Questions

Sadique Ahmed
New York State Department of Environmental
Conservation
625 Broadway
Albany, New York 12233-7020
518-402-9775
sxahmed@gw.dec.state.ny.us

Health Related Questions

Christopher M. Doroski
New York State Department of Health
Bureau of Environmental Exposure
Investigation
547 River Street
Troy, NY 12180
1-800-458-1158 x27860
BEEI@health.state.ny.us

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.

A Spanish version of this fact sheet is available at Bronx Community Board 1, by calling Mr. Cedric L. Loftin, District Manager, at (718) 585 7117

La versión española de esta hoja informativa está disponible en La Junta 1 de la Comunidad del Bronx, llamando a Mr. Cedric L. Loftin, Jefe del Distrito: (718) 585 7117

Appendix A – Site Location Map



<p>APPROX. SCALE (miles)</p> <p>0 0.15 0.3</p> <p>Adapted from Google Earth 2009</p>		<p>CA RICH CONSULTANTS, INC. Certified Ground Water and Environmental Specialists 17 Dupont Street, Plainville, NY 11803</p>	
<p>↑</p> <p>N</p>		<p>FIGURE: 1</p>	<p>DRAWN BY:</p> <p>D.S.</p>
		<p>DRAWING:</p> <p>Cornerstone Site B-1 3100 Third Avenue Bronx, New York</p>	<p>SCALE:</p> <p>AS SHOWN</p> <p>APPR. BY:</p> <p>EAW</p>

