



FACT SHEET #4

Brownfield Cleanup Program

Cornerstone B-1
C203044
Bronx, NY

July 2009

Parcel added to Brownfield Site, incorporated into Remedial Action Work Plan

Lot 70 has been added to Cornerstone Site B-1, located at 3100 Third Avenue in the Bronx, NY under New York's Brownfield Cleanup Program (BCP). See map for the Site location. CS Melrose Site B LLC submitted to the New York State Department of Environmental Conservation (NYSDEC) an application to amend the Brownfield Clean up agreement (BCA) to incorporate the new parcel, and an addendum to the Remedial Action Work Plan (RAWP) to reflect the expansion of the Site. Both of these have been approved by the Department. The Department subsequently executed a revised BCA and issued a revised decision document describing the amended remedy for the Site. The executed amended BCA, approved addendum to the RAWP, and revised decision document have been placed in the document repository. NYSDEC previously accepted an application submitted by CS Melrose Site B LLC to participate in the BCP, which proposed that the Site be used for residential and commercial purposes.

Highlights of the revised RAWP and Upcoming Site Remedial Activities

The remedy for this Site, as outlined in the previously approved RAWP and associated fact sheet #2 (June 2009) hasn't changed, except for the inclusion of parcel 70.

The Volunteer proposes 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.

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

"*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. Depending upon the need for additional soil excavation, the volunteer may achieve a Track 2 clean up (meet all Restricted Residential SCO's down to 15 feet).

2. Installation of a composite cover system, including concrete sidewalks, building foundations, waterproofing membrane, vapor barrier, sub-slab depressurization system, and/or a ventilated parking garage; No exposed soils will remain. This cover will encompass the entire footprint of the Site.
3. Implementation of a Pre-Design Groundwater Investigation;
4. Post-remedial groundwater monitoring;
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; and,
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.

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

CS Melrose Site B LLC is expected to begin remedial activities at the Site on or about August 3, 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 currently a 16,028 square foot vacant lot. A single story building with a basement totaling 7,613 square feet was located on the western portion of the Site until its demolition in June 2009. . The

building was originally developed circa 1951 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 eastward. The Site is located in an urban setting and is currently zoned residential (R8) with a C1-4 overlay. CS Melrose Site B LLC purchased the Site from the New York City Department of Housing Preservation and Development (NYCHPD) in June 2009. NYCHPD owned the Site since January 1999 when it was acquired through condemnation as part of the Melrose Commons Urban Renewal Plan. The Site was accepted into the BCP in October 2008. The Brownfield Cleanup Agreement was executed by NYSDEC on December 18, 2008 and amended on July 14, 2009. 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 Action 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.

The Pre-Design Investigation is currently underway. 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, the application to participate in the BCP accepted by NYSDEC, amended BCA, RAWP addendum, and revised decision document:

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
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518-402-9775
sxahmed@gw.dec.state.ny.us

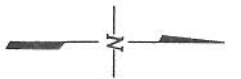
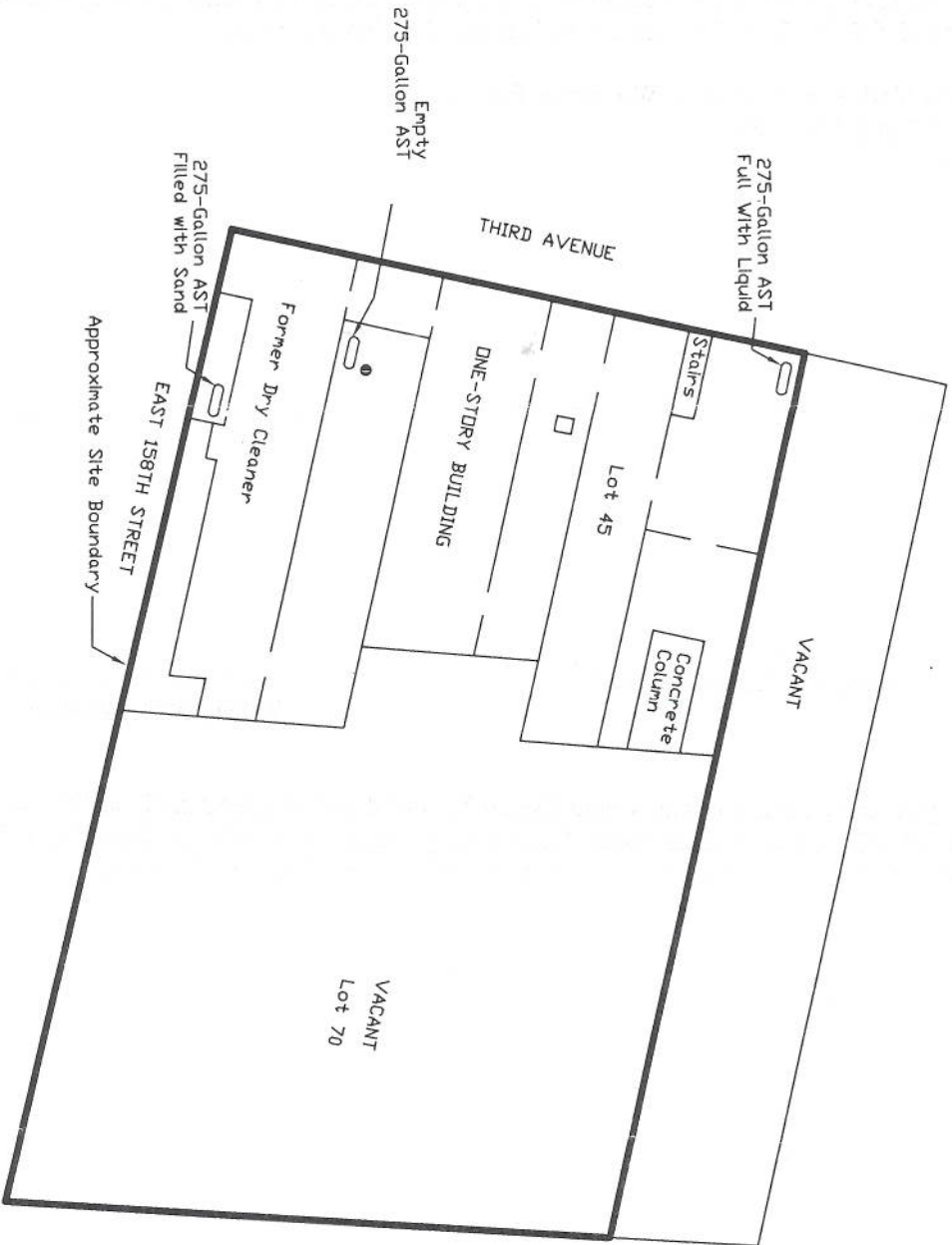
Health Related Questions

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 en español de esta hoja informativa está disponible en Bronx Community Board 1, llamando a Mr. Cedric L. Loftin, Jefe del Distrito: (718) 585 7117



LEGEND

- Floor Drain
- Square Shaped Concrete Vault with Wooden Cover



Graphic Scale In Feet

<p>CA RICH CONSULTANTS, INC. Certified Ground-Water and Environmental Specialists 17 Dupont Street, Plainview, New York, 11803</p>	
<p>TITLE SITE PLAN</p>	
<p>FIGURES 2</p>	<p>DATE 7/14/2009</p>
<p>DRAWING NO. 2007-10</p>	<p>SCALE As Shown</p>
<p>PROJECT CORNERSTONE B1 3100 3rd AVENUE THE BRONX, NEW YORK</p>	<p>DRAWN BY J.T.C.</p>
<p>APPR. BY E.A.W.</p>	<p>DATE 7/14/2009</p>

