



FACT SHEET

Brownfield Cleanup Program

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2477 Third Avenue Site
BCP No. C203047
Bronx, NY 10451

June 29, 2011

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 2477 Third Avenue property ("Site") located at 2477 Third Avenue in the Bronx, New York under New York's Brownfield Cleanup Program (BCP). See map for site location.

The Proposed Remedy

The remedy proposed for the site includes removal of on-site petroleum underground storage tanks, excavating soils on the site that contain significant levels of contamination, treating contaminated groundwater, installation of engineering controls to protect the public from potential vapors, and capping the site with clean soil. Jiten LLC ("Applicant") developed the proposed remedy after performing a detailed investigation of the Site under New York's BCP.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the Site does not pose a significant threat to public health. The activities discussed below have been designed to address the identified contamination and the threat posed.

The proposed remedy is described in a draft cleanup plan called a "Remedial Action Work Plan/Remedial Work Plan" and in an accompanying draft Decision Document prepared by NYSDEC. The "Remedial Action Work Plan/Remedial Work Plan" is available for review at the locations identified below under "Where to Find Information".

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:
www.dec.ny.gov/chemical/8450.html

How to Comment

NYSDEC is accepting written comments about the proposed remedy for 45 days, from June 29, 2011 through August 12, 2011.

Submit written comments to:

Ralph Keating
Project Manager
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233
(518) 402-9768
Email: rxkeatin@gw.dec.state.ny.us

Summary of the Proposed Remedy

The draft cleanup plan that identifies the proposed remedy has several goals:

- 1) Identify cleanup levels to be attained or the process to be used to determine these levels;
- 2) Explain why the proposed remedy will protect public health and the environment; and
- 3) Provide a detailed description of the proposed remedy.

Contamination at the Site consists of gasoline-related contaminants present in soil and the shallow groundwater beneath the property, which resulted in the presence of subsurface gasoline-related vapors. The preferred remedy selected to address contamination at the Site consists of the following components:

- Removal of the four on-site underground gasoline tanks;
- Excavation and removal of any petroleum-contaminated soil;
- Application of a chemical treatment to groundwater to reduce gasoline-related contamination; and
- Installation of a vapor barrier beneath the foundation of the entire new building to ensure contaminant vapors do not enter the structure;

The proposed remedy was selected as the preferred remedial option because it is protective of the public health and environment, effective and permanent, easily implementable, and the toxicity and volume of the gasoline-related contamination would be reduced over time. The plans and specifications to implement the remedy were submitted with the draft Remedial Work Plan. Implementation of institutional controls, including a Site Management Plan and Environmental Easement recorded for the property will ensure continual and proper management of any residual contamination that might remain on site. The reduction of on-site contaminants will help to reduce or mitigate the potential for off-site migration of contaminants in soil vapor.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve a final remedy. The New York State Department of Health (NYSDOH) must concur with the final remedy. A final Remedial Work Plan that describes the proposed remedy will be made available to the public (see "Where to Find Information" below). The Applicant then may design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH. It is estimated that activities to clean up the Site will take about four months.

NYSDEC will keep the public informed during the cleanup of the Site.

Background

NYSDEC previously accepted an application from the Applicant to participate in the BCP. The

application proposes that the Site will be used for commercial purposes.

The Site is an approximately 0.214-acre parcel comprising the eastern portion of the city block bound to the north by East 136th Street, to the east by Third Avenue, to the south by East 135th Street and the Major Deegan Expressway, and to the west by vacant lots. The Site is located in a commercial and industrial area characterized by a variety of warehouse, trucking, auto repair, and manufacturing businesses.

The Site was occupied by a wagon yard in 1908. From 1951 through 1989, it consisted of a gasoline filling station. Since 1989, the Site has been vacant. Throughout the development history of the Site, the surrounding area was predominantly commercial and industrial with some residential properties.

From 1984 to 1986, public NYSDEC records indicate that petroleum contamination to groundwater from leaking on-site underground tanks was discovered and undergoing cleanup. In 2002, testing on-site discovered gasoline-related contamination in groundwater, which resulted in the spill reporting to the NYSDEC. Between 2007 and 2008, groundwater testing and monitoring for the gasoline-related contamination was being conducted in conjunction with the NYSDEC. The Site was accepted into the BCP in October 2009.

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed. These documents include the draft cleanup plan (draft Remedial Action Work Plan/Remedial Work Plan).

New York Public Library
Mott Haven Branch
321 East 140th Street
Bronx, NY 10454
Phone: (718) 665-4878
Hours: Mon, Thu: 10AM - 6PM
Tue, Wed: 10AM - 7PM
Fri, Sat: 10AM - 5PM
Sun: Closed

NYSDEC Region 2
1 Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101
Attn: Megan Joplin
Phone: (718) 482-6478
Hours: 8:45AM to 4:45AM
(Call for appointment)

Bronx Community Board 1
3024 Third Avenue
Bronx, NY 10455
(718) 585-7117
Attn: George Rodriguez - Chair
Attn: Cedric Loftin - District Manager

Who to Contact

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

Project-Related Questions

Ralph Keating
Project Manager
NYSDEC
Division of Environmental Remediation
625 Broadway
Albany, NY 12233
(518) 402-9768
Email: rxkeatin@gw.dec.state.ny.us

Site-Related Health Questions

Albert DeMarco
Public Health Specialist
Bureau of Environmental Exposure
Investigation
New York State Department of Health
547 River Street
Troy, NY 12180-2216
(518) 402-7880
Email: BEEI@health.state.ny.us

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*.

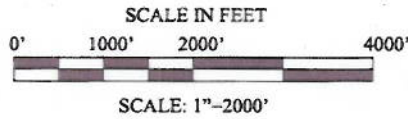
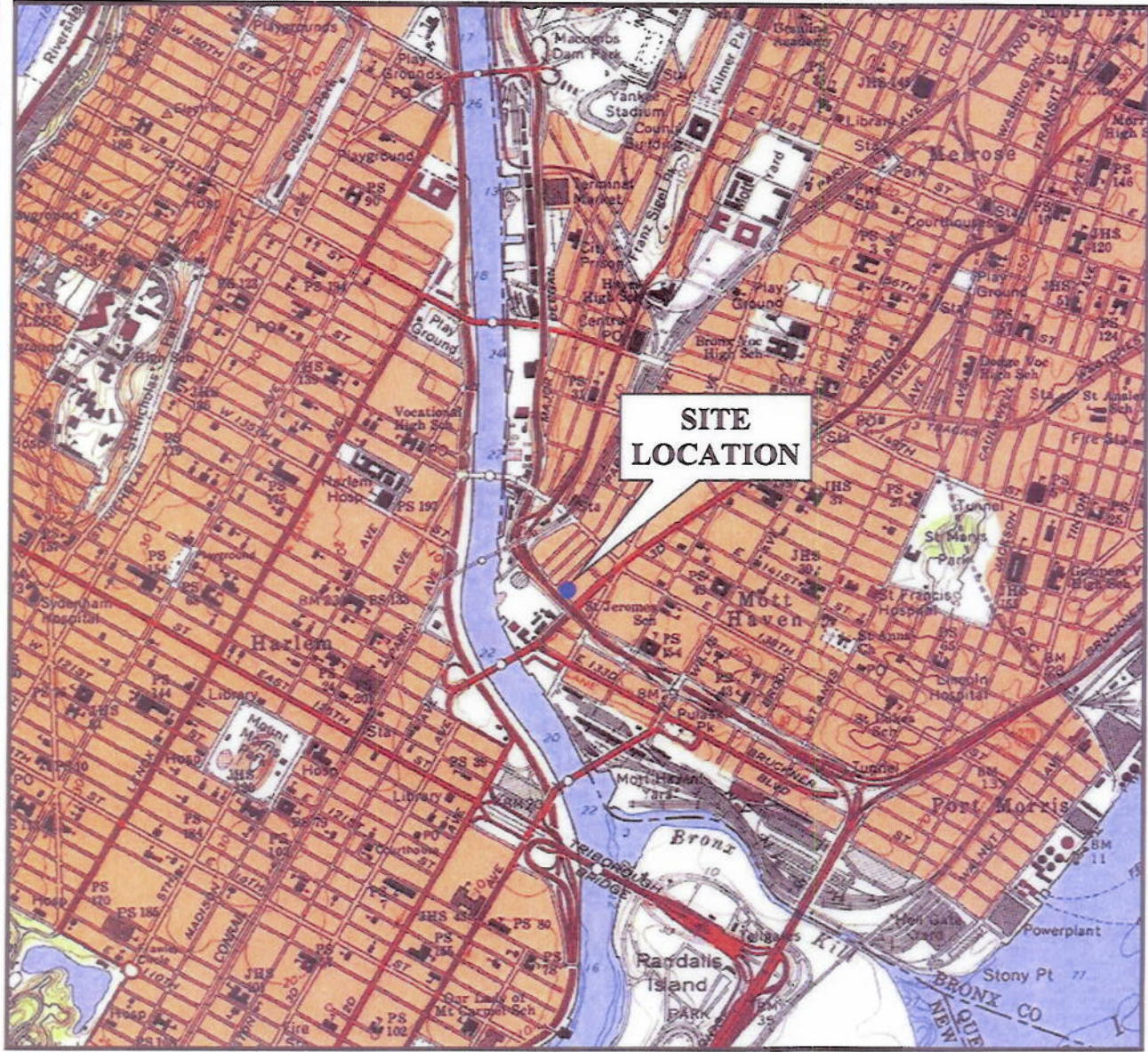


As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

Note: Please disregard if you already have signed up and received this Fact Sheet.

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SOURCE:
7.5 MINUTE SERIES USGS TOPOGRAPHIC MAP
QUADRANGLE: CENTRAL PARK, NY 1995

**2477 THIRD AVENUE
BRONX, NEW YORK**

PROJECT SITE LOCATION



Environmental Consultants
440 Park Avenue South, New York, N.Y. 10016

DATE
1.29.09

PROJECT No.
11160

SCALE
AS SHOWN

FIGURE
1