

**NEW YORK STATE
DEPARTMENT OF**



**ENVIRONMENTAL
CONSERVATION**

Where to Find Information:

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

Mott Haven Library

321 East 140th Street
Bronx, NY 10454

Call for hours: (718) 665-4878

NYSDEC, Region 2 Office

47-40 21st Street

Long Island City, NY 11101

Call in advance: (718) 482-4900

Who to Contact:

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

Project Related Questions

Dana Kaplan, Project Manager
NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, NY 11101
(718) 482-7541

dpkaplan@gw.dec.state.ny.us

Public Health questions:

Bridget Callaghan
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860

beej@health.state.ny.us

**For additional information on the New York's
Brownfield Cleanup Program, visit:**

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

FACT SHEET #2

Brownfield Cleanup Program

Former G & C Services

255 E. 138th St.

Bronx, NY 10451

SITE No. C203057

NYSDEC REGION 2

June 2013

**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 the Former G&C Services Site (the "Site") located at 255 East 138th Street, Bronx, New York. Please see the map for the site location.

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 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 **July 24, 2013** through **September 9, 2013**. The proposed plan is available for public review at the location(s) identified on the left-hand side of this page under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area on the left-hand side of this page.

Draft Remedial Action Work Plan and Proposed Decision Document: The cleanup plan is described in NYSDEC's Proposed Decision Document, which is based on a more detailed "Remedial Action Work Plan". The proposed Track 2 Residential-use remedy consists of:

- Excavation and off-site disposal of contaminated soil to an approximate depth of 15 feet below surface grade;
- Collection and analysis of end-point samples to ensure that all contaminant source material has been removed;
- Extensive dewatering, with treatment as necessary, to facilitate the excavation and construction;
- In-situ ("in-place") treatment of contaminated groundwater by applying a powder-based oxidant to the base of the open excavation;
- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- If a Track 1 Unrestricted Use cleanup is not achieved, recording of an Environmental Easement to ensure proper use of the site may be necessary;
- If a Track 1 Unrestricted Use cleanup is not achieved, implementation of a Site Management Plan (SMP) would also be required for long term maintenance of the remedial systems.

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BROWNFIELD CLEANUP PROGRAM

The proposed remedy was developed by East 138th Street LLC (the "Volunteer") 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.

Site Description: The Site consists of approximately 0.47 acres in the Bronx, New York. The Site was originally two separate lots, Block 2333 Lots 1 and 6, which have now been consolidated into Lot 1 with the address 255 East 138th Street. Both former lots historically housed gasoline stations, machine shops, and auto repair facilities. The eastern portion of the Site was most recently occupied by a KFC restaurant, until 2006.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C203057) at:

<http://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the Site are semi-volatile organic compounds (SVOCs) and metals, which appear to be related to the presence of historic fill material. The Remedial Investigation indicated that some petroleum-related Volatile Organic Compounds (VOCs), from the historical use of the site as gas stations and auto repair shops, are still present to a minor extent in soil, groundwater, and soil vapor but have largely been mitigated.

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 draft RAWP is revised as needed to describe the selected remedy, and will be made available to the public. 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.

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 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:

<http://www.dec.ny.gov/chemical/8450.html>

Contact the NYSDEC project manager if you have any concerns or questions on implementation of the work plan, or if you or someone you know would like to be added to the project contact list to receive future fact sheets for this Site. 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.

BROWNFIELD CLEANUP PROGRAM

