



Courtlandt Crescent
Bronx, New York 10451

Public Announcement
Environmental Cleanup to Begin
Remediation Design Approved

Document Repositories

Bronx Community Board 3

1426 Boston Road
Bronx, New York 10456
Phone: (718) 378-8054
Hours: Monday to Friday, 9:00 - 5:00

NYSDEC Region 2 Office

47-40 21st Street
Long Island City, NY 11101
Call in advance – (718) 482-4900
Hours: Mon. to Fri. 9 a.m. to 4 p.m.
Call for appointment

Project Contacts

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Division of Environmental Remediation
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For Public Health-related Questions:

Bridget K. Callaghan
Public Health Specialist II
NYSDOH
547 River Street
Troy, NY 12180
(518) 402-7860
Email: beei@health.state.ny.us

**For additional information about NY
State's Brownfield Cleanup Program visit:**
www.dec.ny.gov/chemical/8450.html

The New York State Department of Environmental Conservation (NYSDEC), in conjunction with the New York State Department of Health (NYSDOH), has approved the Remedial Action Work Plan (RAWP) for the Courtlandt Crescent Site ("Site"), located at 383 East 162nd Street, Bronx, NY. See map on last page for location of the Site. The Site developer, Courtlandt Crescent Associates, L.P. ("Volunteer"), will soon begin action to remediate the Site, with oversight provided by the NYSDEC and NYSDOH. The RAWP, dated June 2011, was submitted under the Brownfield Cleanup Program (BCP) by the Volunteer. The RAWP has been found by the NYSDEC and the NYSDOH to be protective of public health and the environment and has been approved by NYSDEC. The approved RAWP is available for public review at the document repositories listed in the box at left. Remedial activities are expected to commence in July 2011.

SITE DESCRIPTION

The 39,691 square feet (0.91 acre) Site is located in the Bronx and is comprised of 10 contiguous lots bounded by East 163rd Street to the north, East 162nd Street to the south, Melrose Avenue to the east, and Courtlandt Avenue to the west. Legally, the Site is designated as Block: 2408; Lots: 35, 41, 43, 44, 45, 46, 49, 51, 52 and 53. The Site is located in a well-developed, mixed use residential/commercial section of the Bronx and is zoned residential (R7-2). A Site Map is included as Figure 1.

Historical uses on the site include a gasoline filling station, auto repair shop, machine shop, auto junkyard, iron works, boiler repair shop, brass fabricator, machinery manufacturing, a waste paper company, a cosmetics company and saw works. These uses have resulted in contamination to soil, groundwater and soil vapor. Contaminants consist primarily of volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) and metals.

HIGHLIGHTS OF THE REMEDIAL ACTION

The upcoming remedial action work is planned to commence in July 2011. All of the work will be done on-site. Key components of the work are as follows:

- A Pre-Design Investigation will be performed on Lot 35 after the building has been demolished.
- Excavation of soil exceeding the Site Specific Soil Cleanup Objectives (SSSCOs), plus additional soil as needed to install the foundation for the new buildings and parking garage proposed for the Site (26,000 tons estimated).
- Removal of all underground storage tanks (USTs), fill ports, vents, and hydraulic lifts.
- Injection of Regenox™ and ORC® In-Site Chemical Oxidation (ISCO) into the shallow groundwater and soil in the "smear zone" in the northern portion (Lot 41) of the Site.
- Construction and maintenance of an engineered composite cover consisting of: (1) a minimum two-foot clean fill buffer with demarcation barrier in all landscaped and non-covered areas; and (2) concrete building foundations, sidewalks/pathways, asphalt roadways, and a ventilated parking garage to prevent human exposure to residual contaminated soil remaining under the Site.
- A vapor barrier and an active sub-slab depressurization system (SSDS) will be incorporated into the foundation of the buildings.

BROWNFIELD CLEANUP PROGRAM

- Publication of a Site Management Plan (SMP) for long-term management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting.
- Recording of an Environmental Easement, including ICs, to prevent future exposure to any residual contamination remaining at the Site.

A site-specific health and safety plan (HASP) will be implemented during remediation for protection of on-site workers and off-site residents and will include a community air monitoring plan (CAMP) during the excavation work. Dust and odor suppression measures will be implemented as necessary during remediation. Hours of operation will be normal business hours for construction in NYC.

SIGNIFICANT THREAT DETERMINATION

As part of every BCP project, NYSDEC, in conjunction with NYSDOH, is required to make a determination whether the conditions at the Site pose a significant threat to human health or the environment, as defined in the NYSDEC's regulations 6 NYCRR Part 375. NYSDEC and NYSDOH have reviewed the data and determined that the Site does not present a significant threat to public health or the environment.

NEXT STEPS

The Volunteer is expected to begin remedial activities at the Site on or about July 1, 2011. These activities are anticipated to take about 12 months. NYSDEC and NYSDOH will oversee the remedial activities. Within 90 days of completing remedial activities, the Volunteer 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.

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, the Environmental Easement) or engineering controls (for example, a composite cover system) necessary at the Site in relation to the issuance of the Certificate of Completion (COC).

BROWNFIELD CLEANUP PROGRAM OVERVIEW

New York established its BCP to address the environmental, legal, and financial barriers that often hinder the redevelopment and reuse of contaminated properties and to enhance private sector cleanups. New York's BCP features a cooperative approach among the NYSDEC, the NYSDOH, and Volunteers to investigate and/or remediate contaminated sites. Under the BCP, a Volunteer enters into a Brownfield Cleanup Agreement (BCA) with the NYSDEC and thereafter submits one or more work plans to investigate and, if necessary, remediate a site. The primary goal of the BCP is to remediate sites to a level that is protective of public health and the environment consistent with their proposed uses. When a Volunteer completes work, a release from liability from the NYSDEC is provided with standard reservations and a COC is issued. With its receipt of a

COC, the Volunteer would:

- Have no liability to the State for contamination at or coming from the Site, subject to certain conditions; and
- Be eligible for tax credits to offset the costs of 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 BCA with NYSDEC, or if the Volunteer commits fraud regarding its application or its certification that it has met cleanup levels.

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

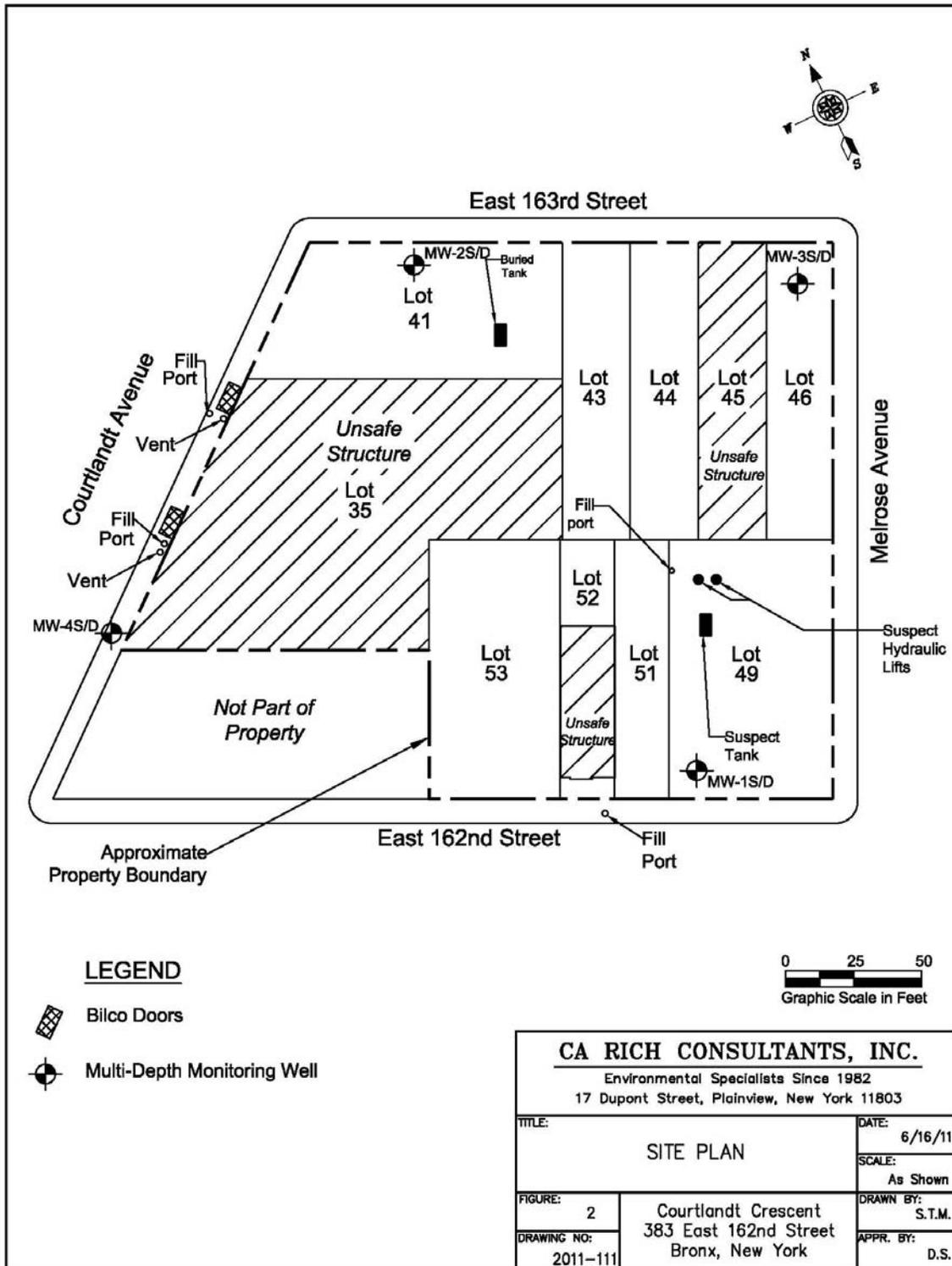
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:

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.

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Site Location Map



LEGEND

-  Bilco Doors
-  Multi-Depth Monitoring Well

CA RICH CONSULTANTS, INC.	
Environmental Specialists Since 1982 17 Dupont Street, Plainview, New York 11803	
TITLE: SITE PLAN	
DATE: 6/16/11	
SCALE: As Shown	
FIGURE: 2	Courtlandt Crescent 383 East 162nd Street Bronx, New York
DRAWING NO: 2011-111	
DRAWN BY: S.T.M.	
APPR. BY: D.S.	