

(Fact Sheet Begins Next)

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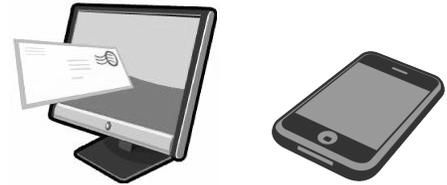
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

www.dec.ny.gov/chemical/61092.html

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go “Paperless”:

- Get site information faster and share it easily;
- Receive information about all sites in a chosen county - read what you want, delete the rest;
- It helps the environment and stretches your tax dollars.

If “paperless” is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

1675 Apartments

1675-1679 Westchester Avenue
Bronx, NY 10472

February 2019

SITE No. C203107

NYSDEC REGION 2

Where to Find Information:

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

Document Repository Name

Clason's Point Library
1215 Morrison Avenue
Bronx, New York 10472
Library Manager: Melissa Davis
(718) 842-1235

Borough Community Board 9

Bronx Community Board 9
1967 Turnbull Avenue
Bronx, New York 10473
(718) 823-6461

Who to Contact:

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

Project-Related Questions

Alicia Barraza, Project Manager
NYSDEC
625 Broadway, 12th Floor
Albany, New York 12233-7016
(518) 402-9690
alicia.barraza@dec.ny.gov

Project-Related Health Questions

Angela Martin
NYSDOH
Corning Tower, Room 1787
Albany, New York 12237
(518) 402-7860
beci@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

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), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the 1675 Apartments site ("site") located at 1675-1679 Westchester Avenue, Bronx, NY. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified to the left under "Where to Find Information."

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 limited and low concentrations of contaminants in soil, groundwater and soil vapor identified at the site. The potential for off-site migration of site-related contaminants and human exposure will be mitigated through source removal, a cover system, and engineering and institutional controls at the site.

How to Comment: NYSDEC is accepting written comments about the proposed plan for 45 days, from **February 25** through **April 11, 2019**. The proposed plan is available for public review at the location(s) identified at left under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed Restricted Residential Use remedy consists of:

- Excavating contaminated soil at the site to approximately 10 feet below surface grade across most of the site, followed by confirmation sampling to determine if the Restricted Residential Use Soil Cleanup Objectives (SCOs) were met;
- Removing and properly disposing of any Underground Storage Tanks and contaminated soil encountered during excavation;
- Backfilling of some excavated areas with clean fill approved by NYSDEC;
- Construction of site-wide cover system to allow for restricted residential use of the site. The cover system will consist of: (1) a minimum of two feet of clean soil with a demarcation barrier, with the upper six inches of sufficient quality to maintain vegetation; or (2) concrete building foundations and sidewalks/pathways that are a component of site development;
- Imposition of Institutional Controls in the form of an Environmental Easement (EE) and a site-specific Site Management Plan (SMP).
 - The EE will require: (1) submittal of periodic certifications to NYSDEC; (2) restrict use of the site for restricted residential use, subject to local zoning; (3) restrict the use of groundwater as source of potable or process

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water without water quality treatment, as determined by NYSDOH; and (4) require compliance with the SMP;

- The SMP will include, but not limited to: (1) an excavation plan for future excavation in areas of remaining contamination; (2) a monitoring plan to assess performance and effectiveness of the remedy; (3) a provision for investigating the potential for soil vapor intrusion at any occupied buildings on the site, including any necessary action to address exposures; and (4) steps necessary for periodic reviews and certification of the ICs and ECs.

The proposed remedy was developed by 1675 JV Associates LLC (“applicant”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

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 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.

Site Description: The site is an undeveloped parcel of approximately 36,865 square feet. It is identified as Bronx Borough Tax Block 3780, Lot 1 on the New York City Tax Map and formerly comprised Lots 1 and 51. The site consists of concrete-paved areas on the southern and southeastern portions, at the location of the former site building, that is approximately 8.5 feet below sidewalk grade. The site was formerly developed with a building fronting Westchester Avenue until its demolition between September and October 2018. The site is surrounded by residential and commercial development.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C203107) at:

<http://www.dec.ny.gov/cfm/x/EXTAPPS/DEREXTERNAL/INDEX.CFM?PAGEID=3>

Summary of the Investigation: The primary contaminants of concern at the site are polycyclic aromatic hydrocarbons and metals (arsenic, barium, lead and mercury), in the site-wide fill material and on-site groundwater. Petroleum related Volatile Organic Compounds (VOCs) and chlorinated VOCs are also present, to a limited extent, in the soil vapor at 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 site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by NYSDEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

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

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.

Note: Please disregard if you already have signed up and received this fact sheet electronically.

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Site Location Map

