

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

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

Where to Find Information

Access project documents through the DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C203138/> and at these location(s):

New York Public Library - Soundview
660 Soundview Avenue
Bronx, NY 10473
(718) 589-0880

Bronx Community Board 9
1967 Turnbull Avenue, Room 7
Bronx, NY 10473
(718) 823-3034
Bxbrd09@optonline.net

**Repositories may be temporarily unavailable due to COVID-19 precautions. If you cannot access the online repository, please contact the NYSDEC project manager listed below for assistance.*

Who to Contact

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

Project-Related Questions

Christopher H. Allan, Project Manager
NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, NY 11101
(718) 482-4065
Christopher.Allan@dec.ny.gov

Project-Related Health Questions

Sally Rushford
NYSDOH
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
(518) 402-5465
bee@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:

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

FACT SHEET

Brownfield Cleanup Program

Park Lane Senior
1940 Turnbull Avenue
Bronx, NY 10473

March 2022

SITE No. C203138
NYSDEC REGION 2

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the Park Lane Senior site ("site") located at 1940 Turnbull Avenue, Bronx, NY. Please see the map for the site location. The cleanup activities will be performed by PL SARA LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Investigation Report/Remedial Action Work Plan (RIR/RAWP) protects public health and the environment and has approved the plan.

- Access the approved RIR/RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C203138/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in April 2022 and last about 6 months.

Highlights of the Upcoming Cleanup Activities: The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The key components of the remedy are:

- Excavation and appropriate off-site disposal of contaminated soil from approximately 15 feet below surface grade within the proposed building footprint, 2 feet below surface grade in the eastern portion of the site that will be asphalt paved, and a hotspot excavation to an estimated depth of 10 feet below surface grade in the eastern portion of the site;
- Screening for indication of contamination, by visual means, odor, and monitoring, of all excavated soil during any intrusive site work;
- Decommissioning and removing any underground structures identified during remediation;
- Dewatering, as necessary, to facilitate remedial excavation below the water table and treatment and discharge of dewatering fluids in accordance with a New York City Department of Environmental Protection sewer discharge permit;
- Collection and analysis of end-point soil samples to evaluate the effectiveness of the remedy;
- Importing clean soil that meets the established Soil Cleanup Objectives (SCOs) for use as backfill;
- Completion of a soil vapor intrusion evaluation;
- Installation of a cover system on the eastern portion of the site to address contamination remaining above restricted residential SCOs;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) for long-term maintenance of the remedial systems; and

BROWNFIELD CLEANUP PROGRAM

- Recording of an Environmental Easement to ensure proper future use of the site.

Next Steps: After the applicant completes the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the FER. NYSDEC will then issue a Certificate of Completion (COC) to the applicant. The applicant would be able to redevelop the site in conjunction with receiving a COC. In addition, the applicant would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

NYSDEC will issue a fact sheet 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 COC.

Site Description: The site is 0.30-acres and is bordered on the west by a basketball court and a parking lot, on the south by a parking lot associated with a residential housing building, on the east by a residential housing building, and on the north by Turnbull Avenue. It is currently developed with an intact asphalt paved parking lot and some landscaped areas. The parking lot is currently private and serves the adjoining residential complex to the east. Previously, the site was part of a large wetland river system until the area was filled in the 1950s to develop the neighborhood. Planned redevelopment at the site includes an affordable senior housing building.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C203138) at:

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

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 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:

<https://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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

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

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

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

Site Location

