



FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: Parkchester Crossing
DEC Site #: C203079
Address: 1590 White Plains Road
Bronx, NY 10462

Have questions?
See
"Who to Contact"
Below

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the Parkchester Crossing site ("Site") located at 1590 White Plains Road, 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 below under "Where to Find Information."

Draft Investigation Work Plan

The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by ZP Realty, LLC ("applicant(s)") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from **January 8, 2016** through **February 8, 2016**. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area below.

Highlights of the Proposed Site Investigation

The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

Significant activities identified in the RI Work Plan are:

1. Soil sampling - Approximately twenty (20) on-site soil borings will be installed across the Site up to depth of 30 feet below land surface (bls). In addition, approximately five (5) soil borings will be installed in the right-of-ways surrounding the Site. The samples will be collected using direct-push Geoprobe® technology, and tested for volatile and semi-volatile organic compounds, pesticides/Polychlorinated Biphenyls (PCBs), metals, and hexavalent chromium.

2. Groundwater sampling - Groundwater samples will be collected from one (1) permanent and six (6) temporary on-site groundwater monitoring wells, and from five (5) permanent off-site groundwater monitoring wells. The wells will be installed up to depths ranging from 15 to 30 feet bls. Eight (8) already existing groundwater monitoring wells will also be sampled if accessible. The groundwater samples will be tested for volatile and semi-volatile organic compounds, pesticides/PCBs, metals, and hexavalent chromium.

3. Soil Vapor sampling - Soil vapor samples will be collected from approximately fifteen (15) locations. Sub-slab soil vapor samples will be collected from approximately six (6) locations. The soil vapor samples will be tested for volatile organic compounds.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. The approved work plan will be made available to the public (see “Where to Find Information” below). After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to the NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a cleanup plan, called a “Remedial Work Plan” will be developed and a Decision Document will be proposed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period. NYSDEC will keep the public informed throughout the investigation and cleanup of the Site.

Background

Location: The Site is located in the Parkchester section of the Bronx, NY. The Site is an entire block and is bordered by East Tremont Avenue to the North, Guerlain Street to the South, White Plains Road to the West and Unionport Road to the East. Adjacent to the Site there are residential areas to the south, east and west, and commercial areas to the north and west. The Site is approximately 1.62 acres in size.

Site Features: The Site consists of five lots. Lot 1 contains a permanent structure comprised of several businesses, including an insurance office, and vacant laundromat and barber shop. Lot 7 contains a permanent structure comprised of several businesses, including a pizza parlor and several vacant businesses including a martial arts studio, barber shop, and market. Lot 8 operates as a gas station with two pump islands each with two dispensers and one permanent structure utilized as a convenience store. Lot 17 contains one permanent structure comprised of several businesses, including a furniture store, bar, convenience store and vacant check cashing store. There is also a paved access driveway from White Plains Road. Lot 23 contains a permanent structure comprised of several businesses, including a T-shirt shop, bakery, and restaurant, and several vacant businesses including a grocery store, shoe repair shop, convenience store and beauty salon.

Current Zoning/Use: The majority of the Site is zoned for residential (R6) with a commercial overlay (C1-2). A portion of the Site (Lot 8) is zoned C8-1. The Site is occupied by a gasoline station, a paved access driveway and several commercial businesses. Immediately north of the Site across East Tremont Avenue is a gas station. Northeast of the Site, on the corner of East Tremont Avenue

and Unionport Road is a car wash. Immediately east of the Site across Unionport Road is a residential community called the Parkchester North Condominiums. Across Guerlain Road south of the Site, is Parkchester South Condominiums, a single-family residential property and a mixed commercial and residential property. There are multi-family residential properties and a parking garage located to the west of the Site across White Plains Road.

Historical Use: Prior uses that appear to have led to site contamination include two dry cleaners on Lot 1 (one of which was operational from 1961 to 1971 and the second one which was operational from 2007 but is currently operating as a laundromat); a dry cleaner on Lot 23 which was operational from 1965 to 2012; dental offices on Lot 7; and a bowling alley, which according to telephone records appears to have been active at the site from about 1949 to 1993, and a possible unregistered fuel oil Underground Storage Tank (UST) on Lot 23. In addition, on Lot 8 there is an active gas station with five 4,000-gallon USTs and one 550-gallon UST which has been operational since 1953. Additionally, there is a 1,500-gallon fuel oil Aboveground Storage Tank (AST) in the basement of the building on Lot 17 and a 2,000-gallon AST in the basement of the building on Lot 7. According to the August 2014 Phase II Environmental Site Investigation Report prepared by Dvirka and Bartilucci Engineers and Architects, the groundwater was shown to be contaminated with petroleum-related Volatile Organic Compounds (VOCs) and Chlorinated VOCs (particularly tetrachloroethylene or PCE) above groundwater standards. Due to site constraints, only limited on-site soil sampling was conducted which did not show any significant on-site soil contamination. Soil vapor was found to be contaminated with PCE.

Site Geology and Hydrogeology: Historic fill was identified throughout the upper 10 feet of soil across the Site. The historic fill material consists of fine to coarse sands, gravel, brick, concrete, asphalt, slag and cinders. A silt and fine sand layer with decomposed weathered rock fragments is observed beneath the historic fill layer. The groundwater table is observed to be 9 to 22 feet below land surface. Groundwater is inferred to follow the land surface topography and flows in a southerly direction towards the Bronx River which is located approximately 2/3 miles west of the Site.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C203079>

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>

FOR MORE INFORMATION

Where to Find Information

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

New York Public Library - Parkchester Branch
Attn: Tina Cotton
1985 Westchester Avenue
Bronx, NY 10462
Phone: 718-829-7830

Who to Contact

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

Project-Related Questions

Ronnie Lee
NYS Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Tel: 518-402-9767
Email: ronnie.lee@dec.ny.gov

Site-Related Health Questions

Mark Sergott
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza – Corning Tower Room 1787
Albany, NY 12237
Tel: 518-402-7860
Email: BEEI@health.ny.gov

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: <http://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.



Figure 1 Site Location

1590 White Plains Road
Bronx County
Site No.C203079

