



OFFICE OF ENVIRONMENTAL REMEDIATION

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September 13, 2012

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Re: **Decision Document**
NYC VCP Remedial Action Work Plan Approval
189 West 230th Street
Block 3266, Lot 13
VCP Project #12CVCP062X

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated May 2012 for 189 West 230th Street, VCP Project #12CVCP062X. The Plan was submitted to OER under the NYC Voluntary Cleanup Program (VCP). The RAWP was released for public comment for 30 days as required by program rule. That comment period ended on July 19, 2012. There were no public comments.

Statement of Purpose and Basis

This document presents the remedy for a Voluntary Cleanup Program site known as “Broadway Plaza” site. This document is a summary of the information that can be found in the site-related reports and documents in the document repository at OER’s website www.nyc.gov/oer.

The New York City Office of Environmental Remediation (the Office or OER) has established a remedy for the above referenced site. The disposal or release of contaminants at this site, as more fully described in this document, has contaminated various environmental media.

The decision is based on the Administrative Record of the New York City Office of

Environmental Remediation (the Office or OER) for the “Broadway Plaza” site and the public's input to the proposed remedy presented by OER.

Description of Selected Remedy

The remedy selected for this “Broadway Plaza” site includes soil excavation, an engineered composite cover system, and installation of waterproofing/ vapor barrier.

The elements of the selected remedy are as follows:

1. Preparation of a Community Protection Statement and implementation of a Citizen Participation Plan.
2. Perform a Community Air Monitoring Program for particulates and volatile organic compounds.
3. Establish Track 4 Soil Cleanup Objectives (SCOs). Excavation and removal of soil/fill exceeding SCOs.
4. Construction and maintenance of an engineered composite cover consisting of the paved parking area and the de-mapped street that will prevent human exposure to residual soil/fill remaining under the Site;
5. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations.
6. Transportation and off-Site disposal of all soil/fill material at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal, and this plan. Sampling and analysis of excavated media as required by disposal facilities. Appropriate segregation of excavated media onsite.
7. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID.
8. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas.
9. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
10. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations.
11. Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, and describes all Engineering and Institutional Controls to be implemented at the Site, and lists any changes from this RAWP.
12. Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for operation, maintenance, monitoring, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency.
13. Recording of a Declaration of Covenants and Restrictions that includes a listing of Engineering Controls and a requirement that management of these controls must be in compliance with an approved SMP; and Institutional Controls including prohibition of the following: (1) vegetable gardening and farming; (2) use of groundwater without treatment rendering it safe for the intended use; (3) disturbance of residual contaminated

material unless it is conducted in accordance with the SMP; and (4) higher level of land usage without OER-approval.

Remedial activities will be performed at the Site in accordance with this OER-approved RAWP. All deviations from the RAWP will be promptly reported to OER. Changes will be documented in the RAR.

This remedy conforms to the promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration OER guidance, as appropriate. The remedy is protective of public health and the environment.

September 13, 2012

Date



Shaminder Chawla
Deputy Director

SITE BACKGROUND

Site Location and Current Usage:

The Site is located at 189 West 230th Street in the Kingsbridge section of Bronx, New York and is identified as Block 3266 and Lot 13 on the New York City Tax Map. Figure 1 shows the Site location. The Site is 75,000-square feet and is bounded by Verveelen Place to the northeast, West 230th Street to the southwest, Putnam Railroad Easement and Major Deegan Expressway to the southeast, and a retail gasoline station, a contractors storage yard, and several retail shops to the northwest. The Site also includes Kimberly Place, a 5,000 square foot demapped street that links the site to Broadway. A map of the site boundary is shown in Figure 2. Currently, the Site is used for parking and contains an asphalt paved lot with an attendant booth.

Past Uses and Areas of Concern:

The Site is currently owned by the New York City Department of Transportation and operated as a parking lot. Previous Phase I investigations reported a Sanborn fire insurance map review that showed the Site to be vacant or used as a parking lot since at least 1950. Sanborn maps from the years 1896, 1900, and 1914 are reported to show three residential structures located in the southern portion of the Site. A railroad line identified as the N.Y. Central and Hudson River R.R. travelling through the south and southwestern portion of the site is depicted in the 1896 and 1900 Sanborn maps, but not present in the 1914 Sanborn map. The only AOC at the site is the fill that covers the upper 5 to 10 feet.

Summary of Environmental Findings:

1. Elevation of the property ranges from 18 to 20 feet above sea level.
2. Depth to groundwater ranges from 8 to 15 feet below land surface (bls) at the Site.
3. Groundwater flow is generally from northeast to southwest beneath the Site.
4. Depth to bedrock is unknown as bedrock was not encountered during this RI or any of the previous investigations. Bedrock is at least 15 feet or greater below the surface. The stratigraphy of the site, from the surface down to the maximum soil boring depth of 15 feet below land surface, consists of fine sand, with some gravel. Most of the Site is covered with fill material that appears to have been historically used for grading purposes.

PROPOSED DEVELOPMENT PLAN

The proposed redevelopment plan is to build a multi-level retail center with parking at grade, and two levels of retail above the parking area totaling approximately 130,000 gross square feet. The site consists of two lots, Block 3266, Lots 13 and 25. Lot 13 is approximately 80,000 sq. ft. and the building will cover almost the entire footprint. Lot 25 is a demapped street that will be used as an “urban plaza” leading to the development. Excavation is required for the installation of piles and pile caps and to construct a retaining wall. Layout of the proposed site development is presented in Figure 3. The current zoning designation is commercial C 4-4, which allows for specialty and department stores, theatres and other commercial and office uses. The proposed use is consistent with existing zoning for the property.

SUMMARY OF REMEDIAL INVESTIGATION

The Remedial Investigation was conducted in April 2012. A full Remedial Investigation Report is available online in the document repository and the results are summarized below.

Soil:

Soil/fill samples collected during the RI showed several VOCs in soil samples at low concentrations and all well below Track 1 SCOs. BTEX are common but are typically found at trace concentrations and do not exceed 7.5 ppb. PCE and TCE are generally found at low concentrations (below 10 ppb) although one sample had PCE at a maximum of 306 ppb. TCE was detected in two soil samples with a maximum concentration of 3 ppb. One of 15 soil samples marginally exceeded Track 1 for total PCBs and did not exceed Track 2 Restricted Commercial SCOs. Similarly, three pesticides including DDT and its degradation products exceed Track 1 SCOs but are well below Track 2 Restricted Commercial SCOs. SVOCs are relatively low and exceed Track 1 for at least 7 PAH compounds with only one PAH exceeding Track 2 Restricted Commercial SCOs. Seven metals exceeded Track 1 SCOs and of these barium (maximum 433 ppm), lead (maximum 11,900 ppm) and mercury (maximum 9.3 ppm) also exceed Track 2 Restricted Commercial SCOs in two soil samples each. Overall, these results are consistent with field findings of historical fill in the upper few feet of soil and don't indicate a substantial contaminant source onsite.

Groundwater:

Groundwater samples collected during the RI showed no SVOCs, pesticides or PCBs in any sample. No VOCs were identified above Part 703.5 Class GA groundwater quality standards (GQS). Several VOCs were identified in groundwater including petroleum and chlorinated hydrocarbons, however, most concentrations were found at trace or estimated concentrations below 1 ppb and all were below 2.5 ppb. Only sodium and manganese exceeded GQS in dissolved groundwater samples. Overall, groundwater samples are consistent with soil samples and do not indicate a contaminant source on this property.

Soil vapor:

Soil vapor samples collected during the RI showed a variety of VOCs including petroleum hydrocarbons and chlorinated hydrocarbons. Concentrations of petroleum hydrocarbons were generally low with maximum value of 57 ug/m³ for 1,2,4- trimethylbenzene. PCE and TCE were detected in most samples with maximum concentrations of 201 and 25 ug/m³, respectively.

Figure 1 – Site Map



Figure 2 – Site Location Map

