



July 2017

FACT SHEET

Voluntary Cleanup Program

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

Site Name: CE - E. 138th St. - Bronx Works

DEC Site #: V00551 Operable Unit 01 *

Address: East 138th - East 140th Sts.

Bronx, NY 10454

Have questions?

See

"Who to Contact"

Below

Remedy Proposed for Voluntary Cleanup 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) to address contamination related to the CE - E. 138th St. - Bronx Works site ("site") located at East 138th - East 140th Sts., Bronx, Bronx County. 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."

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 and/or the environment.

How to Comment

NYSDEC is accepting written comments about the proposed plan for 30 days, from **July 19, 2017** through **August 17, 2017**. The draft Remedial Action Work Plan is available for public 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.

Draft Remedial Action Work Plan

The proposed remedy consists of:

1. Development of a Site Management Plan (SMP). The SMP will include an Institutional and Engineering (IC/EC) Plan that identifies all use restrictions and engineering controls for the site; an Excavation Work Plan which details the provisions for management of future excavation in areas of remaining contamination; and a Monitoring Plan to assess the effectiveness of the remedy, including frequent groundwater monitoring to assess any change in the current conditions;
2. Placement of an environmental easement on a portion of the site that will limit the use of the site to

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commercial and industrial uses (subject to local zoning laws), and restrict the use of groundwater as a source of potable or process water;

3. Periodic Review Reports will be submitted to the Department and will certify the continued effectiveness of the remedy. This includes groundwater monitoring results, site inspection reports, and detailed documentation describing any elements of the remedy that cannot be certified, including a corrective measures plan.

The proposed remedy was developed by Consolidated Edison Co of NY, Inc. ("volunteer") after performing a detailed investigation of the site under New York's Voluntary Cleanup Program (VCP).

Summary of the Investigation

The site was divided into two operable units. An operable unit represents a portion of a remedial program for a site that for technical or administrative reasons can be addressed separately to investigate, eliminate or mitigate a release, threat of release, or exposure pathway resulting from the site contamination.

Operable Unit 01 is the area comprising the former MGP, and the subject of this proposed remedy. Operable Unit 02 is the 295 Locust Avenue property, which was successfully remediated under the Brownfield Cleanup Program and the building was renovated as a film studio.

Several Remedial Investigations (RIs) were performed on both operable units beginning with a Phase I Investigation in 1998, through the most recent RI, completed in August 2015.

Investigation activities of the former manufactured gas plant were conducted on sidewalks and curb lines along Rose Feiss Boulevard, East 138th Street, East 139th Street, East 140th Street, and Locust Avenue, as well as interior portions of Block 2591, Lot 46; Block 2597, Lot 1; and Block 2598, Lot 1.

Between 2003 and 2015, a series of both bedrock and overburden monitoring wells were installed and were subsequently sampled during several investigations. Results indicated impacts in overburden groundwater from benzene, toluene, ethylbenzene, and xylene (BTEX); volatile organic compounds including chlorinated solvents in the area of the commercial dry cleaning operation; naphthalene nearest the locations of the gas holders; and total cyanide and metals were detected across the entire former MGP operational area. Bedrock aquifer impacts were similar to those in overburden groundwater, with concentrations being generally higher in bedrock samples across the Site. Both separate phase coal tar and petroleum were observed during well drilling and advancement of soil borings. Although MGP-related impacts were observed, the locations of the impacts are generally in the subsurface soils beneath sidewalk and asphalt, and groundwater at the site is not used as a drinking water source. Off-site wells indicate that MGP-related contaminants are not impacting groundwater off-site.

VOCs were not detected above commercial use soil cleanup objectives (SCOs) at any depth. Polycyclic aromatic hydrocarbons (PAHs) were detected above commercial use SCOs at depths ranging from 5-20 feet below grade. Metals exceeded commercial use SCOs across the entirety of the site, likely due to historic fill material typical of the greater New York City Area.

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Chlorinated solvents and BTEX compounds were detected beneath the slab of the building at the 295 Locust Ave Site in elevated concentrations. The building's indoor air showed no impacts from the sub-slab contamination.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and issue a final Decision Document. New York State Department of Health (NYSDOH) must concur with the remedy. After approval, the proposed remedy becomes the selected remedy. The Remedial Action Work Plan and Decision Document will be revised as needed to describe the selected remedy, and will be made available to the public. The volunteer(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.

Background

Location Description: The East 138th Street Works former Manufactured Gas Plant (MGP) site is located in an urban portion of Bronx County, NY. The site is approximately 12 acres in size and is located between East 138th St., East 141st St., Rose Feiss Blvd., east of the New York, New Haven, & Hartford Railroad tracks, and west of the East River.

Site Features: The site features include three large buildings that each occupy a block in the north, east, and northeast portions of the site. The western portion of the site is made up of three lots that occupy one block each. The southern portion of the site, closest to the East River, holds duct work, containers, and pipe lines.

Current Zoning and Land Use: The site is currently zoned for and occupied by commercial/industrial businesses, a bulk fuel terminal, and parking lots. The surrounding parcels are currently used for a combination of commercial and industrial purposes. The nearest residential area is approximately one quarter mile from the site.

Past Use of the Site: The former manufactured gas plant (MGP) was established in 1870 and was in operation until 1935. The former MGP generated gas using a coal gas process, and carbureted water gas processes. The site also held compressors, exhausters, condensers, tar extractors, scrubbers, purifiers, oil pumps, storage tanks, ammonia liquor tanks, oil heaters, and tar pumps which may have led to contamination.

The site was divided into two operable units.

Operable Unit 1 (OU1) is the East 138th Street Works Former MGP. Structures on-site include a gas holder, water purifier house, and a scrubber house.

Operable Unit 2 (OU2) is a 1.6 acre site at 295 Locust Avenue, the Former Distribution Center. This site is currently vacant and consists of a one-story warehouse building.

Site Geology and Hydrogeology: The site is underlain by a 5 to 13-foot continuous layer of historic fill material (sand, gravel, rock, and brick fragments, along with other anthropogenic materials). Below the historic fill is a 2 to 16 foot layer of silt, sand, and gravel. Below the silt layer lies a 1 to 10-foot thick

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clayey silt that includes peat and other organic material. A sand layer and a silt and sand layer, between zero and 25 feet thick, are present above the top of bedrock. Bedrock in the region consists of the Fordham Gneiss rock formation.

The water table surface was found to be between approximately 3 and 6 feet below ground surface (bgs) depending on the well location and water level round. Groundwater flows generally to the southeast towards the East River.

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=V00551>

Voluntary Cleanup Program: New York's Voluntary Cleanup Program (VCP) was developed to encourage private sector volunteers to investigate and clean up contaminated properties and return these sites to productive use. Once cleaned up, the properties may be redeveloped for commercial, industrial, residential or public use.

For more information about the VCP, visit: <http://www.dec.ny.gov/chemical/8442.html>

FOR MORE INFORMATION

Where to Find Information

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

Bronx Community Board 1
Attn: Cedric Loftin
3024 Third Avenue
Bronx, NY 10455
phone: 718-585-7117

Bronx Borough President's Office
Attn: James Rausse
851 Grand Concourse
Planning & Development Office, Rm 209
Bronx, NY 10451
phone: 718-590-3514

Mott Haven Branch, New York Public Library
321 East 140th Street
Bronx, NY 10454
phone: 718-665-4878

NYSDEC Region 2 Office
1 Hunter's Point Plaza
47-40 21st Street
Long Island City, NY 11101
phone: 718-482-4953

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Who to Contact

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

Project Related Questions

Alexandra Servis
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9809
alexandra.servis@dec.ny.gov

Site-Related Health Questions

Anthony Perretta
New York State Department of Health
Bureau of Environmental Exposure Investigation
ESP Corning Tower, Room 1787
Albany, NY 12237
518-402-7860
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.



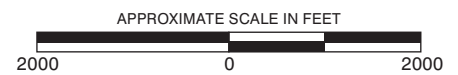
Receive Site Fact Sheets by Email

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.



AG20003A-1175536-010416-GCM



**SITE LOCATION MAP
EAST 138TH STREET WORKS FORMER MGP
BRONX, NEW YORK**




FIGURE 1-1

J:\Projects\1175538_00\000\00\GIS\Maps\138th RAWP Report\RAWP Figure 4-1.mxd 3/21/2017



EAST RIVER

Legend

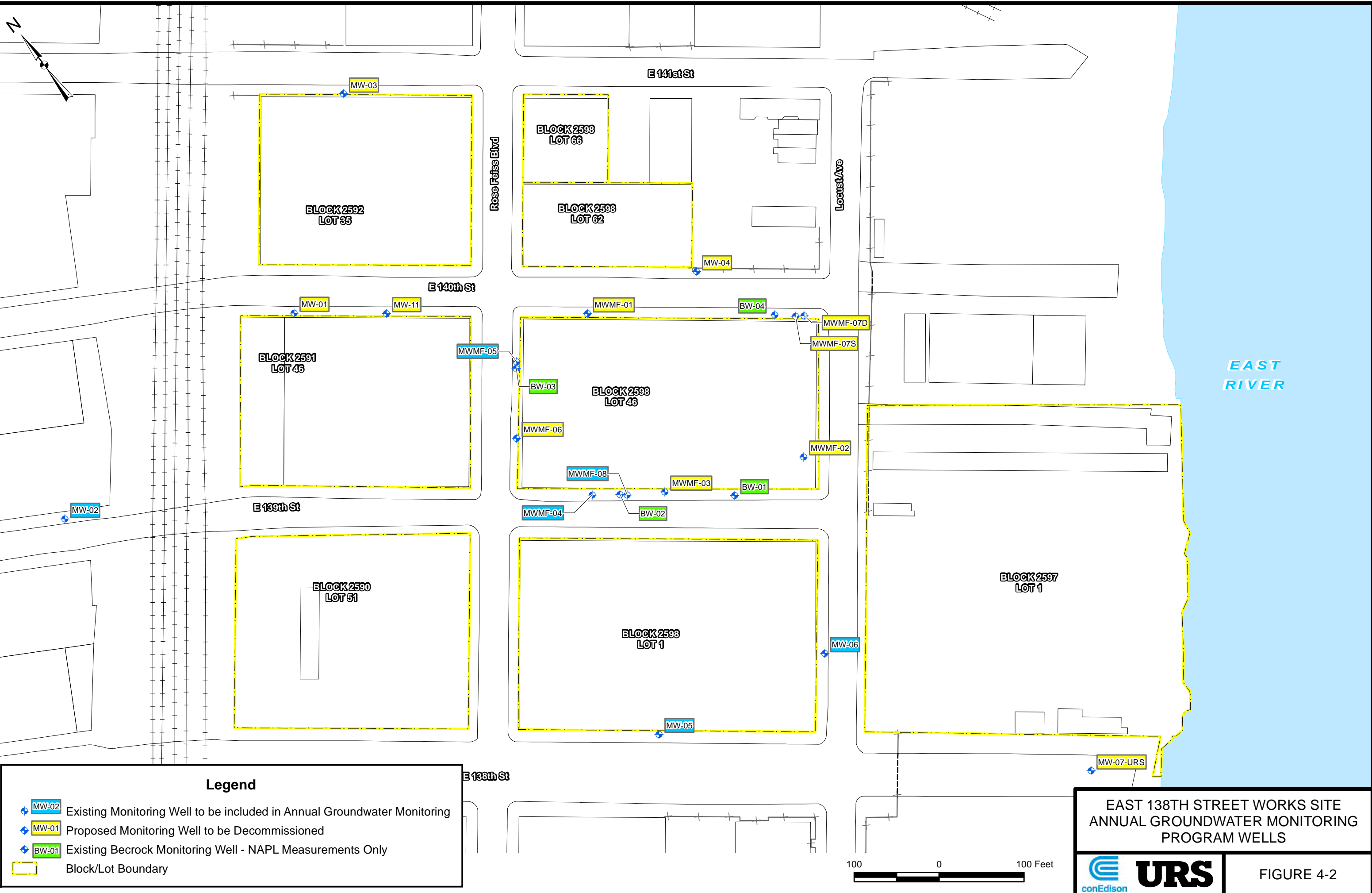
-  Area Subject to EE (#C203053) and BCP (#C203053-05-12)
-  Area Subject to ICs/ ECs and SMP Conditions
-  Block/Lot Boundary

EAST 138TH STREET WORKS
 FORMER MGP SITE
 PROPOSED REMEDIAL ALTERNATIVE
 PROPERTIES UNDER
 ENVIRONMENTAL EASEMENT/ SMP







FIGURE 4-1

J:\Projects\1175538_00\000\00\GIS\Maps\138th RAWP Report\RAWP Figure 4-2.mxd 4/6/2017



Legend

-  MW-02 Existing Monitoring Well to be included in Annual Groundwater Monitoring
-  MW-01 Proposed Monitoring Well to be Decommissioned
-  BW-01 Existing Becrock Monitoring Well - NAPL Measurements Only
-  Block/Lot Boundary

**EAST 138TH STREET WORKS SITE
ANNUAL GROUNDWATER MONITORING
PROGRAM WELLS**



FIGURE 4-2