

**Where can I view project documents?****Document Repositories**

New York Public Library  
224-226 East 125<sup>th</sup> Street  
212-534-5050

Please call for hours of  
Operation

*and by appointment at*

NYC Office of  
Environmental Remediation  
253 Broadway, 14<sup>th</sup> Floor  
New York, NY 10007

M – F: 10 AM – 4 PM

**Public Comment Period**

December 13, 2010  
to  
January 13, 2011

**Who can I contact for project information?****Project Contact**

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For more information visit:  
[www.nyc.gov/oer](http://www.nyc.gov/oer)

**NYC BCP Application and Cleanup Plan Available for Review and Comment**

This fact sheet is being provided to you by the New York City Office of Environmental Remediation (OER) under the New York City's Brownfield Cleanup Program (NYC BCP). An application has been submitted by Church of Scientology Religious Trust for enrollment of the property at 220, 222, 228, 230 232 East 125<sup>th</sup> Street into the NYC BCP. The NYC BCP Application, Remedial Investigation Report (RIR) and draft Remedial Action Work Plan (RAWP) are currently under review by OER in consultation with the New York City Department of Health and Mental Hygiene. The application provides the basis for eligibility into the NYC BCP. The RIR details the results of environmental investigation at the site including the nature and extent of contamination. The draft RAWP proposes remedial actions to address contamination delineated in the RIR.

**Public Comments on the Application and RAWP**

OER is accepting public comments on the NYC BCP Application and the draft RAWP for 30 days spanning from December 13, 2010 to January 13, 2011. The NYC BCP Application, RIR and draft RAWP are available for your review at the document repositories identified in the box at left. Your comments are important and strongly encouraged. Comments should be sent directly to Mr. Shaminder Chawla via mail or e-mail (see contact information at left).

**Site Description**

The Site is located at 220, 222, 228, 230 232 East 125<sup>th</sup> Street in the Borough of Manhattan, New York (see Figure 1). The Site consists of two developments separated by The New York Public Library located at 226 East 125<sup>th</sup> Street. Both sites are bounded by East 125<sup>th</sup> Street to the north, East 124<sup>th</sup> Street to the south and are between 2<sup>nd</sup> Avenue to the east and 3<sup>rd</sup> Avenue in the Borough of Manhattan, New York

The site located at 220-222 E 125<sup>th</sup> Street or Lot 39 (Site A) is a rectangular-shaped lot, approximately 5,046 square feet in size that is currently developed with a 6-story commercial building with a full basement. The site at 228 East 125<sup>th</sup> Street or Lot 36 9with Lot 34 and 35 collectively, Site B) is a rectangular-shaped lot approximately 2,523 square feet in size that is currently developed with a 2-story building with no basement. 230 East 125<sup>th</sup> Street or Lot 35 is a rectangular-shaped lot approximately 2,523 square feet in size that is currently developed with a 2-story building with a full basement. 232 East 125<sup>th</sup> Street or Lot 34, is a rectangular-shaped lot approximately 2,523 square feet in size that is currently developed with a 3-story building with a full basement. The entire site is unoccupied.

The Sites were historically utilized for commercial purposes. The property located at Lot 36 was utilized as a coal yard in 1896 and as a manufacturing facility from 1939 to 2005. Lot 36 was last utilized for printing operations. The property located at Lot 39 was utilized for manufacturing operations from 1950 to 1963. Lots 34 and 35 were utilized for commercial operations from 1939 to 2005. Lot 35 was utilized as a laundry in 1911. Lots 34 and 35 were last utilized as a Church.

### Summary of Proposed Remedial Action Work Plan

Site A: Remedial Construction activities at Lot 39 (Site A) will consist of the renovation of the existing 6-story building and its basement. The specific remedial elements to be implemented at Lot 39 will include:

- Removal and closure of an aboveground storage tank located in the northern portion.
- The installation of a vapor barrier and positive pressure HVAC system.
- Site A already meets Track 2 SCOs and no remedial excavation is necessary to achieve this cleanup standard.
- Construction and maintenance of an engineered composite cover consisting of 2-inches surface slab on top of existing foundation slab.

Site B: Remedial Construction activities at Lots 34, 35 and 36 will consist of the demolition of the entire building area and the development of a new 4-story building with a basement. During this development, Lot 34, 35 and 36 will be entirely excavated to approximately 12 feet below grade. An elevator pit and sump pit are proposed to be installed in the northeastern portion of this excavation to a depth of approximately 18 feet. The specific remedial elements to be implemented at Lot 34, 35 and 36 (Site B) will include.

- Excavation and removal of soil/fill. Use of site specific SCOs for soil that will not be excavated.
- Transportation and off-site disposal of all soil/fill material at permitted facilities in accordance with all Federal, State and City laws and regulations for handling, transport, and disposal.
- Sampling and analysis of excavated media as required by disposal facilities.
- Appropriate segregation of excavated media for off-site disposal.
- Collection and analysis of end-point samples in excavated areas to evaluate the performance of the remedy with respect to attainment of SCOs. Track 1 SCOs will be compared for end-point sampling for application of Track 1 cleanup. Otherwise, Track 4 SCOs will be utilized for soils at the bottom of excavations.
- Once all excavation activities are complete, a vapor barrier and active sub-slab depressurization system will be established to prevent human exposure to residual contaminated soil/fill remaining under the Sites. The Vapor Barrier Design Specifications are provided in Appendix 1.
- Construction and maintenance of an engineered composite cover consisting of a 2 foot mat-slab to prevent human exposure to residual contamination remaining under the Site;

The common elements to be implemented at Lots 34, 35, and 36 (Site B) and Lot 39 (Site A) during the Site remediation will include:

- Performance of all required NYC BCP citizen participation activities according to an approved Citizen Participation Plan (CPP).
- Site mobilization involving Site security setup, equipment mobilization, utility mark outs and making & staking excavation areas
- Performance of Community Air Monitoring Program for particulates and volatile organic carbon compounds.
- Implementation of storm-water pollution prevention measures.
- Performance of all activities associated with the remedial action, including permitting requirements and pretreatment requirements, will be addressed in accordance with all applicable Federal, State and City laws and regulations.
- Establishment of Track 1 Soil Cleanup Objectives (SCOs).
- Sampling and analysis of excavated media as required by disposal facilities.
- Appropriate segregation of excavated media.
- Collection and analysis of endpoint samples to evaluate the performance of the remedy with respect to attainment of SCOs.
- Screening for indications of contamination (by visual means, odors, and monitoring with a photo ionization detector (PID) of excavated soil/fill during all intrusive work.
- Import of materials to be used for backfill and cover in compliance with OER approved plan and in accordance with all Federal, State and City laws and regulations.
- Placement of backfill material in excavated areas as needed.
- If Track 1 cannot be achieved, recording of Declaration of Covenants and Restrictions that includes a full listing of Engineering Controls and Institutional Controls and notice that these controls must be maintained within a Site Management Plan to prevent future exposure to any residual contamination remaining at the Site.

- If Track 1 cannot be achieved, establishment in a recorded Declaration of Covenants and Restrictions, a series of Institutional Controls on the Site, including: (1) compliance with the provisions of the recorded Declaration of Covenants and Restrictions; (2) compliance with provisions of the approved Site Management Plan; (3) operation and maintenance of Engineering Controls as specified in the Site Management Plan; (4) inspection and certification of all Engineering Controls at a frequency and in a manner defined in the Site Management Plan; (5) performance of environmental and public health monitoring as defined in the Site Management Plan; (6) reporting at a frequency and in a manner defined in the Site Management Plan; (7) protection of on-Site monitoring devices in a manner specified in the SMP; and (8) prohibition of discontinuation of Engineering Controls without an OER-approved amendment or extinguishment of the Declaration of Covenants and Restrictions.
- If Track 1 cannot be achieved, establishment in a recorded Declaration of Covenants and Restrictions, a series of site restriction Institutional Controls on the Site, including: (1) prohibition of vegetable gardening and farming; (2) prohibition of the use of groundwater without treatment rendering it safe for the intended use; (3) prohibition on all disturbance of residual contaminated material unless it is conducted in accordance with the provisions in the Site Management Plan; and (4) prohibition on higher level of land usage without an OER-approved amendment or extinguishment of this Declaration of Covenants and Restrictions.
- Submission of a RAR which describes the remedial activities including any changes from this RAWP, certifies that the remedial requirements have or will be achieved, defines the Site boundaries, and describes any Engineering and Institutional Controls to be implemented at the Site.
- If Track 1 cannot be achieved, submission of an approved Site Management Plan in the Remedial Action Report for long-term management of residual contamination, including plans for Institutional and Engineering Controls for: (1) inspection and certification, (2) monitoring, (3) operation and maintenance, and (4) reporting.

### Summary of RIR

The remedial investigation of the Site was completed on November 2010. The following activities were performed as part of the remedial investigation:

- A site survey, including a geophysical survey;
- Installation of soil borings and groundwater monitoring wells;
- Sampling of contaminated media, which includes, but is not limited to, soil, groundwater, and soil gas.
- Evaluation of analytical data;

As a result of the RI Investigation, the following was determined:

- At Site A, no SVOCs, VOCs, or metals exceed Track 2 Standards in soil.
- At Site A, no SVOCs, VOCs or metals exceed standards in groundwater.
- At Site A, low levels of soil vapor were detected and are attributed to off-site activities and are not related to an on-site source.
- At Site B, moderate concentrations of semi-volatile organic compounds (SVOCs) were identified in shallow soil/fill on Lot 36 and low concentrations of Lot 35 and 34, SVOCs are attributed to the presence of historic fill.
- At Site B, groundwater contains very low levels of dissolved metals. SVOCs, PCBs and Pesticides were not detected. Methylene chloride was detected in all groundwater samples and was below the groundwater standards. The Methylene chloride is believed to be a lab artifact.
- At Site B, soil vapor associated with a gasoline release and perchloroethylene and trichorethylene were detected. The soil vapor is most likely related to on off-site source and will be addressed during the site remediation.

**Next Steps**

OER will review the NYC BCP application, the draft RAWP and all public comments submitted during the comment period and make a determination on the eligibility of the application. The RAWP may be modified to address public comments and comments made by OER. The approved document will be placed in the document repositories. It is estimated that cleanup activities will take about 8 months to complete. A second fact sheet will be sent the following the start of remediation.

OER will keep the public informed throughout the cleanup of the site. We encourage you to share this face sheet with neighbors, and/or post this fact sheet in a prominent area for others to see.

**Figure 1: Site Location Map**

**Figure 2: Site Map**

