

## NYC BCP Cleanup Plan Available for Review and Comment

The New York City Office of Environmental Remediation (OER) is providing this Fact Sheet pursuant to New York City's Brownfield Cleanup Program (BCP). An application has been submitted by West 116 Residential LLC for enrollment of the property located at 23 West 116<sup>th</sup> Street, New York and identified as Block 1600, Lot 20 into the BCP. The Remedial Investigation Report (RIR) details the results of an investigation at the site including the nature and extent of contamination. The draft Remedial Action Work Plan (RAWP) proposes remedial actions to address contamination delineated in the RIR.

### Public Comments on the RAWP

OER is accepting public comments on the draft RAWP through February 12, 2012. The RIR and draft RAWP are available for review at Macomb's Bridge Branch of the New York Public Library and electronically on OER's website: [www.nyc.gov/oer](http://www.nyc.gov/oer) listed at left. Comments should be sent to Mr. Shaminder Chawla via mail or e-mail (see contact information at left).

### Site Description and Development

Currently, the Site contains a courtyard, a private basketball court, and a paved parking area. The proposed future use of the Site consists of two mixed-use buildings, containing 194 residential units, commercial retail space and community facility space. In addition, the proposed action would also include approximately 112 accessory parking spaces located in the cellar.

### Summary of RIR

The environmental investigation identified no PCBs in the soil. VOCs were detected below applicable soil cleanup standards. Soil is contaminated with semi volatile organic compounds (SVOCs - PAH) including benzo(a)anthracene, benzo(a)pyrene, Benzo(b)fluoranthene and chrysene, several metals including barium, cadmium, lead, and zinc, and low levels of pesticides were in shallow soils associated with historical fill material.

No SVOCs, pesticides and PCBs were identified in any well. Groundwater results indicate VOC contaminants including MTBE, cis-1,2-Dichloroethylene and naphthalene detected in all wells. PCE and TCE were also detected above GQS. Low levels of metals were detected below GQS. The anticipated removal of all on-site fill soils will eliminate any on-site contributions to groundwater contamination.

Soil gas testing documents no VOC concentrations in excess of guidance values as established by the NYSDOH. Detectable levels of VOCs in on-site soil gas may be related to on-site fill.

### Summary of the Remedy

The specific elements of the proposed remedial action include:

- Preparation of a Community Protection Statement and performance of all required NYC BCP citizen participation activities according to an approved Citizen Participation Plan;
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds during active remediation;
- Establishment of Track 1 Soil Cleanup Objectives (SCOs);
- Excavation and off-site disposal of soil/fill that exceeds the site's SCOs. Soil/fill will be disposed at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal of contaminated soil;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Construction of a sub-grade parking garage; and
- If Track 1 is not achieved, the following remedial elements will be implemented:
  - Construction and maintenance of an engineered composite cover;
  - Installation of vapor barrier beneath the proposed development;
  - Submission of an approved Site Management Plan that describes any Engineering Controls and Institutional Controls implemented at the site; and
  - Recording of a deed restriction to inform future owners of residual historic fill at the site;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifying that the remedial requirements have been achieved.

### Where can I view project documents?

#### In person at:

New York Public Library  
 Harlem Library Branch  
 9 West 124th Street,  
 New York, NY 10027-5699

Please call (212) 348-5620 for hours of operation

#### and electronically at:

<http://www.nyc.gov/html/oer/html/repository/RManhattan.shtml>

### Public Comment Period

January 12, 2012  
 to  
 February 12, 2012

### Whom can I contact for project information?

Shaminder Chawla  
 NYC OER  
 253 Broadway, 14<sup>th</sup> Floor  
 New York, NY 10007  
 (212) 442-3007  
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and

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 Project Manager  
 NYC OER  
 212-341-0659  
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For more information visit:  
[www.nyc.gov/oer](http://www.nyc.gov/oer)

**Next Steps**

OER will review the project documents and consider all public comments submitted during the comment period before it approves the cleanup plan. The approved plan will be placed in the public library branch and on OER’s website listed on the left and a second fact sheet will be issued before work begins.

If you have any questions or know of any neighbor that would like to be added to the site contact list, please contact the OER Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants, and/or post it in a prominent area of your building. For information regarding New York City’s Brownfield Cleanup Program, please visit our website at: [www.nyc.gov/oer](http://www.nyc.gov/oer)

Direct Link to Document Repository:

<http://www.nyc.gov/html/oer/html/repository/RManhattan.shtml>

OR scan with your smart phone:



Figure 1 – Site Location Map

