

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](http://www.nyc.gov/html/oer/html/repository/RManhattan.shtml)

Public Comment Period

February 13, 2012
to
March 13, 2012

Whom can I contact for project information?

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and

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For more information visit:
www.nyc.gov/oer

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 2211 Third Avenue, LLC for enrollment of the property at 2211 3rd Avenue, New York and identified as Block 1785, Lot 43, 46, and 146 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 March 13, 2012. The RIR and draft RAWP are available for review at the Harlem Library Branch of the New York Public Library and electronically on OER's website: 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 is a vacant lot. The proposed future use of the Site will consist of a new 12-story residential building. The building will include affordable residential units and first floor retail or community center. The building will also include a basement for parking, which will require excavation to approximately 10 feet below grade.

Summary of RIR

Volatile Organic Compounds (VOCs) detected included Acetone and methylene chloride slightly above Unrestricted Use Soil Cleanup Objectives (UUSCOs). Several metals were also detected above UUSCOs, including chromium, copper, lead, mercury, nickel, and zinc. Soil is contaminated with semi volatile organic compounds (SVOCs) above Restricted Residential Soil Cleanup Objectives (RRSCOs). Pesticides were detected in shallow soils that contained historical fill material. The environmental investigation identified no PCBs in soil.

No pesticides and PCBs were identified in site groundwater. VOC and SVOC were detected below Groundwater Quality Standards (GQS). Several metals including barium, magnesium, manganese, and sodium detected were above GQS.

Soil gas testing found no VOCs in excess of New York State Department of Health guidance values except for methylene chloride.

Summary of the Remedy

The 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 if the remedy attains 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 and certifies that the remedial requirements have been achieved.

Next Steps

OER will review the project documents and consider all public comments submitted during the comment period before it approves a cleanup plan for the site. A copy of the approved plan will be placed in the public library branch and on OER’s website listed, 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

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

