

NYC Voluntary Cleanup Plan Available for Review and Comment

Where can I view project documents?

In person at:

New York Public Library (NYPL)
9 West 124th Street
New York, NY 10027

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

October 02, 2012
to
November 02, 2012

Whom can I contact for project information?

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For more information visit:

www.nyc.gov/oer

The New York City Office of Environmental Remediation (OER) provides this Fact Sheet pursuant to the New York City's Voluntary Cleanup Program (VCP). An application has been submitted for enrollment of the property at West 125th Street and Lenox Avenue and identified as Block 1909, Lots 25-33, 38-39, 129 and 140 in Manhattan, New York into the VCP. The Remedial Investigation Report (RIR) details the results of an environmental 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 for 30 days until November 2, 2012. The RIR and draft RAWP are available for review at the New York Public Library's Harlem Branch listed at left and electronically on OER's website: www.nyc.gov/oer. Comments should be sent to Mr. Shaminder Chawla via mail or e-mail (see contact information at left).

Site Description and Development

The Site is in Harlem and is currently a vacant lot. The entire Site will be excavated to a depth of approximately 18 to 21 feet below ground surface. The proposed re-development includes the construction of a 6-story commercial retail building with a basement, with floor, including the basement devoted to tenant-occupied commercial retail space.

Summary of RIR

The environmental investigation identified only marginally elevated concentrations of the Volatile Organic Compound (VOC) acetone in the soil. Metals were detected above cleanup standards. These metals are believed to be associated with historic fill. Semi Volatile Organic Compounds (SVOCs), Pesticides and Poly-chlorinated Biphenyls (PCBs) were not detected in soil at levels exceeding cleanup standards.

SVOCs, pesticides and PCBs were not detected in groundwater. Several VOCs were found to exceed Groundwater Quality Standards (GQS). These elevated levels are believed to be attributable to off-site contamination and/or prior site history.

Analysis of soil vapor samples revealed the presence of several petroleum-associated compounds and perchloroethylene (PCE) at elevated levels.

Summary of the Remedy

The specific elements of the proposed remedial action include:

- Preparation of a Community Protection Statement, performance of a Community Air Monitoring Program and implementation of a Citizen Participation Plan;
- 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 of at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal;
- Collection and analysis of end-point samples to determine if the remedy attains the SCOs;
- Installation of a waterproofing/vapor barrier membrane beneath the building slab and over all sub-grade foundation sidewalls;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities and certifies that remedial requirements have been achieved; and
- If the Track 1 Alternative is not attained, a remedy consisting of Track 4 SCOs, institutional and engineering controls, a site management plan and a deed notice will be implemented.

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, 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 prominent areas of your building. For information regarding New York City's Voluntary 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

