



OFFICE OF ENVIRONMENTAL REMEDIATION

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April 2, 2013

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Hardik P. Parekh
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Re: **NYC VCP Remedial Action Work Plan Approval**
5 West 125th Street
Block 1723, Lots 31, 45 and 144
VCP Project # 13CVCP115M/ OER Project # 11EHAN269M

Dear Mr. Adjmi:

The New York City Office of Environmental Remediation (OER), in consultation with the New York City Department of Health and Mental Hygiene (DOHMH), has completed its review of the Remedial Action Work Plan (RAWP) and Stipulation List for the 5 West 125th Street, VCP Project # 13CVCP115M, dated February 19, 2013 and March 20, 2013. The Plan was submitted to OER under the NYC Voluntary Cleanup Program (VCP). The RAWP was released for public comment for 30 days as required by program rule. That comment period ended on March 14, 2013. There were no public comments.

The following remedial action elements will be implemented at the project site:

Statement of Purpose and Basis

This document presents the remedy for a Voluntary Cleanup site known as “5 West 125th Street” site. This document is a summary of the information that can be found in the site-related reports and documents in the document repository at OER’s website: <http://www.nyc.gov/oer>

The New York City Office of Environmental Remediation (the Office or OER) has established a remedy for the above referenced site. The disposal or release of contaminants at this site, as more fully described in this document, has contaminated various environmental media. Contaminants include hazardous substances.

The decision is based on the Administrative Record of the New York City Office of Environmental Remediation (the Office or OER) for the 5 West 125th Street Site and the public's input to the proposed remedy presented by the Office.

Description of Selected Remedy

The remedy selected for this 5 West 125th Street Site is Track 1 remedy and includes soil excavation, cover system, and vapor barrier in the form of a waterproofing installation.

The elements of the selected remedy are as follows:

1. Preparation of a Community Protection Statement and implementation of all required NYC VCP Citizen Participation activities according to an approved Citizen Participation Plan.
2. Perform a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
3. Establish Track 1 Soil Cleanup Objectives (SCOs).
4. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas.
5. Excavation and removal of soil/fill exceeding SCOs. Entire property will be excavated additional 3.5 feet from the existing grade. Final excavation depths will be around 14 feet from street grades.
6. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID.
7. Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs.
8. Removal of underground storage tanks and closure of petroleum spills in compliance with applicable local, State and Federal laws and regulations.
9. Transportation and off-Site disposal of all soil/fill material at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal, and this plan. Sampling and analysis of excavated media as required by disposal facilities. Appropriate segregation of excavated media onsite.
10. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations.
11. As part of new development, installation of a vapor barrier (Grace Preprufe 300R and Preprufe 160R) in form of a waterproofing layer beneath the building slab and along the foundation side walls
12. As part of new development, construction and maintenance of an engineered composite cover over the entire Site consisting of a 4" concrete building slab across the building footprint to prevent human exposure to residual soil/fill remaining under the Site.
13. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
14. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations.
15. If Track 1 cleanup is not achieved, submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination.
16. Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries and lists any changes from this RAWP.
17. If Track 1 is not achieved, the property will remain as an "E" Designated property and listing of Engineering Controls and a requirement that management of these controls must be in compliance with an approved SMP; and Institutional Controls including prohibition of the following: (1) vegetable gardening and farming; (2) use of groundwater without treatment rendering it safe for the intended use; (3) disturbance of residual contaminated material unless it is conducted in accordance with the SMP; and (4) higher level of land usage without OER-approval.

Remedial activities will be performed at the Site in accordance with this OER-approved RAWP. All deviations from the RAWP will be promptly reported to OER. Changes will be documented in the RAR.

This remedy conforms to the promulgated standards and criteria that are directly applicable, or that is relevant and appropriate and takes into consideration OER guidance, as appropriate. The remedy is protective of public health and the environment.

4/2/13



Date

Shaminder Chawla
Assistant Director

SITE BACKGROUND

Location:

The Site is located in Harlem neighborhood of Manhattan and is identified as a portion of Block 1723, Lots 31, 45 and 144 on the New York City Tax Map. Figure 1 shows the Site location.

Site Features:

The Site is approximately ± 0.59 -acre and is bounded by residential to the north and northwest and commercial development to the east, south and southwest. Currently, the Site is a vacant inactive construction site that had been excavated to approximately eleven-feet below sidewalk grade in 2008.

Current Zoning/uses:

The current zoning designation is C4-4A-Special 125th Street District. The proposed use is consistent with existing zoning for the property.

Historical Use:

Historically, the site was operated as a YMCA and associated dormitories, a commercial parking lot and residential dwellings.

Summary of Environmental Findings:

1. Elevation of the property is approximately 25 feet above mean sea level.
2. Depth to groundwater ranges from 14.5 to 15 feet at the Site. Approximately, 3.5 to 4 feet below the current site grade.
3. Groundwater flow is generally from west to east beneath the Site.
4. Depth to bedrock varies from approximately 48 to 63 feet below sidewalk grade.
5. The stratigraphy of the Site, from the surface down, consists of fill overlying successive strata of sand, silt and clay, glacial till, and rock. The fill layer, consisting of sand and gravel with brick, concrete, wood, and miscellaneous debris, was observed throughout the site to depths of approximately 4 to 21-feet below sidewalk grade. The fill material is underlain by a 6 to 18-foot thick layer of loose to medium dense fine to coarse sands, followed by silt and clay and an approximately 6-foot thick layer of glacial till. Bedrock, consisting of a gneiss and marble, was encountered at depths ranging from approximately 48 to 63-feet below sidewalk grade.

A site location map is attached as Figure 1.

PROPOSED DEVELOPMENT PLAN

The proposed future use of the Site will consist of a 4-story commercial building with one cellar level that will occupy the entire site footprint. Based on preliminary architectural schematics prepared by Rosenbaum Design Group, the proposed cellar slab will be at el 3.5 (approximately 16.5-feet below sidewalk grade) and the usable cellar area is required to be at least 19,000 ft² excluding any mechanical rooms. Groundwater was observed to be approximately 3.5 to 4-feet below the current site grade during the May 2011 Phase II Environmental Investigation completed by Langan. Based on the current development plans the site will be excavated below the groundwater table to allow for the construction of the building cellar. Dewatering will be completed as part of the site redevelopment activities.

The remedial action contemplated under this RAWP may be implemented independently of the proposed redevelopment plan.

SUMMARY OF REMEDIAL INVESTIGATION

The Remedial Investigation was conducted on May 26, 2011 and June 1, 2011. A full Remedial Investigation Report is available online in the document repository and the results are summarized below.

Nature and Extent of Contamination:

Soil: Soil/fill samples collected during the RI showed no detectable concentrations of PCBs. No VOCs were detected in soil, except for trace levels (2.3 ppb) of tetrachloroethene in one soil sample. Select SVOCs, all polycyclic aromatic hydrocarbons (PAHs) including benzo(a)anthracene (4.37 ppm), benzo(a)pyrene (3.99 ppm), benzo(b)fluoroanthene (3.06 ppm), benzo(k)fluoroanthene (2.1 ppm), chrysene (4.22 ppm), and indeno(1,2,3-cd)pyrene (2.17 ppm) were identified in two of sixteen soil samples at concentrations found above their Track 1 Unrestricted Use and Track 2 Restricted Residential Use SCOs. Pesticides including 4,4-DDE (0.0214 ppm), 4,4-DDT (0.0814 ppm), dieldrin (0.0064 ppm) and heptachlor(0.09 ppm) were detected above their Track 1 Unrestricted Use SCOs in four shallow sample. Several metals including barium, chromium, lead, mercury and zinc were detected above Track 1 Unrestricted Use SCOs and of these lead (max. of 606 ppm) and mercury (max. of 0.84 ppm) also exceeded Track 2 Restricted Residential SCOs in two soil samples. Overall, these results are consistent with levels of pesticides, SVOCs, and metals found at sites throughout NYC with historic fill material.

Groundwater: Groundwater samples collected during the RI showed no detectable PCBs or SVOCs. One pesticide, 4,4-DDD was in one of three groundwater samples at concentrations below NYSDEC Groundwater Quality Standards (GQS). One VOC tetrachloroethene was detected in 1 groundwater samples at trace levels (1 ppb), below its GQS. Three metals, iron, manganese and sodium, were detected above GQSs in dissolved groundwater samples.

Soil vapor: Soil vapor sampling was not conducted because the site is already excavated up to 11 feet depths and groundwater is about one to two feet below existing grades.

Figure 1: Site Map

