

Where can I view project documents?**In person at:**

New York Public Library
125th Street Branch
224 East 125th Street
New York, NY 10027

(Please call (212) 534-5050 for hours of operation)

and electronically at:

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

Public Comment Period

April 17, 2013
to
May 17, 2013

Whom can I contact for project information?

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

**NYC VCP Cleanup Plan
Available for Review and Comment**

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 by 125th Street Equities, LLC for enrollment of the property located at 81 East 125th Street, Manhattan, New York and identified as Block 1750, Lot 34 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 May 17, 2013. The RIR and draft RAWP are available for review at the document repositories identified in the box on the left including a public library branch and through a link to OER's website. Comments should be sent to Mr. Shaminder Chawla via mail or e-mail (see contact information at left).

Site Description

Currently, the 4,493-square feet Site is vacant and contains the shell (existing exterior walls, partial floor, and no roof) of a former four-story building with a basement. This structure covers the entire lot up to the property line. The proposed future use of the Site will consist of a new seven-story commercial office building with retail operations on the ground floor and second floor. The building will cover the entire footprint of the Site and there will be no open space in the development.

Summary of RIR

Soil/fill samples collected during the RI showed low concentrations of metals. Groundwater and soil vapor results indicated trace concentrations of Volatile Organic Compounds (VOCs).

Summary of the Remedy

The proposed remedial action will consist of:

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. Establish Track 1 Soil Cleanup Objectives (SCOs).
3. Excavation and removal of soil/fill exceeding SCOs. Excavation will extend from three to six feet below cellar level.
4. Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs.
5. 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.
6. As part of new development, installation of a vapor barrier in form of a waterproofing layer beneath the building slab.
7. As part of new development, construction of an engineered composite cover consisting of 3-inch mat-slab over the entire Site.
8. If Track 1 cleanup is not achieved, submission of an approved Site Management Plan (SMP) in the Remedial Action Report (RAR) for long-term management of residual fill, including certification of Engineering and Institutional Controls and reporting at a specified frequency.
9. Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved and lists any changes from this RAWP.

Next Steps

OER will review the draft RAWP and consider all public comments submitted during the comment period before it approves a final RAWP. The approved RAWP will be placed in the public library branch and on OER's website and a second fact sheet will be issued before remedial work begins.

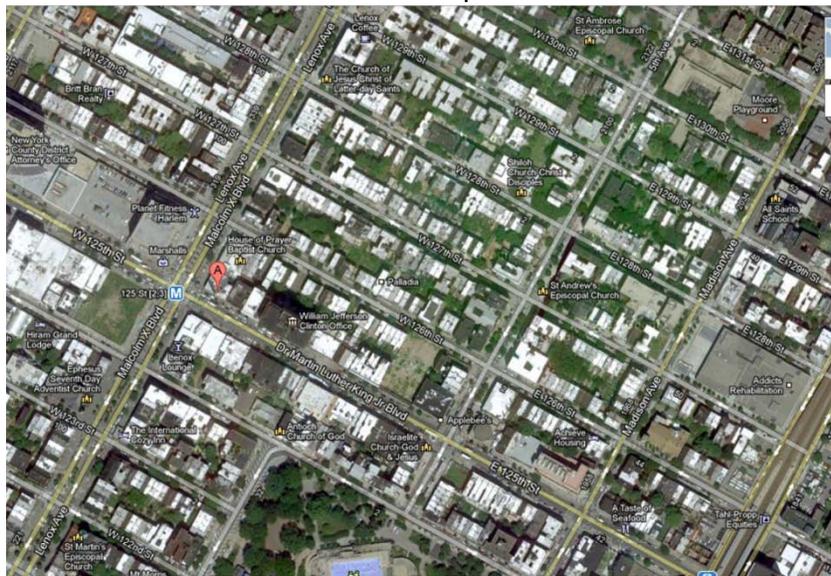
If you have any questions or know of any neighbor that would like to be added to the site contact list, please contact the OER Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants and/or post it in a prominent area of your building. For information regarding New York City's 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 to access document repository



Site Map



Site Location Map

