

## NYC VCP Cleanup Plan Available for Review and Comment

### Public Comment Period

March 23, 2015,  
to  
April 22, 2015

### Where can I view project documents?

#### Online at:

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

Internet access to view documents is available at the public library.

The closest location is:

New York Public Library  
George Bruce Branch  
518 W 125th St  
New York, NY 10027

Please call (212) 662-9727 for hours of operation

### Whom can I contact for project information?

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For more information visit:  
[www.nyc.gov/oer](http://www.nyc.gov/oer)

The New York City Office of Environmental Remediation (OER) provides this Fact Sheet pursuant to New York City's Voluntary Cleanup Program (VCP). An application has been submitted by Inner City Contraction LLC. for enrollment of the property located at 487 West 129th Street in the Harlem neighborhood of Manhattan, New York and identified as Block 1969, Lot 6 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 April 22, 2015. 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

The Site is 20,000 square feet and is currently occupied by a vacant one-story warehouse. The proposed future use of the Site will be two new mixed-use buildings with parking and utility rooms on the lowest (parking) level, which would be shared between the buildings. An outdoor plaza would be located between the two buildings, above the parking level.

#### Summary of RIR

The environmental investigation identified several Semi-Volatile Organic Compounds (SVOCs) and metals present above cleanup guidelines in soil and groundwater. No soil vapor samples were above the monitoring/mitigation level ranges established by the New York State Department of Health.

#### 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 VCP Citizen Participation activities according to an approved Citizen Participation Plan;
- Implementation of a Community Air Monitoring Plan for particulates and volatile organic (VOC) compounds;
- Selection of NYSDEC Part 375 Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 1 Unrestricted Use SCOs. The proposed building footprint will be excavated generally to approximately 15 feet below the existing foundation slabs, with areas of deeper excavation for footings and elevator pits. Approximately 2,619 tons of soil will be excavated and removed from the Site;
- 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 and appropriate segregation of excavated media on-site;
- Spill remediation for NYSDEC Spill #14-07581 in the southwestern corner of the Site. This RAWP does not alter or interfere with the NYSDEC requirements for the petroleum spill;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs; and
- Submission of a Remedial Action Report (RAR) that describes the remedial activities and certifies that the remedial requirements have been achieved and lists any changes from this RAWP.

If Track 1 Unrestricted Use cleanup is not achieved, the following construction elements (as part of new development) will be implemented as Engineering and Institutional Controls:

- As part of new development, installation of a vapor barrier/waterproofing system below the concrete slab underneath the building, as well as behind foundation walls of the proposed building;
- As part of new development, construction and maintenance of an engineered composite cover consisting of concrete building slabs;
- if Unrestricted Use Track 1 cleanup is not achieved, submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for maintenance, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency; and
- Continued registration with a Restrictive Declaration for the property if Track 1 cleanup is not achieved.

**Next Steps**

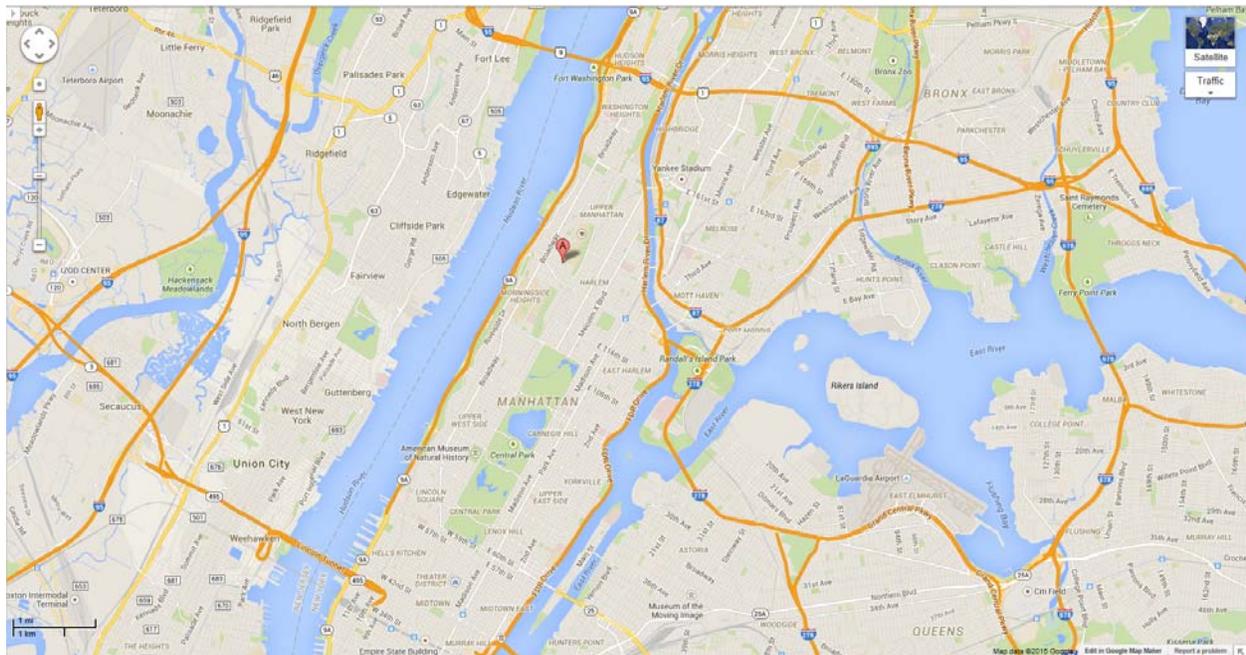
OER will review the draft RAWP and consider all public comments submitted during the comment period before it approves a final RAWP. The approved RAWP will be placed on OER’s website and a second fact sheet will be issued before remedial work begins.

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](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 to access document repository:



**Figure 1 – Site Location Map**



**Figure 2 – Site Map**

