

## Where can I view project documents?

### Online at:

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

Internet access to view project documents is available at the following public library:

New York Public Library  
125<sup>th</sup> Street Branch  
224 E 125th St  
New York, NY 10035

Please call (212) 534-5050 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)

## NYC VCP Cleanup Plan Remedial Activities to Begin

The New York City Office of Environmental Remediation (OER) is providing this Fact Sheet pursuant to the New York City Voluntary Cleanup Program (VCP). OER has approved the Remedial Action Work Plan (RAWP) submitted by Rigano, LLC for 146 East 126th Street, Manhattan, New York (Block 1774, Lot 30). The remedial work will begin in November 2015. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at left.

### Site Description:

The 22,500 square-foot Site is currently used for parking and is improved with asphalt pavement. The proposed future use of the Site will be an 11-story mixed use building with a sub-grade basement.

### Summary of the Remedy:

The remedial action for 146 East 126th Street is a Track 1 Unrestricted Use cleanup. The specific elements of the proposed remedial action include:

1. Preparation of a Community Protection Statement and performance of all required NYC VCP Citizen Participation activities according to an approved Citizen Participation Plan;
2. Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
3. Selection of NYSDEC 6NYCRR Part 375 Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs);
4. Excavation and removal of soil/fill exceeding Track 1 SCOs. Excavation will range from 13-19 feet below grade with approximately 14,000 tons of soil/fill to be removed from the Site and properly disposed of;
5. Removal of all USTs that are encountered during soil/fill removal actions in compliance with applicable local, State and Federal laws and regulations;
6. Collection and analysis of ten (10) end-point samples to determine the performance of the remedy with respect to attainment of Track 1 SCOs;
7. Dewatering in compliance with city, state, and federal laws and regulations;

If Track 1 Unrestricted Use SCOs are not achieved, the following construction elements implemented as part of new development will constitute Engineering and Institutional Controls:

8. As part of development, construction of an engineered composite cover consisting of a 10-inch thick concrete building slab on a 3-inch thick mud slab with a 12-inch thick natural crushed stone sub-base beneath the entire building area;
9. As part of development, installation of a vapor barrier system consisting of vapor barrier beneath the building slab and outside of sub-grade foundation sidewalls to mitigate soil vapor migration into the building;
10. As part of new development, construction and operation of a basement-level parking garage with high volume air exchange in conformance with NYC Building Code;
11. If Track 1 is not achieved, submission of an approved Site Management Plan (SMP) in the Remedial Action Report (RAR) for long-term management of residual contamination, including plans for operation, maintenance, monitoring, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency; and
12. The property will continue to be registered with an E-Designation at the NYC Buildings Department.

Cleanup activities are scheduled to begin in November 2015 and are expected take approximately seven months to complete. Construction will continue for a total of 24 months.

**Next Steps:** After the enrollee completes the remedial work, a RAR will be prepared and submitted to OER. The RAR will describe the cleanup activities and certify that all cleanup requirements were met. Once the RAR is approved, OER will issue a Notice of Completion, a City liability release, and a New York City Green Property Certificate. OER will then issue a fact sheet announcing the completion of the remedial action and identify all engineering and institutional controls to be used at the Site.

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:



Figure 1 – Site Location Map

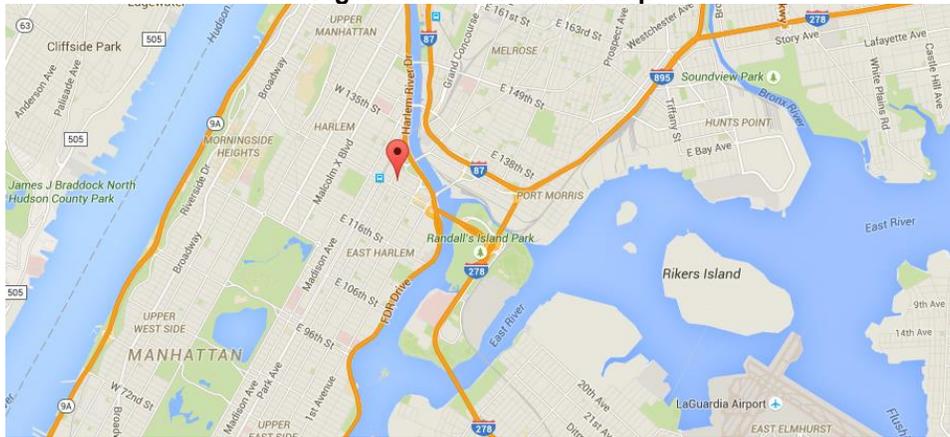


Figure 2 – Site Map

