

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

New York Public Library
Harlem Library
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

February 14, 2013
to
March 14, 2013

Whom can I contact for project information?

William Wong
Project Manager
NYC OER
100 Gold Street, 2nd Floor
New York, NY 10038
212-341-0659
WiWong@dep.nyc.gov

and

Shaminder Chawla
Assistant Director
NYC OER
(212) 442-3007
Schawla@dep.nyc.gov

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 CA 5-15 125th Street LLC for enrollment of the property located at 5 West 125th Street, Manhattan, New York and identified as Block 1723, Lots 31, 45 and 144 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 March 14, 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 site has an area of approximately ±0.59-acre and is currently a vacant inactive construction site that had been excavated to approximately eleven-feet below sidewalk grade in 2008. The proposed site use consists of a 4-story commercial building with one cellar level that will occupy the entire site footprint.

Summary of RIR

Soil/fill samples collected during the RI showed no detectable concentrations of PCBs or Volatile Organic Compounds (VOCs). Several SVOCs, all polycyclic aromatic hydrocarbons (PAHs) were identified in two of sixteen soil samples at concentrations above soil cleanup objectives. Pesticides and metals were also detected above cleanup guidelines.

Groundwater samples collected during the RI showed no PCBs, VOCs or SVOCs above Groundwater Quality Standards. One pesticide was detected at trace levels. Soil vapor sampling was not conducted because the site is already excavated up to 11 feet depths close to groundwater inter-phase.

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. Entire property will be excavated additional 3.5 feet from the existing grade. Final excavation depths will be around 14 feet from street grades.
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 and maintenance of an engineered composite cover over the entire Site.
8. 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, including plans for operation, maintenance, monitoring, inspection and 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, defines the Site boundaries 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



Figure 1 – Site Location Map



Figure 2 – Site Vicinity Map

