

Public Comment Period

July 1, 2016
to
July 31, 2016

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 West 125th Street
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

NYC VCP Cleanup Plan Available for Review and Comment

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 Bahary Architecture, P.C. for enrollment of the property located at 284 West 127th Street in the Harlem section of New York, New York and identified as Block 1932, Lot 160 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 July 31, 2016. 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 750 square feet and is currently a vacant lot. The proposed future use of the Site will consist of a new two-family residential building with four floors and a cellar. The building will have a footprint of approximately 600 square feet and will be set back five feet from the sidewalk.

Summary of RIR

The environmental investigation identified several Semi-Volatile Organic Compounds (SVOCs), metals, and pesticides above cleanup guidelines in soil samples. All soil vapor samples were below 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 carbon (VOCs) compounds;
- Selection of Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 1 Unrestricted Use SCOs; the entire footprint of the building area (80% of the property) will be excavated to a depth of approximately 10 feet below grade for development purposes; the setback area between the building and sidewalk will be excavated to a depth of two feet below grade; approximately 285 cubic yards of soil will be excavated and removed from the Site;
- Management of excavated materials including temporarily stockpiling and segregating in accordance with defined material types and to prevent co-mingling of contaminated materials and non-contaminated materials;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Import of materials to be used for backfill and cover; 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 implemented as part of new development will constitute Engineering and institutional Controls:

- Construction of an engineered composite cover under the entire footprint of the new building consisting of a six-inch thick reinforced concrete slab, one-foot thick reinforced foundation walls, and reinforced concrete footing;
- Installation of a vapor barrier system beneath the building slab to mitigate soil vapor migration into the building; and
- Continued registration with E-designation 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

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

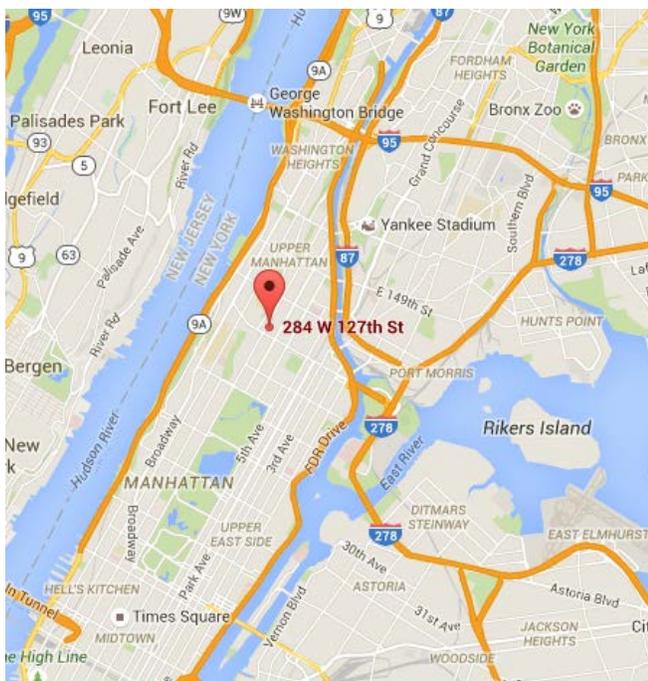


Figure 2 – Site Map

