

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

New York Public Library (NYPL)
9 West 124th Street
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Please call (212) 348-5620 for hours
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and electronically at:

[http://www.nyc.gov/html/oer/html/
repository/RManhattan.shtml](http://www.nyc.gov/html/oer/html/repository/RManhattan.shtml)

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**NYC BCP 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 Brownfield Cleanup Program (BCP). OER has approved the Remedial Action Work Plan (RAWP) submitted by Harco Consultants, Corp., for the property located at 2329 Frederick Douglass Boulevard in Manhattan, New York. The remedial work in accordance with the approved RAWP will start in April 2012. The RAWP is available and can be reviewed electronically or in person at the document repositories identified in the box at the left.

Site Description and Development

The site encompasses an area of approximately 20,000 square-feet, and consists of 11 multiple story vacant residential and commercial buildings. The proposed re-development includes complete demolition of all existing structures, and the construction of a 4-story commercial retail facility with a single level basement.

Summary of the Remedy

The specific elements of the proposed remedial action include:

- Preparation of a Community Protection Statement, performance of Community Air Monitoring Program and implementation of a Citizen Participation Plan;
- Establishment of Track 1 Soil Cleanup Objectives (SCOs) for 90% of the site, and Track 2 Commercial SCOs for the remaining section.
- Excavation and off-site disposal of soil/fill that exceeds for the site SCOs. Soil/fill will be disposed at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal;
- Collection and analysis of end-point samples to determine if the remedy attains the SCOs;
- Construction and maintenance of an engineered composite cover consisting of a concrete building foundation to prevent exposure to residual contaminated soil remaining under the Site;
- Installation of a vapor barrier system and an active sub-slab depressurization system beneath the building slab to prevent any contaminants in soil vapor from entering the building;
- Submission of a Site Management Plan (SMP) for long-term management of remaining contamination including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; and (3) reporting; and
- Recording of a deed restriction to inform future owners of residual contamination at the site and to prevent future exposure to any residual contamination at the site.

Cleanup activities are scheduled to begin in April 2012, and are anticipated to take three (3) months to complete. Construction of the building foundation and installation of the vapor barrier and SSDS is expected to be completed approximately by December 2012. The building is expected to be ready for occupancy by June 2013.

Next Steps

After the enrollee completes the remedial work, a Remedial Action Report (RAR) will be prepared and submitted to OER. The RAR will describe the cleanup activities and certify that all cleanup requirements were achieved. 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 issue a fact sheet that announces the completion of the remedy as well as identifies all engineering and institutional controls (if required) used at the site.

Direct Link to Document Repository:

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

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Figure 1 – Site Location Map

