

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:

Manhattan Public Library
Harlem Library Branch
9 West 124th Street,
New York, NY 10027-5699

Please call (212) 348-5620 for hours of operation.

Whom can I contact for project information?

William Wong
Project Manager
NYCOER
100 Gold Street, 2nd Floor
New York, NY 10038
(212) 341-0659
wiwong@dep.nyc.gov

and

Shaminder Chawla
Deputy Director
NYCOER
(212) 442-3007
ShaminderC@dep.nyc.gov

For more information visit:
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 2211 Third Avenue Mazal, LLC for 2211 3rd Avenue, Manhattan, New York (Block 1785, Lot 43, 46 and 146). The remedial work will begin in June 2015. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at left.

Site Description:

The 17,661 square-foot site is currently vacant. The proposed future use of the Site will be a new 12-story residential building with a basement for parking.

Summary of the Remedy:

The remedial action for 2211 3rd Avenue is a Track 1 Unrestricted Use cleanup. 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;
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
- Selection of Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 1 Unrestricted Use SCOs. The entire property will be excavated 18' feet below grade for the new building's cellar level. Approximately 16,361 tons of soil will be excavated and removed from 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 of contaminated soil;
- Collection and analysis of six (6) endpoint samples to determine if the remedy meets 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 Cleanup is not achieved, the following construction elements will constitute Engineering and Institutional Controls:

- As part of new development, installation and operation of a vapor barrier system as part of the construction beneath the building slabs and along subsurface sidewalls;
- As part of new development, construction of a composite cover system consisting of 4" thick concrete building slabs to prevent human exposure to residual soil/fill remaining under the Site;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, and describes all engineering and institutional controls to be implemented at the Site;
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual fill, including certification of Engineering and Institutional Controls and reporting at a specified frequency; and
- Continued registration with E designation for the property.

Cleanup activities are scheduled to begin in June 2015 and are expected take approximately 5-6 months to complete.

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.

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

