



**OFFICE OF ENVIRONMENTAL REMEDIATION**  
100 Gold Street - 2nd Floor  
New York, New York 10038

**Daniel Walsh, Ph.D.**  
**Director**  
Tel: (212) 788-8841  
Fax: (212) 312-0885

October 15, 2015

Mr. Yoni Bak – Applicant  
Mr. Dan Yousefzadeh  
Mr. Raphael Green  
52 Convent LLC  
343 Lenox Avenue  
New York, NY 10027

Mr. Nicholas Recchia – QEP  
GEI Consultants, Inc., P. C.  
110 Walt Whitman Road, Suite 204  
Huntington Station, New York 11746

Re: **Amended Decision Document**  
**NYC VCP Remedial Action Work Plan Approval**  
**464 West 130<sup>th</sup> Street**  
**Block 1969, Lot 68**  
**VCP Project #13CVCP125M**

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated August 19, 2013, Stipulation List dated March 26, 2014 and Updated Project Description dated October 14, 2015 for 464 West 130th Street, VCP Project #13CVCP125M. The Plan was submitted to OER under the NYC Voluntary Cleanup Program (VCP). The RAWP was released for public comment for 30 days as required by program rule. That comment period ended on September 20, 2013. There were no public comments.

### **Statement of Purpose and Basis**

This document presents the remedy for a Voluntary Cleanup Program site known as “464 West 130th Street” site. This document is a summary of the information that can be found in the site-related reports and documents in the document repository at OER’s website [www.nyc.gov/oer](http://www.nyc.gov/oer).

The New York City Office of Environmental Remediation (the Office or OER) has established a remedy for the above referenced site. The disposal or release of contaminants at this site, as more fully described in this document, has contaminated various environmental media.

The decision is based on the Administrative Record of the New York City Office of Environmental Remediation (the Office or OER) for the “464 West 130th Street” site and the public's input to the proposed remedy presented by OER.

## **Description of Selected Remedy**

The remedy selected for this “464 West 130th Street” site includes Establish Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs), Excavation and removal of soil/fill exceeding SCOs, Construction and maintenance of an engineered composite cover consisting of asphalt and or/concrete to prevent human exposure to residual soil/fill remaining under the Site, and as part of development, installation of a vapor barrier system beneath the building slab and outside foundation sidewalls below grade.

The elements of the selected remedy are as follows:

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. Establishment of Track 1 Soil Cleanup Objectives (SCOs).
4. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas.
5. Excavation and removal of soil/fill exceeding Track 1 Unrestricted Use SCOs. Entire foot of the new building will be excavated to a depth of approximately 12 feet below grade or to bedrock for development purposes. Additional excavation will be performed in western edge of property to remove high semi-volatile organic compounds (SVOCs) in shallow soils.
6. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID. Appropriate segregation of excavated media on-Site.
7. Removal of underground storage tanks (USTs) (if encountered) and closure of petroleum spills (if evidence of a spill/leak is encountered during Site excavation) in compliance with applicable local, state and federal laws and regulations.
8. 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 on-Site.
9. Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs.
10. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations.
11. As part of development, installation of a vapor barrier/waterproofing system below the concrete slab underneath the building, as well as behind foundation walls of the proposed building. The vapor barrier will consist of Florprufe 120 Vapor Barrier by Grace Waterproofing Products.
12. As part of development, construction and maintenance of an engineered composite cover consisting of 6-inch thick concrete slab across the footprint of the new building. Open areas will be covered with a concrete pavement surface.
13. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
14. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations.
15. 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, if Track 1

SCO's are not achieved, lists any changes from this RAWP, and describes all Engineering Controls (ECs) and Institutional Controls (ICs) to be implemented at the Site.

16. If Track 1 Unrestricted Use SCOs are not achieved, submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for maintenance, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency.
17. If Track 1 Unrestricted Use SCOs are not achieved, the property will continue to be registered with an E-Designation at the NYC Buildings Department. Establishment of ECs and ICs in this RAWP and a requirement that management of these controls must be in compliance with an approved SMP. Institutional Controls will include prohibition of the following: (1) vegetable gardening and farming; (2) use of groundwater without treatment rendering it safe for the intended use; (3) disturbance of residual contaminated material unless it is conducted in accordance with the SMP; and (4) higher level of land usage without NYC Office of Environmental Remediation (OER)-approval.

Remedial activities will be performed at the Site in accordance with this OER-approved RAWP. All deviations from the RAWP will be promptly reported to OER. Changes will be documented in the RAR.

This remedy conforms to the promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration OER guidance, as appropriate. The remedy is protective of public health and the environment.

October 15, 2015



Date

William Wong  
Project Manager

October 15, 2015



Date

Shaminder Chawla  
Deputy Director

### **Site Location and Current Usage**

The Site is located at 464 West 130<sup>th</sup> Street in the Manhattanville section of Manhattan, New York and is identified as Block 1969 and Lot 68 on the New York City Tax Map. Figure 1 shows the Site location.

The Site is 3,900-square feet and is located on the south side of West 130th Street on the southwest corner Convent Avenue, and is adjoined by residential apartment buildings (some of which contain retail stores) to the south and east, and a two-story garage/warehouse building to the west. Currently, the Site is vacant, with the western portion of the property being used for parking and the eastern portion appearing to be used as a private garden.

The current zoning designation is residential, within district R7A.

### **Past Uses and Areas of Concern**

Records dating back to 1902 notes the site have historically been vacant and have been used as a parking lot and private garden. Ownership of the site was reportedly transferred from the Commissioner of Finance to the City of New York on July 31, 1985. Ownership was subsequently transferred from the City of New York to David Manesh and finally to Parkside, Inc, on April 6, 2000. Areas of Concern include, USTs reportedly located on the adjacent property and urban fill from site surface to the depth of bedrock (8 feet depths).

### **Summary of Environmental Findings**

1. Elevation of the property ranges from approximately 63 to 74 feet.
2. Groundwater was not encountered at the Site. As a result, the depth to groundwater and groundwater flow direction were not determined.
3. Depth to bedrock ranges from approximately 9 feet to approximately 22 feet at the Site. It is believed that the bedrock surface closely follows the original land surface of the area prior to the placement of fill materials during the initial development. No perched groundwater was found on this bedrock surface.
4. The stratigraphy of the site, from the surface down, consists of urban-fill materials intermixed with re-worked and re-placed glacial deposits. The intermixed fill and glacial deposits overlie bedrock. The fill in the area consists predominantly of brick, glass, ash, and rock fragments as well as other urban-fill materials. The re-worked glacial deposits are also apparently fill deposits since evidence indicates that they have been re-worked and mixed. The glacial deposits were generally characterized by fine-to-medium sand, with varying percentages fines, broken cobbles and gravel.

### **Proposed Development Plan**

The proposed project will include the construction of a six-story, 18-unit residential building including a basement, which will contain residential units, and a partial cellar for utilities only. The building footprint is approximately 3,500 square feet, and the total square footage of the building is approximately 24,000 square feet. Open areas will be covered with concrete pavement. The proposed building construction would not cover the entire property footprint. Excavation at the site is necessary to complete the portions of the basement and cellar of the structure. The excavation depths vary slightly across the site with a maximum depth of approximately 12 feet for the cellar on the western portion of the property.

The proposed excavation volume is 2,000 cubic yards. A vapor barrier will be installed at the base of the building's foundation and along the foundation sidewalls. Groundwater was not encountered within the planned depth of the excavation. No demolition is required to complete the construction of the proposed building.

### **Summary of Remedial Investigation**

The Remedial Investigation was conducted in January 2013. A full Remedial Investigation Report is available online in the document repository and the results are summarized below.

#### **Soil:**

No VOCs, Pesticides or PCBs were detected in any of the soil samples above the Unrestricted Use SCOs. Low levels of SVOC compounds were detected in all soil borings except at one location (SB-2, 2 to 4-foot), where SVOCs exceeded Restricted Residential SCOs. These SVOCs were PAHs compounds and included benzo(a)anthracene (maximum 4.2 mg/Kg), benzo(a)pyrene (maximum 2.9 mg/Kg), benzo(b)fluoranthene (maximum 4.2 mg/Kg), benzo(k)fluoranthene (maximum 4.55 mg/Kg), chrysene (maximum 4.74 mg/Kg), dibenzo(a,h)anthracene (maximum 0.9 mg/Kg), indeno(1,2,3-cd)pyrene (maximum 1.77 mg/Kg). The PAH exceedances are commonly found in urban-fill type material, which typically contain ash. Metals including barium (max. of 691 ppm), copper (max. of 62 ppm), lead (max. of 249 ppm) and zinc (max. of 415 ppm) were detected exceeding Unrestricted Use SCOs, and of these, barium also exceeded Restricted Residential Use SCOs in one shallow soil sample. Data collected during the RI is sufficient to delineate the vertical and horizontal distribution of contaminants in soil/fill at the Site.

#### **Groundwater:**

Three groundwater wells were installed to the depth of bedrock. Since groundwater was not found in the unconsolidated soil and fill materials underlying on the site, no groundwater chemistry data is available.

#### **Soil vapor:**

Soil vapor samples collected during the RI showed low concentrations of petroleum related and chlorinated VOCs. Highest concentrations of any detected compounds were less than 22 ug/m<sup>3</sup>. Tetrachloroethene was detected in one of the soil vapor samples at 2.2 ug/m<sup>3</sup>. TCE, TCA and carbon tetrachloride were all detected at concentrations of less than 1 ug/m<sup>3</sup>. All detected values are below the New York State Department of Health (NYSDOH) Soil Vapor/Indoor Air Matrix action levels and warrant no further action. A vapor barrier is planned as part of the building's construction.

**Figure 1 – Site Map**



**Figure 2 – Site Location Map**

