

Public Comment Period

April 17, 2015
 to
 May 17, 2015

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
 Harlem Branch
 9 W 124th St
 New York, NY 10027

Please call (212) 348-5620 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 69 East 125 Street Owner, LLC for enrollment of the property located at 69 East 125th Street in the Harlem section of Manhattan, New York and identified as Block 1750, Lots 28, 29, 30, and 44 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 May 17, 2015. 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 10,500 square feet and is currently occupied by two buildings, which are two and four stories. Two lots are occupied by vacant lots. The proposed future use of the Site is a twelve-story building along 125th Street with a single level cellar and a six-story building with a penthouse and a single level cellar at 58 East 126th Street.

Summary of RIR

The environmental investigation identified 9 to 14 feet of historical fill material. Several metals, PAHs, and semivolatile organic compounds (SVOCs) are above soil cleanup objectives. Several metals are present above Groundwater Quality Standards. Soil vapor samples showed minor levels of chlorinated VOCs, within the monitoring/mitigation level 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 VCP Citizen Participation activities according to an approved Citizen Participation Plan;
- Performance of a Community Air Monitoring Program (CAMP) for particulates and volatile organic compounds (VOC);
- Establishment of Site-specific (Track 4) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Restricted Residential Use (Track 4) SCOs. For development purposes, the entire footprint of the property will be excavated to a depth of 13 feet below grade for construction of the new subgrade parking garage. A small rear yard area (10' X 30') will be excavated to two feet and backfilled by clean soil. Approximately 4,700 cubic yards (7,000 tons) of soil will be removed from the site.
- Removal of underground storage tanks (if encountered during excavation) and closure of petroleum spills, as necessary, in compliance with applicable local, State and Federal laws and regulations;
- Transportation and off-site disposal of all soil and 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 will be completed as required by disposal facilities;
- Collection and analysis of ten (10) endpoint samples to determine the performance of the remedy with respect to attainment of Track 4 Site-specific SCOs;
- Construction and maintenance of an engineered composite cover consisting of concrete or asphalt pavement, a minimum 5-inch thick building slab, a minimum 5 inch concrete cap in the concrete capped areas of the rear yard, and a minimum two foot clean fill cap on top of the landscaped area to prevent human exposure to residual soil/fill
- Installation of a barrier system beneath the building slab and outside foundation sidewalls below grade.
- 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; 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; and
- Continued registration with E-designation for the property.

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

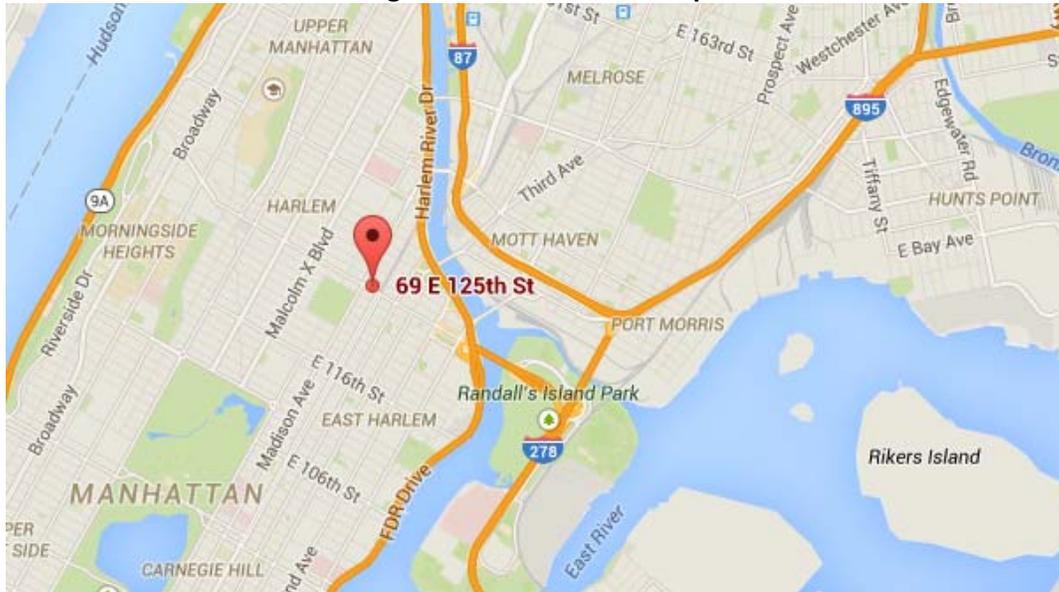


Figure 2 – Site Map

