

## Public Comment Period

May 1, 2015  
to  
May 31, 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  
George Bruce Branch  
518 W 125th St  
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](http://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 TSTY Create LLC for enrollment of the property located at 426-458 West 126th Street in the Harlem neighborhood of Manhattan, New York and identified as Block 1966, Lot 95 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 31, 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 38,383 square feet and is currently a vacant lot with one small building. The proposed future use of the Site includes construction of an eleven-story building designated for commercial, industrial, community facility, retail and/or mixed commercial uses.

### Summary of RIR

The environmental investigation identified 8 to 18 feet of historical fill material. Several metals and pesticides were found above cleanup guidelines in soil. Several VOCs (volatile organic compounds), two SVOCs (semi-volatile compounds), and metals are above Groundwater Quality Standards. Soil vapor samples showed trace levels of petroleum related VOCs and low levels of chlorinated VOCs.

### Summary of the Remedy

The specific elements of the proposed remedial action include:

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. Perform a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
3. Establish Unrestricted Use Track 1 Soil Cleanup Objectives (SCOs).
4. Excavation and removal of soil/fill exceeding SCOs. For development purposes, 35,883 square feet of the Site will require excavation to a depth of approximately 13 feet below grade for the building cellar level; etc. Approximately 19,000 tons of soil will be removed.
5. Removal of known ASTs and any underground storage tanks, including the fuel oil storage tank located beneath the cellar slab in the front portion of the Site, and closure of petroleum spills;
6. 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 onsite.
7. Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs.
8. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations.
9. Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, lists any changes from this RAWP, and if Track 1 SCOs are not achieved, describes all Engineering and Institutional Controls to be implemented at the Site.

If Track 1 Unrestricted Use SCOs are not achieved, the following construction elements will be implemented and will constitute Engineering and Institutional controls:

10. As part of new development, installation of a vapor barrier below the cellar slab, as well as behind subgrade portions of foundation walls of the proposed building. The vapor barrier will consist of a 20 mil polyethylene vapor barrier liner;
11. As part of development, construction and maintenance of an engineered composite cover consisting of 5-inch thick bottom concrete slab on top of a 6-inch granular fill to prevent human exposure to residual soil/fill remaining under the Site;
12. Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual materials, including plans for operation, maintenance, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency;
13. The property will continue to be registered with an E-Designation

**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](http://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**



**Figure 2 – Site Map**

