



Where can I view project documents?

Document Repositories

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

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

and electronically at:

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

Whom can I contact for project information?

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For more information visit:

www.nyc.gov/oer

NYC BCP 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 Brownfield Cleanup Program (BCP). OER has approved the Remedial Action Work Plan (RAWP) submitted by West 116 Residential LLC for the property located at 23 West 116th Street in Manhattan, New York. The remedial work in accordance with the approved RAWP will start in July 2012. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at left.

Site Description

The Project is located at 23 West 116th Street in the Borough of Manhattan (see Figure 1) and is identified as Tax Block 1600, Lot 20. The site is bounded by West 117th Street to the north, West 116th Street to the south, multi-family residential structures to the east, and a multi-family residential structure to the west.

The site is 37,303 square feet in size and currently contains a basketball court and a paved parking area. The proposed future use of the site consists of a 9-story and 12-story mixed-use buildings containing 194 residential units, commercial retail space, and community facility space. In addition, the proposed development would also include approximately 112 accessory parking spaces located in the cellar.

Summary of Proposed Remedial Action

The entire site will be excavated to a depth of more than 11 feet below grade and the elevator pit will be excavated to approximately 15 feet below grade. The specific remedial elements to be implemented at this site include:

1. Preparation of a Community Protection Statement and performance of all required NYC BCP 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 during active remediation;
3. Establishment of Track 1 Soil Cleanup Objectives (SCOs).
4. Excavation and off-site disposal of soil/fill that exceeds the site's SCOs. Soil/fill will be disposed at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal of contaminated soil;
5. Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs.
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.
7. Submission of a Remedial Action Report (RAR) that describes the remedial activities, and certifies that the remedial requirements have been achieved.
8. Construction of a ventilated sub-grade parking garage; and
9. If Track 1 is not achieved, the following remedial elements will be implemented:
 - o Construction and maintenance of an engineered composite cover;
 - o Installation of vapor barrier beneath the proposed development;
 - o Submission of an approved Site Management Plan that describes any Engineering Controls and Institutional Controls implemented at the site; and
 - o Recording of a deed restriction to inform future owners of residual historic fill at the site;

Cleanup activities are scheduled to begin in July 2012 and are expected to take approximately three months to complete. Construction of the building foundation and installation of the vapor barrier is expected to be completed in an additional five months.

Next Steps

After the enrollee completes the remedial work, a Remedial Action Report 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 announcing the completion of the remedy and identify all engineering and institutional controls (if required) to be used at the Site.

Direct Link to Document Repository:

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

or scan with your smart phone:



Figure 1: Site Map

