

Where can I view project documents?

In person at:

New York Public Library
9 West 124th Street
New York, NY 10027

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

and electronically at:

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

Public Comment Period

August 20, 2013
to
September 20, 2013

Whom can I contact for project information?

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and

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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 Big Apple Developers for enrollment of the property located at 464 West 130th Street in the Manhattanville section of Manhattan, New York and identified as Block 1969, Lot 68 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 September 20, 2013. 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 3,900-square feet and is currently vacant. The proposed future use of the property will be a 6-story residential building with a full basement and a partial cellar for utilities only. A planting area is planned along Convent Avenue and additional open space will be present on the western edge of the property.

Summary of RIR

The environmental investigation identified up to 9 to 22 feet of historic fill. Several SVOCs, all polycyclic aromatic hydrocarbons (PAHs) were identified in one of fourteen soil samples at concentrations above soil cleanup objectives. One metal, barium was also detected above soil cleanup objectives. Groundwater was not encountered above the bedrock at the site. Soil vapor samples showed petroleum-related and chlorinated Volatile Organic Compounds (VOCs) at generally trace concentrations and below the action levels established by New York State DOH.

Summary of the Remedy

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;
- Establish Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding SCOs;
- 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 end-point samples to determine if the remedy attains 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;
- As part of development, installation of a vapor barrier system beneath the building slab and outside foundation sidewalls below grade;
- If Track 1 cleanup is not achieved, submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for operation, maintenance, monitoring, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency.
- Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved and lists any changes from this RAWP.

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 in the public library branch and 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

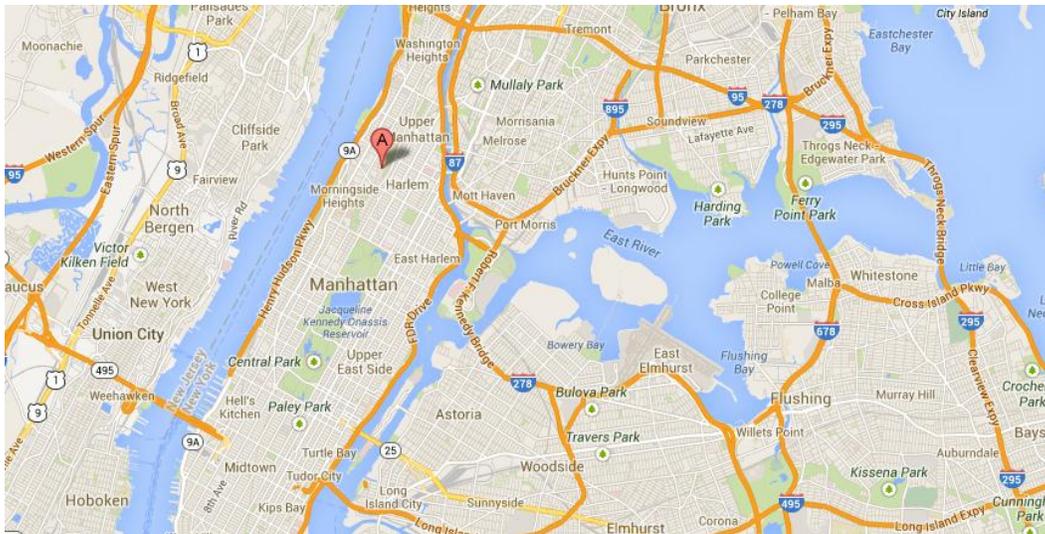


Figure 2 – Site Map

