

Public Comment Period

June 16, 2014
 to
 July 16, 2014

Where can I view project documents?

Online at:

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

Internet access to view documents is available at the public library.

The closest location is:

New York Public Library
 Hamilton Grange Branch
 503 West 145th Street
 New York, New York 10031

Please call (212) 926-2147 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 BGCH Apartments, LLC for enrollment of the property located at 521 West 145th Street in the Washington Heights section of Manhattan, New York and identified as Block 2077 and Lot 14 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 July 16, 2014. 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 approximately 30,000 square feet and is currently occupied by a vacant, 5-story abandoned school building. The proposed future use of the Site consists of converting the existing 5-story building into a mixed income residential building with 79 units, with ground floor space for a Boys & Girls Club Community Center.

Summary of RIR

The environmental investigation identified up to 4 feet of historic fill. Arsenic was detected above clean up guidelines.

Groundwater samples identified one Volatile Organic Compound (VOC), above Groundwater Quality Standards. Soil vapor samples showed low levels of VOCs below the monitoring level ranges 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;
- Establishment of Track 1 Site-specific Soil Cleanup Objectives (SCOs).
- Excavation and removal of soil/fill in the South Courtyard in excess of SCOs. In addition, soil will be excavated for the elevator pits. A total of approximately 800 cubic feet is expected.
- Collection and analysis of endpoint samples to determine if the remedy meets 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;
- Construction and maintenance of an engineered composite cover consisting of concrete open space cover of 7-inches to prevent human exposure to residual soil/fill remaining under the Site
- Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations
- Submission of an approved Site Management Plan (SMP) in the Remedial Action Report (RAR) for long-term management of residual fill, including certification of Engineering and Institutional Controls and reporting at a specified frequency;
- Submission of a RAR that describes the remedial activities and certifies that the remedial requirements have been achieved and lists any changes from this RAWP; 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 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/hml/oer/html/repository/RManhattan.shtml>

or scan with your smart phone to access document repository:



Figure 1 – Site Location Map

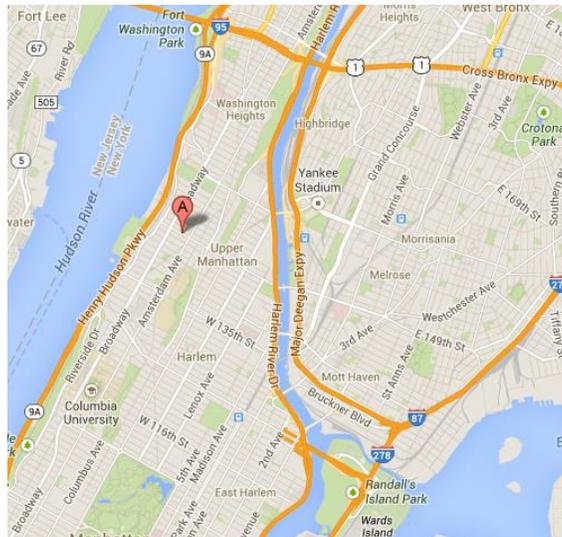


Figure 2 – Site Map

