

## 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 following public library:

Manhattan Public Library  
Kips Bay Branch  
446 3<sup>rd</sup> Avenue  
Manhattan, NY 10016

Please (212) 683-2520 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 Completion of Remedial Activities

The New York City Office of Environmental Remediation (OER) has determined that the cleanup requirements to address contamination related to the property at 325 East 25<sup>th</sup> Street (identified as Block 931, Lot 17) in Manhattan, New York under the New York City Voluntary Cleanup Program (VCP) have been met. Cleanup activities were performed under an approved Remedial Action Work Plan (RAWP) by Henry Phipps Plaza South HDPC with oversight provided by OER. OER has approved the Remedial Action Report (RAR) and will issue a Notice of Completion regarding the Site. The remedial work was completed in February 2016 and was documented in the RAR. The RAR is available for review at the document repositories identified in the box to the left.

### Site Development

The Site consisted of a 9,275 square-foot vacant plot. The development converted the lot into a 9-story residential building with a partial basement and a rear yard.

### Summary of Remedial Action

The specific remedial elements implemented at this Site included:

1. Performed Community Air Monitoring Program for particulates and volatile organic carbon compounds.
2. Established Site-Specific (Track 4) Soil Cleanup Objectives (SCOs).
3. A total of 4651.06 tons of soil/fill was excavated and removed from the property. Soil/fill was excavated to depths as follows:
  - a. Up to approximately 12 feet bgs beneath the portion of the new building with a full basement, with limited excavation to 15 feet bgs for the installation of an ejector pit.
  - b. Up to 6 feet bgs beneath the portion of the new building with crawl spaces.
  - c. Approximately two feet bgs in the rear courtyard area, with limited excavation to 10 feet bgs for installation of a detention tank.
4. Collected and analyzed end-point samples to evaluate the performance of the remedy with respect to attainment of SCOs. Track 4 cleanup was achieved.
5. The Composite Cover System consists of following: a minimum 12-inch thick reinforced slab beneath the building footprint; a minimum 4-inch thick reinforced concrete slab in the rear courtyard area; a minimum of two feet of clean fill material in landscaped portions of the rear courtyard area.
6. Installed a vapor barrier system beneath entire building slab and along foundation sidewalls.
7. Imported approximately 940 tons of clean material for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations.
8. Performed all activities required for the remedial action, including permitting requirements and pretreatment requirements, in accordance with all applicable laws and regulations.
9. Submitted a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the property boundaries, and explains any changes from the RAWP.
10. Submitted a Site Management Plan (SMP) for long-term management of residual soil, including plans for operation, maintenance, inspection and certification of the performance of Engineering Controls and Institutional Controls.

### Next Steps

OER has issued a Notice of Completion, a city liability release, and a New York City Green Property Certificate for this Site.

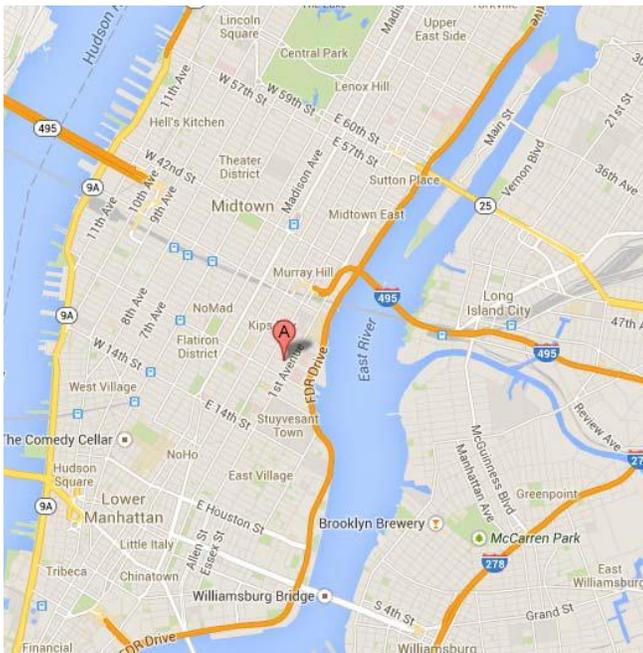
We encourage you to share this Fact Sheet with neighbors and tenants, and/or post it in a prominent area of your building. For information regarding New York City's Voluntary Cleanup Program, please visit our website at: [www.nyc.gov/oer](http://www.nyc.gov/oer)

Direct Link to Document Repository: <http://www.nyc.gov/html/oer/html/repository/RManhattan.shtml>

Or scan with smart phone:



**Figure 1: Site Location**



**Figure 2: Site Map**

