



Public Comment Period

November 13, 2015
to
December 13, 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 – 125th Street Branch
224 E 125th Street
New York, NY 10035

Please call (212) 534-5050 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 Acacia Gardens for enrollment of the property located at 413 East 120th Street in the Harlem section of Manhattan, New York and identified as Block 1808, Lot 8 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 December 13, 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 approximately 39,000 square feet and is currently developed with an approximately 4,480-square foot, one 1-story building which is occupied by school/office/commercial facility use. The remainder of the Site consists of an asphalt-paved parking lot. The proposed development consists of a 12-story slab-on-grade building which will consist primarily of residential uses with mixed commercial uses on the first floor. The proposed use includes 184,611 square feet of residential space, 5,450 square feet of commercial space, 3,920 square feet of community facility space, and 11,503 square feet of parking. All commercial, community facility and parking space will be on the first floor.

Summary of RIR

Several compounds were detected above cleanup guidelines and standards in soil and groundwater. Soil vapor samples showed elevated levels of petroleum-related volatile organic compounds (VOCs) and chlorinated VOCs at concentrations below the New York State DOH soil vapor guidance values at which mitigation is recommended.

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;
- Implementation of a Community Air Monitoring Plan for particulates and volatile organic carbon (VOC) compounds;
- Establishment of Site-Specific (Track 4) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 4 Site-Specific SCOs. The entire footprint of the site will be excavated to a depth of approximately 2 feet below grade. The southwest portion of the property, where a former gasoline station was located, will be excavated to a depth of 8 feet below grade for UST removal. Approximately 3,800 tons of soil/fill will be removed from the site and properly disposed of at an appropriately licensed or permitted facility.
- Removal of six known 550-gallon USTs from the southwestern portion of the Site. Removal of other unknown UST's that are encountered during soil/fill removal actions.
- Spill No. 1503447 will be closed following tanks removal and associated contaminated soil removal per NYSDEC requirements.
- 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 and segregation of excavated media onsite;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Installation and operation of a active Sub-Slab Depressurization System (SSDS);
- Installation of a vapor barrier system beneath the building slab;
- Construction and maintenance of an engineered composite cover consisting of a six-inch thick concrete building slab with an eight-inch granular sub-base beneath all building areas;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities and certifies that the remedial requirements have been achieved and lists any changes from this RAWP; and
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for maintenance, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency,

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

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

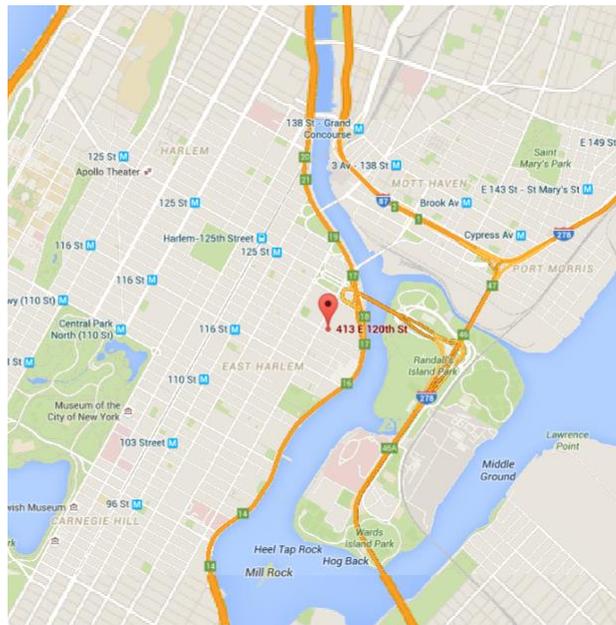


Figure 2 – Site Map

