

Where can I view project documents?**In person at:**

New York Public Library (NYPL)
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](http://www.nyc.gov/html/oer/html/repository/RManhattan.shtml)

Public Comment Period

August 18, 2011
to
September 18, 2011

Whom can I contact for project information?

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For more information visit:
www.nyc.gov/oer

**NYC BCP Cleanup Plan
Available for Review and Comment**

The New York City Office of Environmental Remediation (OER) provides this Fact Sheet pursuant to the New York City's Brownfield Cleanup Program (BCP). An application has been submitted for enrollment of the property at Block 1952, Lot 29 in New York, New York into the BCP. 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 18, 2011. The RIR and draft RAWP are available for review at the document repositories identified in the box at 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 and Development

The site encompasses an area of approximately 20,000 square-feet, and consists of 11 multiple story vacant residential and commercial buildings. The proposed re-development includes complete demolition of all existing structures, and the construction of a 4-story commercial retail facility with a single level basement.

Summary of RIR

The environmental investigation identified no elevated concentrations of PCBs in the soil. Pesticides, including DDT, DDE and DDD, were found in several soil samples throughout the property. SVOCs were detected in many soil samples taken, and are believed to be associated with historic fill. Soil is contaminated with select Semi Volatile Organic Compounds (SVOCs), VOCs (including PCE and naphthalene) and several metals including lead, mercury, and zinc.

Contaminants in groundwater are VOCs (PCE, TCE), pesticides (dieldrin), and metals (aluminum, iron, manganese) at levels exceeding Groundwater Quality Standards. The presence of PCE/TCE and metals is attributable to prior industrial on-site uses.

Soil vapor samples reveal high levels of PCE, TCE, and BTEX-related compounds.

Summary of the Remedy

The specific elements of the proposed remedial action include:

- Preparation of a Community Protection Statement, performance of Community Air Monitoring Program and implementation of a Citizen Participation Plan;
- Establishment of Track 1 Soil Cleanup Objectives (SCOs) for 90% of the site, and Track 2 Commercial SCOs for the remaining section.
- Excavation and off-site disposal of soil/fill that exceeds for the site SCOs. Soil/fill will be disposed at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal;
- Collection and analysis of end-point samples to determine if the remedy attains the SCOs;
- Construction and maintenance of an engineered composite cover consisting of a concrete building foundation to prevent exposure to residual contaminated soil remaining under the Site;
- Installation of a vapor barrier system and an active sub-slab depressurization system beneath the building slab to prevent any contaminants in soil vapor from entering the building;
- Submission of a Site Management Plan (SMP) for long-term management of remaining contamination including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; and (3) reporting; and
- Recording of a deed restriction to inform future owners of residual contamination at the site and to prevent future exposure to any residual contamination at the site.

