

Where can I view project documents?

Online at:

http://www.nyc.gov/html/oer/html/repository/RManhattan.shtml#23_West_116th_Street_-_12CBCP033M_&_12CBCP034M

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

The closest location is:

**New York Public Library
Harlem Library Branch**
9 West 124th Street
New York, NY 10027-5699

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

Who can I contact for project information?

Project Contact

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For more information visit:
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 23 West 116th Street (identified as Block 1600, Lot 1101-1108 [F/K/A 20]) 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 West 116 Owners LLC, West 116 Owners Parking LLC, West 116 Owners Retail LLC, West 117 Rental LLC (Applicant) with oversight provided by OER. OER has approved the Remedial Action Report (RAR) and has issued a Notice of Completion regarding the Site. The remedial work was completed in June 2014 and was documented in the RAR. The RAR is available for review at the document repositories identified in the box to the left including a public library branch and through a link on OER's website.

Site Description

The 37,303-square foot Site is located at 23 West 116th Street, in the Harlem section of Manhattan Borough, New York. The Site was utilized as an ancillary property associated with the eastern adjoining residential structure located at 1428 Fifth Avenue. It contained a courtyard, a private basketball court, and a paved parking area, which has subsequently been demolished.

Site Development

The new development consists of a 9-story and 12-story mixed-use buildings containing 194 residential units, commercial retail space, and community facility space. In addition, the new development also includes 112 accessory parking spaces located in the cellar. The new use is consistent with existing zoning for the property.

Summary of Remedial Action

The specific remedial elements implemented at this Site included:

1. Prepared a Community Protection Statement and implemented a Citizen Participation Plan.
2. Performed a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
3. 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. Approximately, 24,800 tons of soil were excavated and transported off-site for disposal.
4. Collected and analyzed end-point samples to determine the performance of the remedy with respect to attainment of SCOs. Site Specific (Track 4) Soil Cleanup Objectives were achieved for this development.
5. Installed a vapor barrier system beneath the building slab.
6. Constructed an engineered composite cover consisting of an eight inch concrete building slab to prevent human exposure to residual soil/fill remaining under the Site and/or from soil vapor contaminated by off-site sources.
7. Constructed a ventilated sub-grade parking area to further prevent human exposure to soil vapor from residual soil/fill remaining under the Site and/or from soil vapor contaminated by off-site sources.
8. Submitted a Remedial Action Report (RAR) that: certifies that the remedial requirements have been achieved; defines the Site boundaries; describes all Engineering and Institutional Controls applicable to the Site; and describes the remedial activities including any changes from the RAWP.
9. Submitted a Site Management Plan (SMP) 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.
10. The property will continue to be registered with an E-designation with the NYC Department of Buildings.

Next Steps

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

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 Brownfield/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#23_West_116th_Street_-_12CBCP033M_&_12CBCP034M

or scan with smart phone:



Figure 1: Site Map and Location

