



Public Comment Period

November 19, 2014
to
December 19, 2014

Where can I view project documents?

Online at:

[http://www.nyc.gov/html/oer/html/
repository/RManhattan.shtml](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
Harlem Library
9 West 124th Street
New York, NY 10027

Please call (212) 348-5620 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 Alembic Community Development for enrollment of the property located at 2139 Adam Clayton Powell Jr. Boulevard in the Harlem section of Manhattan, New York and identified as Block 1911, Lot 61 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 19, 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 consists of a 10,000 square-foot vacant lot. The proposed future use of the Site will be a 10-story, 60-unit affordable housing building with administrative space for two non-profits on the first and cellar levels.

Summary of RIR

The environmental investigation identified several Semi-Volatile Organic Compounds (SVOCs), pesticides, and metals above soil cleanup guidelines. Soil vapor samples showed moderate levels of petroleum-related VOC above monitoring level ranges established by the New York State Department of Health.

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 (VOCs) compounds;
- Establishment of Restricted Residential (Track 2) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding of SCOs. The footprint of the new building covers the entire site, which will be excavated 10-12 feet below grade for the building's cellar;
- 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 appropriate segregation of excavated media onsite;
- Installation of a vapor barrier below the concrete slab underneath the building, as well as behind foundation walls of the proposed building;
- Installation of a passive sub-slab depressurization system;
- Construction and maintenance of an engineered composite cover consisting of concrete slab to prevent human exposure to residual soil/fill remaining under the Site;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- 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;
- Submission of an approved Site Management Plan 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; and
- Recording of a deed restriction to prevent future exposure to any residual contamination at the site, and to inform future owners of the residual historic fill at the site.

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/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

