

Where can I view project documents?

Online at:

<http://www.nyc.gov/hml/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?

Sarah Pong
Project Manager
NYCOER
100 Gold Street, 2nd Floor
New York, NY 10038
212-442-8342
spong@dep.nyc.gov

or

Shaminder Chawla
Deputy Director
NYCOER
(212) 442-3007
ShaminderC@dep.nyc.gov

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

NYC VCP Cleanup Plan Remedial Activities to Begin

The New York City Office of Environmental Remediation (OER) is providing this Fact Sheet pursuant to the New York City Voluntary Cleanup Program (VCP). OER has approved the Remedial Action Work Plan (RAWP) submitted by Alembic Community Development for 2139 Adam Clayton Powell Jr. Boulevard, Manhattan, New York (Block 1911, Lot 61). The remedial work will begin in December 2014. The RAWP can be reviewed electronically at the document repositories identified in the box at left.

Site Description:

The 10,000 square-foot site is currently a vacant lot. The proposed development is to construct a new 10-story, 60-unit affordable housing building with administrative space for two non-profits on the first and cellar levels.

Summary of the Remedy:

The remedial action for 2139 Adam Clayton Powell Jr. Boulevard is a Restricted Residential Use (Track 2) cleanup. 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 Program for particulates and volatile organic carbon compounds;
- Establishment of Restricted Residential Use (Track 2) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding SCOs. The entire Site will be excavated 10-12 feet below grade for the building's new cellar;
- Over-excavation in areas where mercury exceeds SCOs;
- Transportation and off-site disposal of all soil/fill material at permitted facilities in accordance with applicable laws and regulations;
- Collection and analysis of end-point samples to determine if the remedy attains Track 2 SCOs;
- Installation of a passive sub-slab depressurization system;
- Installation of a vapor barrier system beneath the building slab, as well as behind foundation walls;
- Construction and maintenance of an engineered composite cover consisting of the 6-inch thick concrete foundation slab;
- Submission of an approved Site Management Plan (SMP) in the Remedial Action Report (RAR) for long-term management of residual historic fill;
- Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, and describes all engineering and institutional controls to be implemented at the Site; and
- Recording of a deed restriction to prevent future exposure to any residual contamination at the site, and to inform future owners of residual historic fill at the site.

Cleanup activities are scheduled to begin in December 2014 and are expected take approximately two months to complete.

Next Steps: After the enrollee completes the remedial work, a RAR will be prepared and submitted to OER. The RAR will describe the cleanup activities and certify that all cleanup requirements were met. Once the RAR is approved, OER will issue a Notice of Completion, a City liability release, and a New York City Green Property Certificate. OER will then issue a fact sheet announcing the completion of the remedial action and identify all engineering and institutional controls to be used at the 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 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/RBrooklyn.shtml>

OR scan with your smart phone:



Figure 1 – Site Location Map



Figure 2 – Site Map

