

Where can I view project documents?

Online at:

<http://www.nyc.gov/hml/oer/html/repository/RManhattan.shtml>

Internet access to view project documents is available at the following public library:

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 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 Acacia Gardens for 401 E 120th St, Manhattan, New York (Block 1808, Lot 8). The remedial work will begin in July 2016. The RAWP can be reviewed electronically at the document repositories identified in the box at left.

Site Description:

The 39,000 square-foot site contains a 4,480-square foot one-story building used as a school and an asphalt-paved parking lot. The site was previously utilized as a gas station. The proposed development consists of demolition of the one-story building and construction of a new 12-story slab-on-grade mixed-use commercial/residential building and outdoor paved parking.

Summary of the Remedy:

The remedial action for 401 E 120th St is a Track 4 Site-Specific Use cleanup. The specific elements of the proposed remedial action include:

- Performance of all required NYC VCP citizen participation activities according to an approved Citizen Participation Plan;
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
- Establishment of Track 4 Site-Specific Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill in excess of SCOs. The entire footprint of the site will be excavated to a depth of 2 feet below grade with the southwestern portion of property excavated to a depth of 8 feet below grade for tank 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 five known 550-gallon underground storage tanks (USTs) from the southwestern portion of the site and removal of other unknown USTs encountered during excavation;
- Spill No. 1503447 will be closed by NYSDEC following UST 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 of a vapor barrier system beneath the building foundation slab and along sub-grade sidewalls in order to mitigate soil vapor migration into the building;
- Installation and operation of an active sub-slab depressurization system (SSDS);
- Construction of an engineered composite cover consisting of the six-inch thick concrete building slab and paved asphalt in the open space parking area;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, and describes all engineering and institutional controls to be implemented at the site;
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination; and
- Recording of a Declaration of Covenants and Restrictions that includes a listing of Engineering Controls and Institutional Controls.

Cleanup activities are scheduled to begin in July 2016 and are expected to take approximately five months to complete. Construction activities is expected to continue for twenty months.

Next Steps: After the enrollee completes the remedial work, an 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/RManhattan.shtml>

OR scan with your smart phone:



Figure 1: Site Location

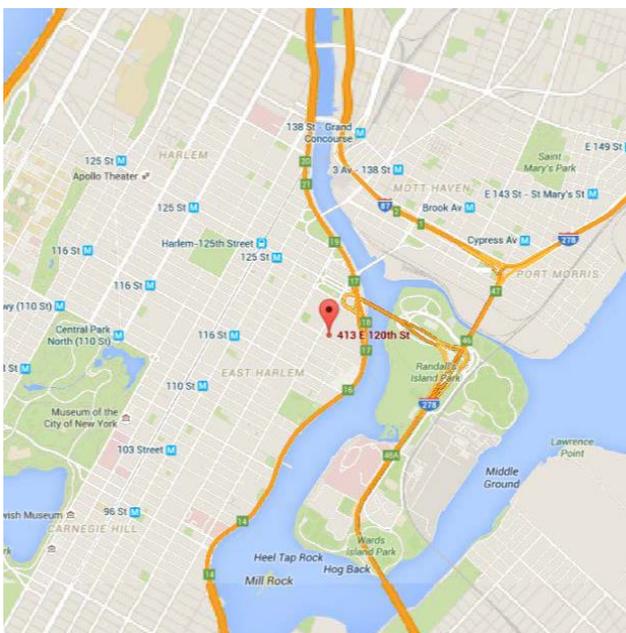


Figure 2: Site Map

