

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:

Manhattan Public Library
Kips Bay Branch
446 3rd Avenue
New York, NY 10016

Please call (212) 683-2520 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 Henry Phipps Plaza South HDFC for 325 East 25th Street, Manhattan, New York (Block 931, Lot 17). The remedial work will begin in November 2014. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at left.

Site Description:

The 9,275 square-foot paved site is currently a playground (not in use) on the western half and storage for a nursery/landscaping company on the eastern half. The proposed future use of the Site will include a 9-story residential building with a partial basement (approximately two thirds of the property) and an outdoor passive recreation communal space on the rear third of the property.

Summary of the Remedy:

The remedial action for 325 East 25th Street is a Track 4 Site-specific Use 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;
- 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;
- 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 4 SCOs;
- Installation of a vapor barrier beneath the building slab and along foundation sidewalls to grade;
- Construction and maintenance of an engineered composite cover consisting of concrete building slab below the footprint of the new building (70%), and asphalt/concrete pavement and/or a minimum of 2 feet of clean fill material covering portions of property not capped by the building slab (30%) to prevent human exposure to residual soil/fill remaining under the Site;
- 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;
- 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 (SMP) 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
- Continued registration with E-designation for the property.

Cleanup activities are scheduled to begin in November 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/RManhattan.shtml>

OR scan with your smart phone:



Figure 1: Site Location



Figure 2: Site Map

