

## Public Comment Period

October 3, 2016  
to  
November 3, 2016

## Where can I view project documents?

Online at:

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

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

The closest location is:

New York Public Library  
Harlem Library  
9 W 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](http://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 Rockfield Group for enrollment of the property located at 114 West 125<sup>th</sup> Street in the Harlem section of New York, New York and identified as Block 1909, Lots 24, 40, 41 and 42 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 November 3, 2016. 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 is 12,927 square feet and currently is developed with four (4) vacant structures. Lots 40, 41 and 42 (located on West 125th Street) contain full basements located at approximately 10 feet below grade. The vacant structures were most recently occupied by commercial retail stores and a miscellaneous automobile garage (Lot 24). The proposed future use of the Site will be a new 2-story commercial retail building.

### Summary of RIR

The environmental investigation identified historical fill material up to depths of 12 feet. Several pesticides, PCBs, metals, one VOC are above cleanup guidelines in soil. One metal is above Groundwater Quality Standards. Soil vapor samples showed low levels of petroleum related and chlorinated VOCs, all below the Air Guideline Values 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 Site-Specific (Track 4) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 4 Site-Specific SCOs. The stepped basement will be excavated to a minimum depth of 13 feet below grade on the southern portion of the Site and a maximum depth of 16 feet below grade on the northern portion of the Site for development purposes. Approximately 4,950 tons (3,300 cubic yards) of soil/fill will be removed from the Site;
- 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;
- 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 slabs and behind foundation walls of the proposed building;
- Construction and maintenance of an engineered composite cover consisting of a minimum 2-foot thick reinforced concrete mat slab on top of a six-inch thick concrete mud slab across the entire Site to prevent human exposure to residual soil/fill remaining under 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.

**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 on OER’s website and a second fact sheet will be issued before remedial work begins.

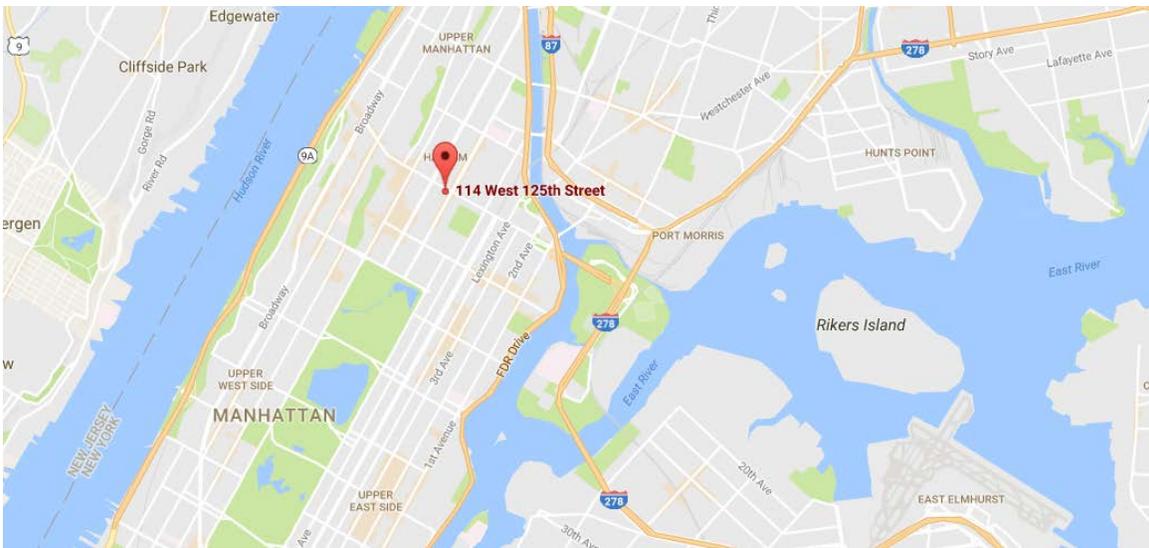
If you have any questions or know of any neighbor that would like to be added to the site contact list, please contact the OER Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants and/or post it in a prominent area of your building. For information regarding New York City’s Voluntary Cleanup Program, please visit our website at: [www.nyc.gov/oer](http://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**

