



**Draft Remedial Investigation
Work Plan
Public Comment Period
September 2 through
October 2, 2005**

**Draft Remedial Action
Work Plan
Public Comment Period
September 2 through
October 16, 2005**

The project documents may be reviewed at the following document repositories:

Harlem Branch Library
New York Public Library
9 West 124th Street
New York, New York 10027
(212) 348-5620

Monday, Wednesday, and Thursday
10:00 a.m. - 6:00 p.m.
Tuesday 12:00 p.m. - 8:00 p.m.
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New York, New York 10035
(212) 534-5050

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For more information about New York State's Brownfield Cleanup Program, visit:

www.dec.state.ny.us/website/der/bcp

FACT SHEET

Harlem Park Site
New York, New York

Site No: C231041
NYSDEC Region 2

September 2005

Fact Sheet #1

Harlem Park Site - 1800 Park Avenue, New York, N.Y.

Draft Remedial Investigation Work Plan Draft Remedial Action Work Plan Available for Review and Comment

Public Comment Period Announcement

The New York State Department of Environmental Conservation (NYSDEC), working cooperatively with the New York State Department of Health (NYSDOH), is currently reviewing for approval two documents: a draft supplemental Remedial Investigation Work Plan (RIWP); and a draft Remedial Action Work Plan (RAWP). Both the RIWP and the RAWP were prepared pursuant to the Brownfield Cleanup Program (BCP) by 1800 Park Ave., LLC, the site developer. NYSDEC previously accepted an application submitted by 1800 Park Ave., LLC to participate in the BCP.

Your Opportunity to Comment on the Proposed Work Plans: The RIWP and the RAWP are summarized in this Fact Sheet. The full work plans and supporting documents are available for your review at the document repository listed on the left side of this page. *Your comments on the draft work plans are important and strongly encouraged.* Comments may be made by telephone or in writing and should be submitted during the comment periods, which end on October 2, 2005 for the RIWP and October 16, 2005 for the RAWP. Please direct comments to Joseph O'Connell at the New York State Department of Environmental Conservation (see contact information on the back of this page).

Highlights of the Proposed Remedial Investigation: The draft RIWP includes activities to further investigate and define the nature and extent of the contamination that has already been identified at the site. The draft RIWP also includes a Health and Safety Plan and Community Air Monitoring Plan to ensure the protection of the public and Site workers during implementation of the investigation. Following is a summary of the investigation activities proposed in the draft RIWP:

- installation of six (6) soil borings at the periphery of the site and collection of a soil sample from each location;
- each boring will be converted into a groundwater monitoring well for groundwater sample collection and assessment of groundwater flow direction; and
- eight (8) soil vapor samples will be collected from locations at the site perimeter.

To perform this work, sections of the sidewalks in the vicinity of the site will be temporarily closed.

Highlights of the Proposed Remedial Action: 1800 Park Ave., LLC is considered a Volunteer in the BCP. A Volunteer, generally, is an entity which did not own the Site when it became contaminated and is not otherwise responsible for the contamination. As a Volunteer, 1800 Park Ave., LLC has assumed the responsibility to address contamination that has been identified at the site (which is discussed on the back of this page). The draft RAWP includes detailed descriptions and procedures that will address the on-site contamination. The overall objective of the actions in the draft RAWP is to remove all soils with contaminant concentrations that are in excess of NYSDEC's soil cleanup guidelines, found in NYSDEC document TAGM 4046, in a manner that is safe and environmentally sound.

(Continued on back of sheet)

BROWNFIELD CLEANUP PROGRAM

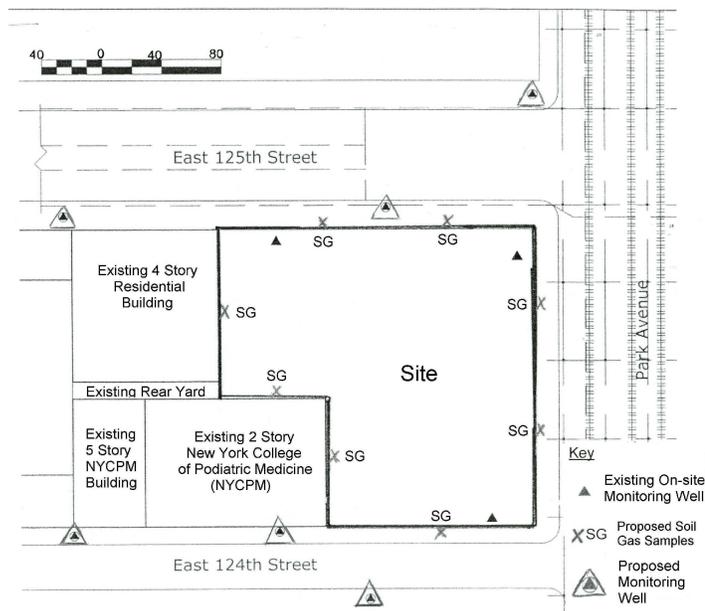
To accomplish this objective, the draft RAWP includes the following activities:

- classification of soils for proper disposal;
- installation of sheeting and shoring;
- excavation of contaminated fill and former foundations;
- dewatering; and
- excavation of petroleum contaminated soils

The draft RAWP calls for the excavation of approximately 33,000 cubic yards of waste materials and soils from the site. It is estimated that a maximum of 500 cubic yards would be removed in any single day, which means a maximum of approximately 40 truck trips in one day. The plan includes truck queueing on East 124th and East 125th Streets adjacent to the Site.

Project Background

The Site consists of a parking lot located along the west side of Park Avenue, between East 124th Street and East 125th Street. The Site is 36,300 square feet in area and is adjacent to the New York College of Podiatric Medicine on East 124th Street and adjacent to a residential building on East 125th Street. Below is a figure showing the Site location.



The intended development is a mixed use project consisting of a hotel, residential units, retail space, commercial office space, and two levels of below-grade basement parking. Both the building and the basements will cover all but a 10.75 foot strip of land along the eastern side of the lot. The eastern edge of the Site will be a paved plaza area at grade.

History and Previous Site Investigations

The site had been historically used for commercial, and residential uses throughout the 20th century. Former site uses include a parking lot, dwellings, and a hotel.

In July of 2003, a Phase I Environmental Site Assessment (ESA) was conducted by PSI. Several potential items of concern were identified, including that heating oil tanks may have been located in the basements of former on-site structures, uncharacterized demolition debris and fill material

was identified on the property, and that there was the potential for groundwater contamination from current and former off-site uses.

In 2004, a Phase II Subsurface Investigation was performed on the property to address the environmental concerns identified in the Phase I ESA. Evidence of petroleum-impacted soil was observed at approximately 14 feet below grade. Physical and chemical characteristics of the soil samples are indicative of typical urban fill material and sites with petroleum contamination.

Later in 2004 a supplemental Phase II investigation was conducted to further define the nature and extent of the petroleum contamination on-site. Further analysis identified the petroleum contamination beneath the Site as No. 6 fuel oil. This contamination at the Site is limited to a zone that extends from roughly 12 feet to 16 feet below the ground surface. The thickest zone of petroleum-impacted soils was observed adjacent to the northeast corner of the college building.

Significant Threat Determination

As part of every BCP project, NYSDEC is required to make a determination whether the conditions at the Site pose a significant threat to human health or the environment, as defined in the NYSDEC's regulations at 6 NYCRR Part 375. NYSDEC has determined that the conditions at this Site do not pose a significant threat to human health or the environment. This decision is based on the nature of the contaminants identified at the Site; the location of the Site with respect to natural resources such as wetlands and surface water bodies; and that people are not being exposed to the contaminants at the Site. As such, funding for a Technical Assistance Grant, or TAG, will not be available.

Next Steps

NYSDEC and NYSDOH are currently reviewing the draft work plans and are seeking comments from the public. At the end of the comment periods, NYSDEC and NYSDOH will work with 1800 Park Ave., LLC to ensure that all comments on the draft work plans are addressed. 1800 Park Ave., LLC will then implement the activities described in the work plans. A fact sheet will be distributed which will announce when activities in the final RAWP are going to start.

All of the activities conducted as part of the RIWP and all the results obtained from those activities will be documented in a draft Remedial Investigation Report. A fact sheet explaining the results of the additional investigation will be distributed at the conclusion of NYSDEC's and NYSDOH's review of the draft Remedial Investigation Report.

Please contact NYSDEC's project manager if you have any comments on the draft RIWP or the draft RAWP.

For more information, contact:

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For site-related public health information, contact:

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