

# Harlem Park

## *Manhattan, New York*

The Harlem Park (Site) is a 0.83-acre parcel comprised of one tax lot (formerly five separate lots) located in the Harlem section of the Manhattan borough of New York City. Historically, the Site was a hotel with suspected potential for above ground tanks, a bus parking facility potentially used for vehicle repair and, most recently, a paved lot used by the neighboring New York College of Podiatric Medicine. The Site was enrolled in the New York State Brownfield Cleanup Program (NYSDEC BCP) and FLS was contracted as the lead environmental consultant to oversee remedial efforts and navigate the project through the program requirements. In addition, the site is registered by the New York City Office of Environmental Remediation (NYCOER) with an “e” designation for hazardous materials and noise (E-201). FLS provided technical support during the remedial action and administrative support to ensure environmental closure.



*View of the Site during excavation.*

FLS conducted a Remedial Investigation (RI) in 2004 and a Supplemental RI in 2011 to investigate Recognized Environmental Concerns identified in a Phase I Environmental Site Assessment prepared by a previous consultant. Results of the RIs identified elevated petroleum related volatile organic compounds, polycyclic aromatic hydrocarbons and metals in soils. Free product was observed during the advancement of a soil boring and subsequent fingerprint analysis identified it to be No.6 fuel oil. Hot spots were also identified on Site with elevated concentrations of lead, mercury and volatile and semi-volatile organic compounds down to 13-feet below grade (fbg). Based on these findings, FLS prepared a Remedial Action Work Plan (RAWP)



*View of the 2-foot Recycled Concrete Aggregate cover.*

As part of the Site remediation, FLS oversaw hot spot excavation of areas with soil contamination exceeding the Track 4 site-specific Soil Cleanup Objectives, implemented a Community Air Monitoring Plan, tracked soil disposal and handled procedures for underground tank disposal. In addition to hot spot remedial excavation to 13 fbg, the entire Site was excavated to 13 fbg for development purposes. Due to residual contamination left on Site, engineering and institutional controls consisting of a composite cover and an environmental easement were placed on the property. Currently the site is cover with a temporary 2ft. Recycled Concrete Aggregate cover. Remediation was completed in 2015 and the Certificate of Completion was obtained in 2016 qualifying the site owner for BCP tax credits.