

**Public Comment Period**September 23, 2015  
to  
October 23, 2015**Where can I view project  
documents?****Online at:**[http://www.nyc.gov/html/oer/html/  
repository/RManhattan.shtml](http://www.nyc.gov/html/oer/html/repository/RManhattan.shtml)Internet access to view documents  
is available at the public library.

The closest location is:

New York Public Library  
Jefferson Market Branch  
425 6<sup>th</sup> Avenue  
New York, NY 10011Please call (212) 243-4334 for hours  
of operation**Whom can I contact for  
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[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 46-50 Tenth Ave Ventures LLC for enrollment of the property located at 42-46 10th Avenue & 449-451 West 13th Street in the Greenwich Village section of Manhattan, New York and identified as Block 646, Lot 1 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 October 23, 2015. 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 23,500 square-foot lot with several buildings on the southern portion of the site and vacant land on the northern portion. The Highline Park runs northwest to southeast above the easternmost portion of the Site. The proposed future use of the property will be a 12-story mixed-use building with a cellar.

**Summary of RIR**

The environmental investigation identified five metals detected above cleanup guidelines in the soil. Groundwater samples detected VOCs, SVOCs, and metals above Groundwater Quality Standards. Soil vapor samples showed low levels of chlorinated-related and petroleum-related compounds, below the monitoring/mitigation level ranges 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;
- Implement a Community Air Monitoring Plan for particulates and volatile organic carbon (VOCs) compounds;
- Selection of Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs) for the footprint of the building and Site-Specific (Track 4) SCOs for remainder of property underneath the highline;
- Excavation and removal of soil/fill exceeding Track 4 Restricted Residential Use SCOs. The property will be excavated to a final grade of 15 feet below ground surface for the cellar and 2 feet in area underneath Highline park. A total estimated 17,000 tons of soil will be excavated and removed from the property;
- 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. Appropriate segregation of excavated media on Site;
- 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/waterproofing system beneath the building slab and outside foundation sidewalls below grade;
- Construction and maintenance of an engineered composite cover consisting of concrete slab across the footprint of the new building;
- Submission of an approved Site Management Plan (SMP) in the Remedial Action Report (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;
- Submission of a RAR that describes the remedial activities and certifies that the remedial requirements have been achieved and lists any changes from this RAWP; 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 in the public library branch and on OER’s website and a second fact sheet will be issued before remedial work begins.

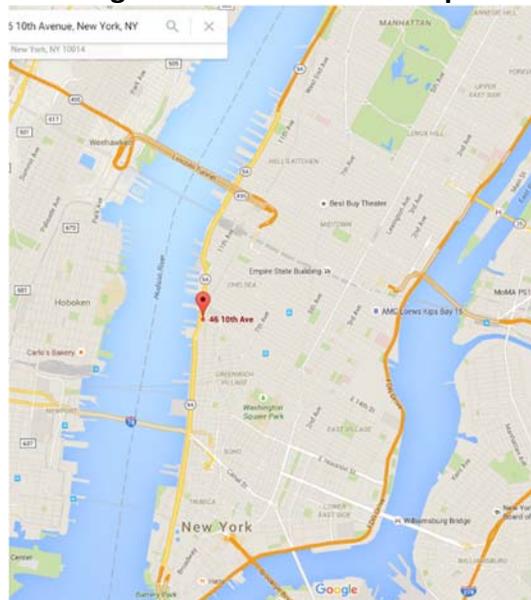
If you have any questions or know of any neighbor that would like to be added to the site contact list, please contact the OER Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants and/or post it in a prominent area of your building. 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**

