

## Public Comment Period

January 9, 2014  
to  
February 9, 2014

## Where can I view project documents?

### Online at:

<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  
Mulberry Street Branch  
10 Jersey Street  
New York, NY, 10012**

(Please call (212) 966-3424 for hours of operation)

### and electronically at:

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

## Whom can I contact for project information?

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and

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(212) 442-3007

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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 the New York City's Voluntary Cleanup Program (VCP). An application has been submitted by Paco Lafayette, LLC for enrollment of the property located in the SoHo neighborhood of Manhattan at 300 Lafayette, New York, New York and identified as Block 540, Lots 38, 39, and 40 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 February 9, 2014. 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 11,595 square foot site is currently used as a gasoline station and contains underground storage tanks, dispensers, a canopy, and a small convenience kiosk on Lot 40. Lots 38 and 39 contain single-story brick buildings; Lot 38 is currently a bar and restaurant and Lot 39 is currently being used as a real estate sales office. The proposed future use of the Site will consist of a two-story commercial development with full excavation for two cellar levels.

**Summary of RIR:** The preferred remedial action alternative is the Track 1 Alternative. The preferred remedial action alternative achieves protection of public health and the environment for the intended use of the property. The preferred remedial action alternative will achieve all of the remedial action objectives established for the project and addresses applicable SCGs. The preferred remedial action alternative is effective in both the short-term and long-term and reduces mobility, toxicity and volume of contaminants. The preferred remedial action alternative is cost effective and implementable and uses standards methods that are well established in the industry.

The proposed remedial action will consist of the following:

1. Preparation of a Community Protection Statement and performance of all required NYC VCP Citizen Participation activities according to an approved Citizen Participation Plan.
2. Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
3. Establish Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs).
4. Closure of gasoline station and removal of tanks and associated pipes in accordance with the NYSDEC regulations and applicable regulations of the Fire Department of the City of New York.
5. Excavation and removal of soil/fill exceeding Track 1 Unrestricted Use SCOs. Entire property will be excavated to a depth of approximately 35 feet below grade for development purposes. Approximately 18,200 tons of soils will be excavated from this Site.
6. Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs.
7. Submission of a Remedial Action Report (RAR) that describes the remedial activities certifies that the remedial requirements have been achieved, defines the Site boundaries.

If Track 1 Unrestricted Use SCOs are not achieved, the following elements will constitute Engineering and Institutional Controls:

8. As part of development, installation of a vapor barrier/waterproofing system below the concrete slab underneath the building, as well as behind foundation walls of the proposed building. The vapor barrier will consist of Raven Industries' VaporBlock 20 Plus, which is a seven layer co-extruded barrier made from polyethylene and EVOH resins.
9. As part of development, construction and maintenance of an engineered composite cover consisting of 6" thick concrete slab across the footprint of the new building.
10. Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination.

## 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.

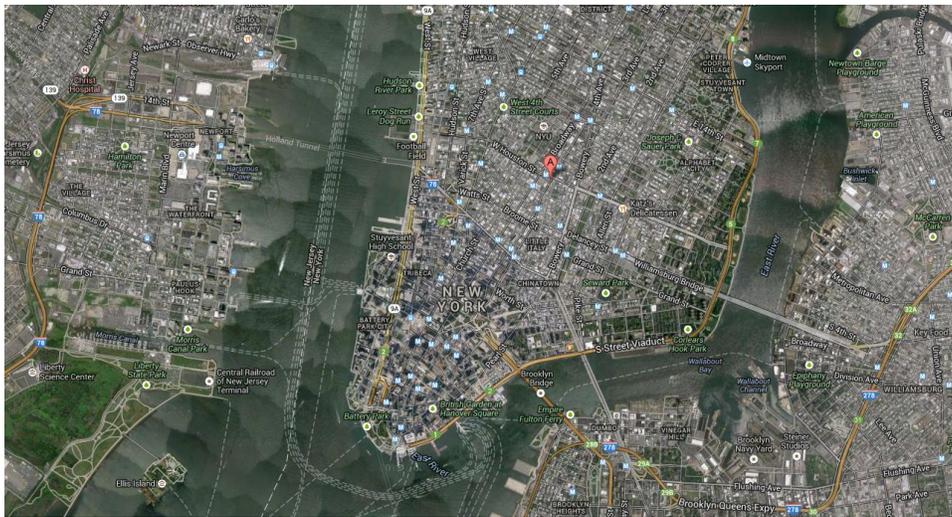
If you have any questions or know of any neighbor that would like to be added to the site contact list, please contact the OER Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants and/or post it in a prominent area of your building.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



## Site Location



## Site Map

