

**NYC VCP Cleanup Plan
 Available for Review and Comment**

Where can I view project documents?

In person at:

New York Public Library
 Columbus Branch
 742 Tenth Avenue
 New York, NY 10019

Please call (212) 586-5098 for hours of operation

and electronically at:

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

Public Comment Period

December 18, 2013
 to
 January 18, 2014

Whom can I contact for project information?

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and

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For more information visit:
www.nyc.gov/oer

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 310 Group, LLC for enrollment of the property located at 310-312 West 40th Street in the Midtown West section of Manhattan, New York and identified as Block 763, Lot 47 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 January 18, 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 Site is a 4,940 square feet and is currently used as a parking lot, improved with a mixed asphalt and gravel parking surface, as well as an attendant kiosk. The proposed future use of the Site consists of a 39-story hotel building with a cellar.

Summary of RIR

The environmental investigation identified approximately 2 to 17 feet of historic fill. Semi-Volatile Organic Compounds (SVOCs), two pesticides, and four metals were detected above cleanup guidelines. Groundwater samples identified SVOCs and metals above Groundwater Quality Standards. Soil vapor samples showed low levels of 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;
- Establish Track 1 Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 1 Unrestricted SCOs to a depth of approximately 15 feet across the entire site, 26 feet at three locations for passenger elevator pits, and 17 feet for a single freight elevator;
- 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 onsite;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, and describes all Engineering and Institutional Controls to be implemented at the Site, and lists any changes from the RAWP;
- If Track 1 Unrestricted Use SCOs are not achieved, the following elements will be implemented as part of new construction:
 - Installation of a vapor/waterproofing barrier system beneath the building slab and behind the foundation walls;
 - Construction and maintenance of an engineered composite cover consisting of a building slab; and
 - Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for operation, maintenance, monitoring, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency.

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

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

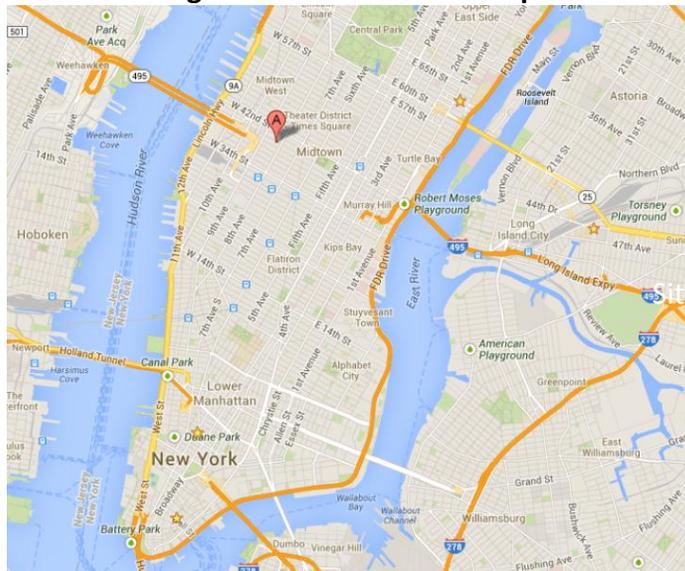


Figure 2 – Site Map



