

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 project documents is available at the following public library:

New York Public Library
Mid-Manhattan Branch
455 5th Avenue at 40th Street,
New York, NY 10016

Please call (212) 340-0863 for
hours of operation

Whom can I contact for project information?

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

NYC VCP Cleanup Plan Remedial Activities to Begin

The New York City Office of Environmental Remediation (OER) is providing this Fact Sheet pursuant to the New York City Voluntary Cleanup Program (VCP). OER has approved the Remedial Action Work Plan (RAWP) submitted by McSam Hotel Group, LLC for 326-330 West 37th Street, Manhattan, New York (Block 760, Lots 58, 59 and 60). The remedial work will begin in May 2014. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at left.

Site Description and Development

The Site is 7,406 square feet and is currently an undeveloped vacant lot. The proposed future use of the Site consists of a new 22-story hotel with a full cellar and a courtyard.

Summary of the Remedy

The remedial action for 3160 Park Avenue is a Track 4 Site Specific cleanup. 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 4 Site Specific Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 4 Site Specific SCOs to a depth of approximately 16 feet below grade for the majority of the Site and one to two feet in the area of the courtyard;
- 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;
- Construction and maintenance of an engineered composite cover consisting of a 42-inch matt slab underneath the building and two feet on clean soil of a 6-inch concrete slab in the courtyard area;
- Installation of a vapor barrier system below the concrete slab underneath the building, as well as behind foundation walls of the proposed building;
- 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;
- Submission of an approved Site Management Plan (SMP) in the 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; and
- Continued registration with an E-Designation at the NYC Buildings Department.

Cleanup activities are scheduled to begin in May 2014 and are expected take approximately 12 months to complete.

Next Steps: After the enrollee completes the remedial work, a RAR will be prepared and submitted to OER. The RAR will describe the cleanup activities and certify that all cleanup requirements were met. Once the RAR is approved, OER will issue a Notice of Completion, a City liability release, and a New York City Green Property Certificate. OER will then issue a fact sheet announcing the completion of the remedial action and identify all engineering and institutional controls to be used at the Site.

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

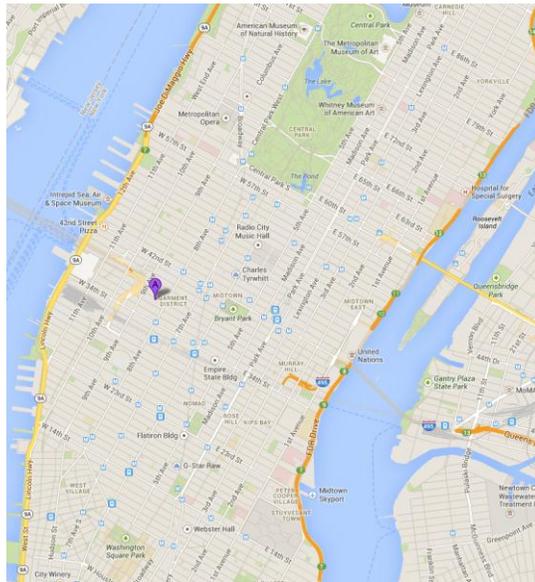


Figure 2 – Site Map

