

Public Comment Period

February 13, 2015
to
March 15, 2015

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:

Manhattan Public Library
Muhlenberg Branch
209 West 23rd Street
New York, NY, 10011

Please call (212) 924-1585 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 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 West 28th Residential, LLC for enrollment of the property located at 241 West 28th Street in the Chelsea section of Manhattan, New York and identified as Block 778, Lot 13, 16, 18 and 66 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 March 15, 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 29,326-square-foot Site is currently used for commercial parking and is improved with asphalt pavement. The proposed future use of the Site will be a 15-story mixed use building (commercial and residential) with a cellar. The cellar level and portions of the first floor will be used for parking. The remaining portions of the first floor will be occupied by residential and commercial space.

Summary of RIR

The environmental investigation identified historical fill material up to depths of 10 feet. Several Semi-Volatile Organic Compounds (SVOCs), metals, pesticides and Polychlorinated-Biphenyl (PCB) are above cleanup guidelines in soil. Several VOCs and metals are above Groundwater Quality Standards. Soil vapor samples showed chlorinated VOCs are above the soil vapor matrices established by 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;
- Implementation of a Community Air Monitoring Plan for particulates and volatile organic carbon (VOCs) compounds;
- Selection of NYSDEC Part 375.6 Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 1 Unrestricted Use SCOs. The footprint of the new building will be excavated 18 feet below grade for the new building's cellar level. Approximately 30,000 tons of soil will be excavated and removed from Site;
- 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 and 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 and certifies that the remedial requirements have been achieved and lists any changes from this RAWP;

If Track 1 Unrestricted Use cleanup is not achieved, the following construction elements (as part of new development) will be implemented as Engineering and Institutional Controls:

- As part of new development, installation of a waterproofing/vapor barrier system below the concrete slab underneath the building, as well as behind foundation walls of the proposed building;
- As part of new development, construction and maintenance of an engineered composite cover consisting of 1-foot thick concrete building slab to prevent human exposure to residual soil/fill remaining under the site;
- As part of new development, construction and operation of a ventilated parking garage in the cellar level in accordance with NYC Building Code requirements;
- 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 E-designation for the property if Track 1 cleanup is not achieved.

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 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

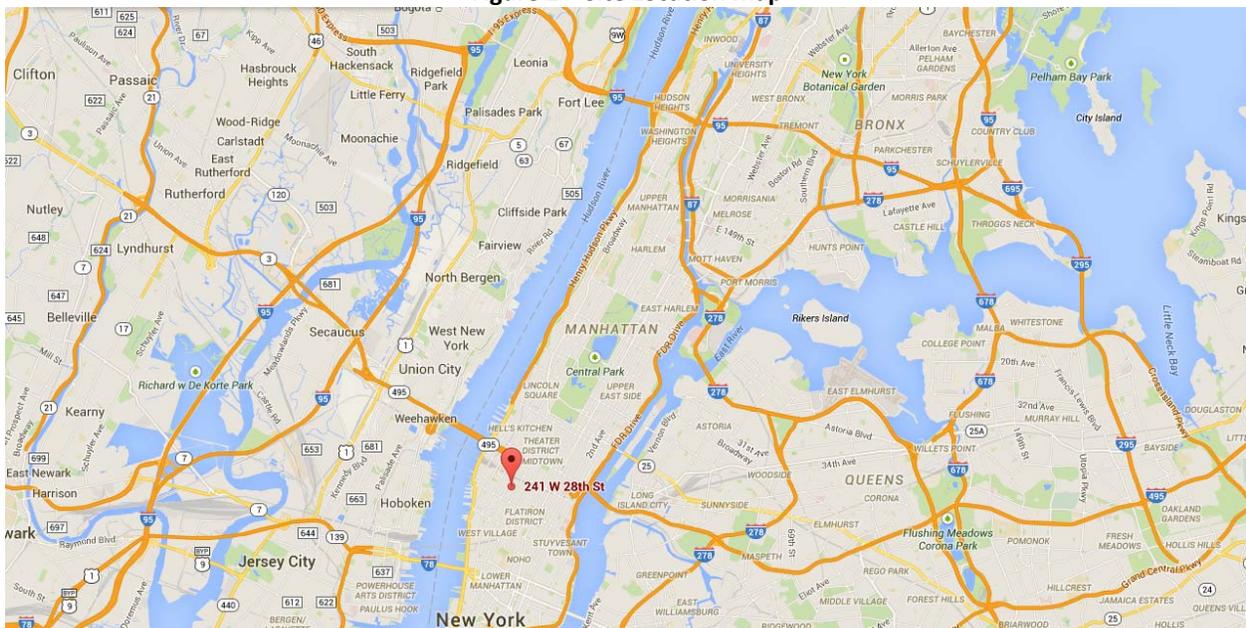


Figure 2 – Site Map

