

Where can I view project documents?

Online at:

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

Internet access to view project documents is available at the following public library:

New York Public Library
Muhlenberg Library
209 W 23rd St,
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 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 LAM GEN 25 LLC for 112 West 25th Street and 113 West 24th Street in Manhattan, New York (Block 800, Lot 49 and 50). The remedial work will begin in February 2016. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at left.

Site Description:

The 17,000 square-foot site is currently vacant and contains no buildings. The proposed redevelopment plan includes the construction of two buildings; one on each Lot.

Summary of the Remedy:

The remedial action for 112 West 25th Street (Lot 49) and 113 West 24th Street (Lot 50) is a Track 2 Commercial Soil Use 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;
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
- Establishment of Track 2 Commercial Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 2 Commercial SCOs down to native bedrock (approximately 14 to 28 feet below grade), or deeper on both Lots, as needed for development purposes.
- Removal of all known UST's and any unknown USTs that are encountered during soil/fill removal actions.
- Performance of a remedial action for the petroleum spill #15-01663 (open) and 15-01725 (closed) under New York State Department of Environmental Conservation (NYSDEC) Spill program.
- Request for closure of onsite petroleum spill number #15-01663 (open) and 15-01725 (closed) under the authority of NYSDEC pending the results of the investigation and remediation and in accordance with CP-51 soil cleanup objectives.
- Transportation and off-site disposal of all soil/fill material at permitted facilities in accordance with applicable laws and regulations;
- Collection and analysis of end-point samples to determine if the remedy attains Track 2 SCOs;
- Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations.
- Construction of an engineered composite cover consisting of an 8 to 12 inch thick concrete building slab with an 8-inch clean granular sub-base beneath all building areas, 4-inch poured concrete on a 6-inch sub-base in sidewalk areas, and two feet of clean soil in all open space and landscaped areas.
- Installation of a vapor barrier system consisting of a vapor barrier beneath the building slab and outside of sub-grade foundation sidewalls to mitigate soil vapor migration into the building.
- Installation of an active sub-slab depressurization system (SSDS).
- Excavations will extend into the water table and dewatering will be conducted, as required. Dewatering will be conducted in compliance with city, state, and federal laws and regulations.
- Submission of an approved Site Management Plan (SMP) in the Remedial Action Report (RAR) for long-term management of residual historic fill; and
- Submission of a 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.

Cleanup activities are scheduled to begin in February 2016 and are expected take approximately four to six 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:



Figure 1 – Site Location Map

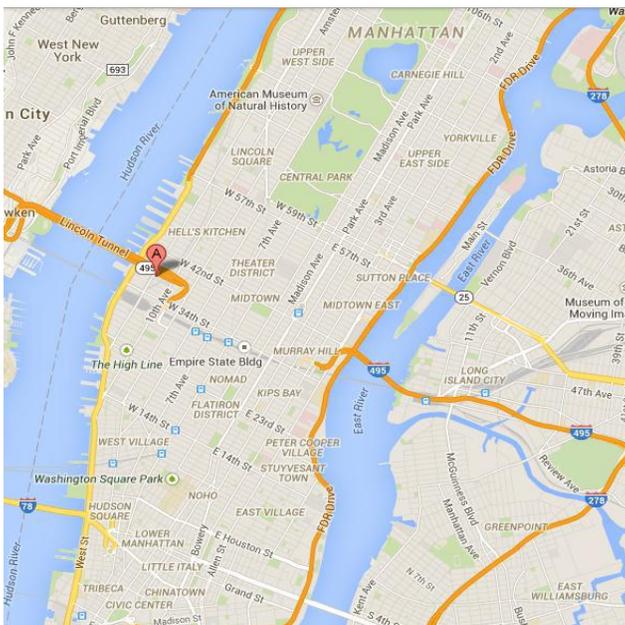


Figure 2 – Site Map

