

NYC VCP Cleanup Plan Available for Review and Comment

Public Comment Period

July 21, 2016
To
August 20, 2016

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
Muhlenberg Library
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

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 211 Sea Foam Properties, LLC for enrollment of the property located at 211 West 29th Street in Manhattan, New York and identified as Block 779, Lot 31 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 August 20, 2016. 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 4,500 square feet and is currently used as a fee based parking lot. The proposed use of the Site will consist of a 20-story mixed-used building with street level retail/office space and residential space above. The new building will occupy the entire lot and will include a sub-grade basement.

Summary of RIR

The environmental investigation identified several petroleum-related Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs), metals and pesticides above cleanup guidelines in soil. One petroleum-related VOC and naturally occurring metals were detected above groundwater quality standards. Soil vapor samples showed low levels of petroleum-related and chlorinated VOCs, below the Air Guideline Values 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;
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
- Selection of Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Unrestricted Use (Track 1) SCOs. The entire footprint of the building area (about 100% of the property) will be excavated to a depth of approximately 10.5 to 14 feet below grade for development purposes. Approximately 3,500 tons of soil will be excavated and removed from Site;
- Performance of remedial action for petroleum spill #15-05845 under New York State Department of Environmental Conservation (NYSDEC) Spill program in accordance with CP-51 soil cleanup objectives;
- Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID. Appropriate segregation of excavated media on-Site;
- Removal of UST's that are encountered during soil/fill removal actions in compliance with applicable local, State and Federal laws and regulations.
- 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 implemented as part of new development will constitute Engineering and Institutional Controls:

- As part of development, construction of an engineered composite cover consisting of a six-inch thick concrete building slab, 4-inch poured concrete in sidewalk areas, and two feet of clean soil in all open space and landscaped areas;
- As part of new development, installation of a vapor barrier system beneath the building slab and outside of sub-grade foundation sidewalls;
- As part of new development, the building will also be constructed to meet passive house standards;
- If Track 1 is not achieved, 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.

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

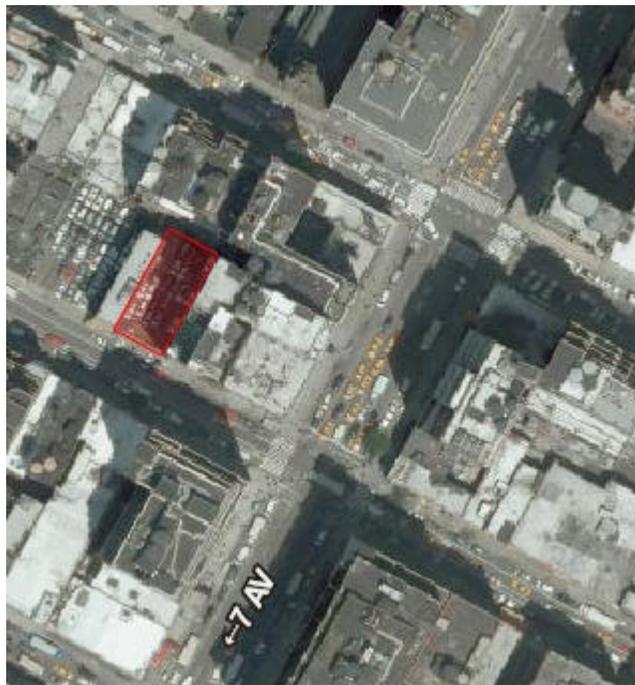


Figure 2 – Site Map