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And electronically at:

<http://www.nyc.gov/html/oer/html/repository/RManhattan.shtml>**Public Comment Period**September 30, 2011
to
October 30, 2011**Whom can I contact for project information?**Shaminder Chawla
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MMandac@dep.nyc.govFor more information visit:
www.nyc.gov/oer**NYC BCP Cleanup Plan
Available for Review and Comment**

The New York City Office of Environmental Remediation (OER) is providing this Fact Sheet pursuant to the New York City Brownfield Cleanup Program (BCP). An application has been submitted by William Gottlieb Real Estate/Tenth Avenue LLC for enrollment of the property on Block 646, Lot 1 (formerly Lots 1, 5, 6, 7, 8, and 9) in New York County into the BCP (see figure on next page). 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 Remedial Action Work Plan

OER is accepting public comments on the draft RAWP for 30 days until October 30, 2011. The RIR and draft RAWP are available for review at the public library listed at the left and on OER's website: www.nyc.gov/oer. Comments should be sent directly to Mr. Shaminder Chawla via mail or e-mail (see contact information at left).

Site Description

The Site area is a 23,500-square foot "L"-shaped lot and is bounded by West 14th Street to the north, Washington Street to the east, West 13th Street to the south, and 10th Avenue to the west. Currently, the southern portion of the Site is improved with several interconnected three-story buildings encompassing approximately 15,800 square feet. The northern portion of the Site is vacant and surrounded by wooden construction fencing with a locked gate on 10th Avenue.

The proposed redevelopment will comprise the entire footprint of the Site and will include a cellar level for commercial use and a mechanical room. The proposed future use of the building is retail, commercial, and office space. The proposed use is consistent with existing zoning for the property.

Summary of Remedial Investigation Report

The Remedial Investigation (RI) was complete in December of 2010. The RI revealed that the underlying soil/fill material samples contained inorganic metals including arsenic, copper, lead, nickel, and zinc at levels above NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives (Track 1). Only one sample marginally exceeded Track 2 restricted commercial standards for arsenic. These metals are at levels commonly associated with historic fill throughout urban areas of New York City. SVOCs, and PCBs did not exceed Track 1 standards. Low levels of xylenes were identified at levels above Track 1 standards in one sample. Chlorinated hydrocarbons (PCE and TCE) were not detected in soil samples.

Groundwater sampling indicated slight exceedances for VOCs (benzene, chloroform, and toluene), SVOCs (naphthalene), PCBs, and two metals (mercury and selenium) exceeding the NYSDEC Technical & Operational Guidance Series (TOGS) standards.

In addition, soil vapor testing identified a variety of VOCs in soil gas at relatively low concentrations.

Summary of Proposed Remedial Action Work Plan: The proposed remedy will attempt to achieve the highest level of soil cleanup available under the BCP (Track 1 Unrestricted Use Soil Cleanup Objectives) for approximately 90% of the property and will result in the removal and offsite disposal of soil and historic fill throughout this area.

The specific elements of the remedial action will include:

- Preparation of a Community Protection Plan and implementation of an OER-approved Citizen Participation Plan;
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
- Implementation of storm-water pollution prevention measures;
- Establishment of Track 1 Unrestricted Use SCOs for approximately 90% of the site and Track 4 SCOs for the remainder of the property. Excavation and removal of soil/fill to a depth of approximately 15 feet bgs in Track 1 SCO attainment areas. Establishment of Track 4 SCOs for the remainder of the property and excavation of several feet of soil in this area (under the Highline Park);
- Removal of underground storage tanks (if any) in compliance with applicable Federal, State, and City laws and regulations;
- Transportation and off-site disposal of all soil/fill material at permitted facilities in accordance with all Federal, State and City laws and regulations;
- Collection and analysis of end-point samples to evaluate performance of remedy with respect to attainment of Track 1 and Track 4 SCOs;
- Installation of a vapor barrier system beneath the proposed building slab to address migration of off-site soil vapors;
- Submission of a Remedial Action Report certifying that the remedial requirements have been achieved; and
- For Track 4 area and other areas, if Track 1 is not achieved, the following elements will be implemented:
 - Construction and maintenance of an engineered composite cover;
 - Submission of an approved Site Management Plan for long-term management of residual contamination, which describes any Engineering Controls and Institutional Controls implemented at the site; and
 - Recording of a deed restriction to inform future owners of residual contamination at the site;

Next Steps

OER will review the RIR, the draft RAWP, and all public comments submitted during the comment period and make a determination on the approval of the RAWP. The RAWP may be modified to address public comments and comments by OER. The approved documents will be placed in the document repositories.

Direct Link to Document Repository:

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

Figure 1: Site Map

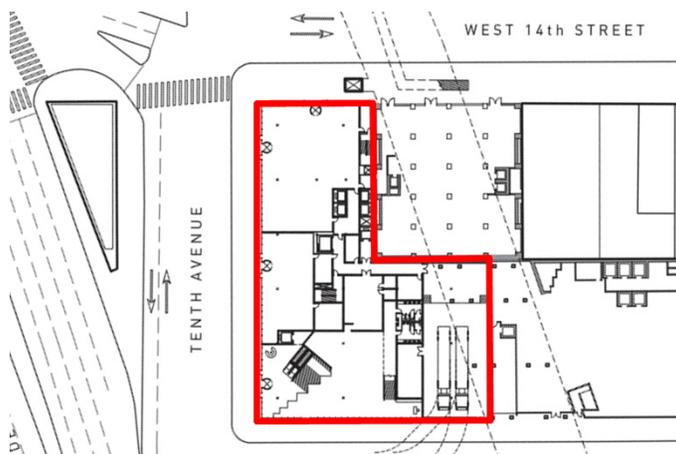


Figure 2: Site Location

