

Where can I view project documents?

Document Repositories

**New York Public Library
Muhlenberg Library Branch**
209 West 23rd Street,
New York, NY 10011-2379

(Please call (212) 924-1585
for hours of operation)

and electronically at:

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

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 Highline West 24th Street, LLC for the property located at 508 West 24th Street in Manhattan, New York. The remedial work in accordance with the approved RAWP will start in August 2012. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at left.

Site Description

The Project is located at 508 West 24th Street in the Borough of Manhattan (see Figure 1) and is identified as Tax Block 695, Lot 44. The site is bounded to the north by West 24th Street followed by mixed use commercial/residential buildings, to the east by the Highline Park with underlying vacant land, to the south by mixed use commercial/residential buildings and to the west by a commercial building.

The site is 7,406-square feet in size and currently occupied by a vacant building. The proposed future use of the site consists of a 10-story mixed-use commercial/residential building with one cellar level. Commercial space will be on the first floor and the residential dwellings will be on floors two through ten. The cellar level will be used for building amenities including tenant storage, a gym area, the building supervisor's office and mechanical rooms.

Summary of Proposed Remedial Action

The entire site will be excavated to a depth of more than 16 feet below grade. The specific remedial elements to be implemented at this site include:

1. Preparation of a Community Protection Statement and implementation of a Citizen Participation Plan;
2. Perform a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
3. Establish Track 1 and Track 4 Soil Cleanup Objectives (SCOs) for two areas within the property and achieve these SCOs by excavation and removal of soil/fill exceeding SCOs;
4. Appropriate segregation of excavated media onsite; Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID;
5. 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;
6. Installation of a vapor barrier/waterproofing barrier system beneath the building slab and along foundation sidewalls;
7. Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, and lists any changes from this RAWP;
8. For Track 4 areas, submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, certification of Engineering and Institutional Controls (ECs and ICs), and periodic reporting of the continued effectiveness of such controls;
9. For Track 4 areas, recording of a Declaration of Covenants and Restrictions that includes a listing of ECs and ICs; and
10. Collection and analysis of End Point Samples to evaluate whether the remedy attains Track 1 and/or Track 4 SCOs.

