

## Where can I view project documents?

### In person at:

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>

## Public Comment Period

March 23, 2012  
 to  
 April 23, 2012

## Whom can I contact for project information?

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or

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 NYC OER  
 (212) 442-3007  
[ShaminderC@dep.nyc.gov](mailto:ShaminderC@dep.nyc.gov)

For more information visit:  
[www.nyc.gov/oer](http://www.nyc.gov/oer)

## NYC Voluntary Cleanup Plan Available for Review and Comment

The New York City Office of Environmental Remediation (OER) is providing this Fact Sheet pursuant to New York City's Voluntary Cleanup Program (VCP). An application has been submitted by 507 West 24th Street, LLC for enrollment of the property at 507 West 24th Street, New York and identified as Block 696, Lot 28 (Site) into the VCP. The Remedial Investigation Report (RIR) details the results of an 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.

### Site Description and Development

Currently, the Site is a 3,900 square foot vacant lot. The proposed future use of the Site will consist of an art gallery beneath The Highline, a public park. The twelve foot cellar level will be used for offices, workshops and storage areas.

### Summary of RIR

Soil samples in the Remedial Investigation (RI) detected low concentrations of Volatile Organic Compounds (VOCs), but no pesticides or polychlorinated biphenyls (PCBs). Several Semi-volatile Organic Compounds (SVOCs) were detected in shallow soils above Track 2 Restricted Residential Soil Cleanup Objectives (RRSCOs). The types of SVOCs found and the concentrations at which they were identified, are commonly found in urban areas with historical fill and are not indicative of an onsite source. Metals including barium, cadmium, copper and mercury were detected in soil at concentrations above Track 2 RRSCOs. Overall, soil sample findings were unremarkable and did not indicate any source of contamination onsite. The results were consistent with observations of historical fill in boring samples.

Groundwater samples collected during the RI detected no VOCs, pesticides or PCBs. TCE and PCE and their decay products were not detected in groundwater. Several SVOCs were identified in one well at relatively low concentrations above 6NYCRR Part 703.5 Class GA groundwater quality standards (GQS). These SVOCs may be a residual impact associated with the closed spill on the site. Dissolved concentrations of manganese, sodium, and lead (in one sample) were detected above GQS. Lead was not detected above Track 1 Soil Cleanup Objectives (SCOs) in onsite soils. Overall, groundwater findings are not remarkable and do not indicate an onsite source of contamination.

Soil vapor samples collected at one location during the RI showed low levels of benzene, TCE, and toluene. Benzene was detected at 12 µg/m<sup>3</sup>, TCE was detected at 40 µg/m<sup>3</sup>, and toluene was detected at 66 µg/m<sup>3</sup>. Neither benzene, TCE nor toluene was detected within any of the soil and groundwater samples collected at the Site.

### Summary of the Remedy

- The 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 VOCs during active remediation;
  - Establishment of Track 4 SCOs;
  - Excavation and off-site disposal of soil/fill that exceeds the site's SCOs. Soil/fill will be disposed of at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal of contaminated soil;
  - Collection and analysis of end-point samples to determine if the remedy attains SCOs;
  - Installation of a vapor barrier/waterproofing barrier system beneath the building slab and along foundation sidewalls;
  - Construction of an engineered composite cover consisting of the building foundation slab and sidewalls and integrated vapor barrier system;
  - Submission of an approved Site Management Plan that describes any Engineering Controls and Institutional Controls implemented at the site;
  - Recording of a deed restriction to inform future owners of residual historic fill at the site; and
  - Submission of a Remedial Action Report (RAR) that describes the remedial activities and certifies that the remedial requirements have been achieved.

### Public Comments on the RAWP

OER is accepting public comments on the draft RAWP through April 23, 2012. The RIR and draft RAWP are available for review at the Muhlenberg Library Branch of the New York Public Library and electronically on OER's website: [www.nyc.gov/oer](http://www.nyc.gov/oer) listed at left. Comments should be sent to Mr. Shaminder Chawla via mail or e-mail (see contact information at left).

### Next Steps

OER will review the project documents and consider all public comments submitted during the comment period before it approves a cleanup plan for the site. A copy of the approved plan will be placed in the public library branch and on OER's website, and a second fact sheet will be issued before 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](http://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

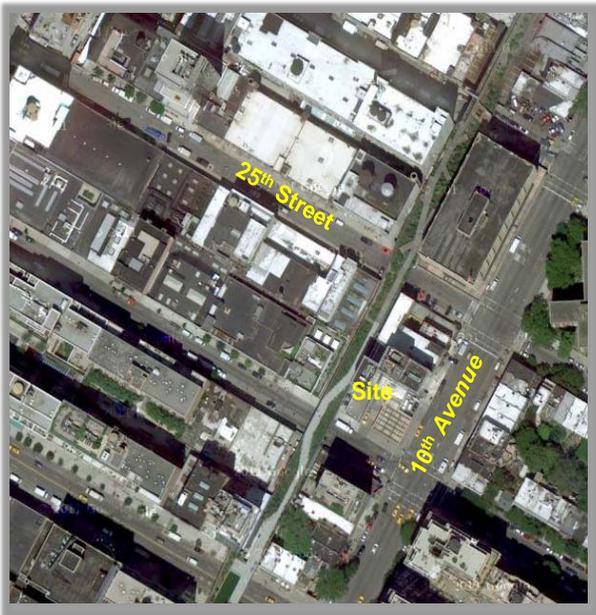


Figure 2 – Site Aerial View

