



**OFFICE OF ENVIRONMENTAL REMEDIATION**

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**Director**

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November 19, 2012

Noam Shemel  
Great Jones Lafayette LLC  
372 Lafayette Street  
Manhattan, New York

Ray Kahn  
ESPL Environmental Consultants Corp  
2 West 32<sup>nd</sup> Street  
New York, NY 10006

Re: **NYC VCP Remedial Action Work Plan Approval**  
**372 Lafayette Street**  
**Block 530, Lot 13**  
**VCP Project # 13CVCP073M**

Dear Mr. Shemel:

The New York City Office of Environmental Remediation (OER), in consultation with the New York City Department of Health and Mental Hygiene (DOHMH), has completed its review of the Remedial Action Work Plan (RAWP) and Stipulation List for the 372 Lafayette Street site, VCP Project # 13CVCP073M, dated November 14, 2012. The Plan was submitted to OER under the NYC Voluntary Cleanup Program (VCP). The RAWP was released for public comment for 30 days as required by program rule. That comment period ended on September 17, 2012. There were no public comments.

**Statement of Purpose and Basis**

This document presents the remedy for a Voluntary Cleanup site known as “372 Lafayette Street” site. This document is a summary of the information that can be found in the site-related reports and documents in the document repository at OER’s website: [www.nyc.gov/oer](http://www.nyc.gov/oer).

The New York City Office of Environmental Remediation (the Office or OER), in consultation with the New York City Department of Health and Mental Hygiene (DOHMH), has established a remedy for the above referenced site. The disposal or release of contaminants at this site, as more fully described in this document, has contaminated various environmental media. Contaminants include hazardous substances.

The decision is based on the Administrative Record of the New York City Office of Environmental Remediation (the Office or OER) for the 372 Lafayette Street site and the public's input to the proposed remedy presented by the Office.

## **Description of Selected Remedy**

The remedy selected for this 372 Lafayette Street Site is Track 1 remedy and includes soil excavation, cover system, and installation of a vapor barrier and passive sub-slab depressurization system.

The elements of the selected remedy are as follows:

1. Preparation of a Community Protection Statement and performance of all required NYC VCP citizen participation activities according to an approved Citizen Participation Plan (CPP);
2. Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
3. Establish Track 1, Unrestricted Use Soil Cleanup Objectives (SCOs);
4. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas;
5. Excavation and removal of soil/fill exceeding Track 1 Unrestricted Use SCOs. Appropriate segregation of excavated media onsite if necessary;
6. Removal of underground storage tanks and closure of petroleum spills (if encountered) in compliance with applicable local, State and Federal laws and regulations;
7. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID;
8. 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;
9. Collection and analysis of end-point samples to determine whether Track 1 Unrestricted Use SCOs are achieved;
10. Demarcation of residual soil/fill;
11. Installation of a vapor barrier system beneath the building slab and behind foundation sidewalls;
12. Installation and operation of a passive sub-slab depressurization system;
13. Construction and maintenance of an engineered composite cover across the entire site as part of construction to prevent human exposure to residual soil/fill remaining under the Site;
14. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations;
15. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations;
16. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations;
17. 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, and lists any changes from this RAWP;
18. If Track 1 Unrestricted Use SCOs are not achieved, submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual historic fill, including plans for inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency; and

19. If Track 1 Unrestricted Use SCOs are not achieved, recording of a Declaration of Covenants and Restrictions that includes a listing of Engineering Controls and a requirement that management of these controls must be in compliance with an approved SMP; and Institutional Controls including prohibition of the following: (1) vegetable gardening and farming; (2) disturbance of residual contaminated material unless it is conducted in accordance with the SMP; and (3) higher level of land usage without OER-approval.

Remedial activities will be performed at the Site in accordance with this OER-approved RAWP. All deviations from the RAWP will be promptly reported to OER. Changes will be documented in the RAR.

This remedy conforms to the promulgated standards and criteria that are directly applicable, or that is relevant and appropriate and takes into consideration OER guidance, as appropriate. The remedy is protective of public health and the environment.

11/19/12



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Date

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Shaminder Chawla  
Assistant Director

## **SITE BACKGROUND**

### **Location:**

The Site is located at 372 Lafayette Street, a/k/a 11 Great Jones in Manhattan, New York and is identified as Block 530, Lot 13 on the New York City Tax Map. Figure 1 shows the Site location.

### **Site Features:**

The Site is 3,035-square feet and is bounded by Great Jones Street to the north, by an automobile repair facility and gasoline station to the south, Lafayette Street to the east, and by a multiple-story residential building with ground-floor retail to the west. Currently, the Site is a vacant building that was used for the repair and maintenance of automobiles by Meineke Car Care Center and contains a one story building, approximately 25 feet by 100 feet.

### **Current Zoning/uses:**

The property is located in a Manufacturing Zoning District (M1-5B), but a zoning variance was adopted by the Board of Standards and Appeals on April 17, 2007, printed in Bulletin No. 16, Vol. 92 so that the proposed development would be consistent with zoning for the property.

### **Historical Use:**

Based on the Phase I ESA, the Site was developed prior to 1895 for residential use with a ground-level store. From at least 1921 to 1950, the southeastern portion of the Site was used as a gasoline station with two associated 550-gallon buried gasoline tanks. The Site was redeveloped with the existing 1-story commercial building circa 1969 for use as a car wash and was also used for auto repair starting around 1991.

### **Summary of Environmental Findings:**

1. Elevation of the property ranges from 40 to 41 feet.
2. Depth to groundwater ranges from 40 to 41 feet bgs at the Site.
3. Groundwater flow is generally from east to west beneath the Site.
4. Depth to bedrock is unknown at the Site.
5. The stratigraphy of the site, from the surface down, consists of 8 to 12 feet of heterogeneous urban fill mixed with fine to course silty sand underlain by light brown sand.

A site location map is attached as Figure 1.

## **PROPOSED DEVELOPMENT PLAN**

The existing one story building will be demolished and a six story building with cellar is to be constructed with retail and 8 residential units. The cellar will be approximately 13.5 feet below grade and the overall building height will be approximately 82 feet. The proposed cellar will be used to house the building's utilities, storage and retail space, the first floor will be used for retail and residential use, and the 2<sup>nd</sup> through 6<sup>th</sup> floors will be used for residential space. The proposed development will cover the entire footprint of the site. The excavation of the site is required in order to create the cellar area. The excavation is not anticipated to go below the water table.

## **SUMMARY OF REMEDIAL INVESTIGATION**

The Remedial Investigation was conducted in March 2012. A full Remedial Investigation Report is available online in the document repository and the results are summarized below.

### Nature and Extent of Contamination:

Soil: Soil/fill samples collected during the RI showed no VOCs, PCBs, or pesticides at detectable concentrations. Four SVOCs were detected above Unrestricted and Restricted Residential SCOs in one sample collected from the geotechnical test pit near the exposed UST. These SVOCs were all PAH compounds, (benzo(a)anthracene, benzo(a)pyrene, benzo(a)fluoranthene and chrysene) and their concentrations and distributions indicate that they are associated with historic fill material observed in shallow soil. Five metals exceeded UUSCOs in shallow soil samples, and of these metals, copper (max of 798 ppm), mercury (max of 1 ppm), and lead (max of 781 ppm) also exceeded their respective RRSCOs. No SVOCs or Metals were detected above UUSCOs within the deeper soil samples collected below the historic fill material. Overall, the findings were consistent with observations for other historical fill sites.

Groundwater: Groundwater samples collected during the RI showed no VOCs, SVOCs, PCBs, or pesticides at detectable concentrations. Dissolved metals including manganese, sodium, iron and lead (at 0.043 ppb) were identified above NYSDEC Part 703.5 Groundwater Quality Standards (GQS). Metals findings in groundwater are indicative of regional groundwater impacts, rather than migration of metals from on-Site historic fill material. The RI indicates that groundwater is not impacted by site conditions and did not reveal any sources of contaminants onsite.

Soil vapor: Soil vapor samples collected during the RI showed petroleum and chlorinated VOCs at generally low concentrations. PCE was identified in all samples at a maximum concentration of 41.8 ug/m<sup>3</sup>, TCE was also identified in one sample at a concentration of 3.1 ug/m<sup>3</sup>. These results for TCE and PCE are below the monitoring level ranges of the State DOH soil vapor guidance matrix. Neither PCE nor TCE were detected within any of the soil or groundwater samples collected at the Site, and these low levels suggest an offsite origin.

**Figure 1: Site Map**

