

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 following public library:

New York Public Library
Columbus Branch
742 10th Avenue
Manhattan, NY 10019

Please call (718) 486-3365 for hours of operation.

Whom can I contact for project information?

Rebecca Bub
Project Manager
NYCOER
100 Gold Street, 2nd Floor
New York, NY 10038
212-341-2073
rbub@dep.nyc.gov

and

Shaminder Chawla
Deputy Director
NYCOER
(212) 442-3007
ShaminderC@dep.nyc.gov

For more information visit:
www.nyc.gov/oer

NYC VCP Cleanup Program Completion of Remedial Activities

The New York City Office of Environmental Remediation (OER) has determined that the cleanup requirements to address contamination related to the property at 547-551 10th Avenue (identified as Block 1069, Lot 29 & 34) in Manhattan, New York under the New York City Voluntary Cleanup Program (VCP) have been met. Cleanup activities were performed under an approved Remedial Action Work Plan (RAWP) by AKRF, Inc. with oversight provided by OER. OER has approved the Remedial Action Report (RAR) and will issue a Notice of Completion regarding the cleanup at the Site. The remedial work was completed in July 2014 and was documented in the RAR. The RAR is available for review at the document repositories identified in the box to the left.

Site Development

The Site consisted of a vacant parking lot containing an unoccupied and dilapidated one-story structure (formerly used as an automotive repair garage and gasoline filling station) in the northwestern portion and an abandoned parking attendant structure in the southeastern portion. The development converted the 17,528 square-foot lot into a 52-story mixed-use building (retail space at ground level, community facility from 2nd to 7th floors, and residential units from 8th floor through to the top) with a cellar that encompasses the entire property.

Summary of Remedial Action

The specific remedial elements implemented at this Site included:

1. Performed Community Air Monitoring Program for particulates and volatile organic carbon compounds during all remedial activities.
2. Selected Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs) as a cleanup goal.
3. Excavation and removal of soil/fill exceeding Track 1 Unrestricted Use SCOs to a depth of approximately 13 feet below sidewalk grade across the entire site, and 20 feet below sidewalk grade across the majority of the northern portion.
4. Proper removal and regulatory closure of underground storage tanks and underground hydraulic lifts that were encountered in the northwestern portion of the Site during excavation.
5. Collected and analyzed 4 end-point samples to evaluate the performance of the remedy with respect to attainment of SCOs. Track 1 SCOs were achieved.
6. Collected and analyzed end-point samples to confirm that a significant release had not occurred from the underground storage tank or hydraulic lift systems and remedial goals had been met following excavation activities.
7. As part of development, installed a vapor barrier/waterproofing system beneath the entire building slab and behind foundation sidewalls on property lines.
8. As part of development, constructed an engineered composite cover system consisting of a minimum of 6 inches of clean backfill and a 12-inch concrete cellar slab and foundation components beneath the footprint of the new building to prevent human exposure to residential soil/fill remaining under the Site.
9. Performed all activities required for the remedial action, including permitting requirements and pretreatment requirements, in accordance with all applicable laws and regulations including NYSDEC requirements for closure of Spill Case No. 9503865.
10. Submitted a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the property boundaries, and explains any changes from the RAWP.
11. Submission of a Sustainability Report.

Next Steps

OER will issue a Notice of Completion, a city liability release, and a New York City Green Property Certificate for this Site.

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 smart phone:



Figure 1: Site Location

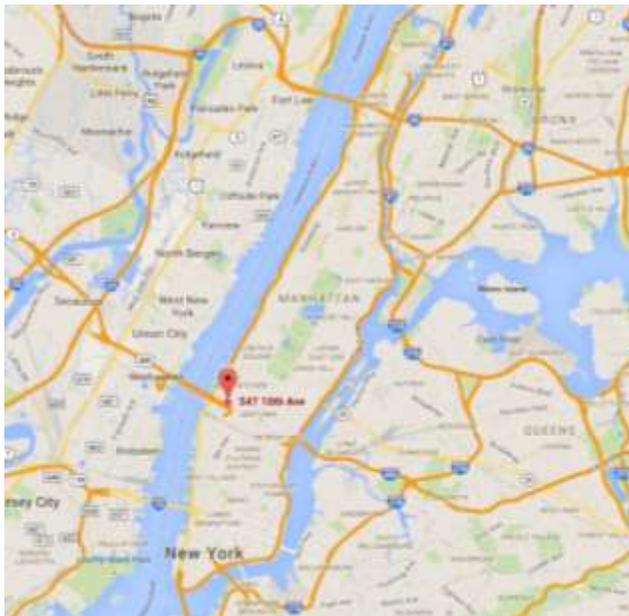


Figure 2: Site Map

