

NYC VCP Cleanup Plan Available for Review and Comment

Where can I view project documents?

In person at:

New York Public Library
Muhlenberg Library
209 West 23rd Street
Manhattan, NY 10011

(Please call (212) 586-5098 for hours of operation)

and electronically at:

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

Public Comment Period

February 5, 2013
to
March 7, 2013

Whom can I contact for project information?

Shaminder Chawla
NYC OER
100 Gold Street, 2nd Floor
New York, NY 10038
(212) 442-3007
Schawla@dep.nyc.gov

or

Jimit Shah
Project Manager
NYC OER
212-788-8348
Jshah@dep.nyc.gov

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

The New York City Office of Environmental Remediation (OER) provides this Fact Sheet pursuant to the New York City's Voluntary Cleanup Program (VCP). An application has been submitted by 551 West 21st Street LLC for enrollment of the property at 547-549 and 551 West 21st Street in the West Chelsea section of Manhattan (Block 698, Lots 1 and 8), New York into the VCP. 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 RAWP

OER is accepting public comments on the draft RAWP for 30 days ending March 7, 2013. The RIR and draft RAWP are available for review at the document repositories identified in the box on the left including a public library branch and through a link to OER's website. Comments should be sent to Mr. Shaminder Chawla via mail or e-mail (see contact information at left).

Site Description

The Site is 17,500 square feet and is located on the north side of West 21st Street, between 10th and 11th Avenues. 547-549 West 21st Street currently exists as a one-story building that is being used as an art gallery. 551 West 21st Street is a four-story building which currently operates as commercial building with retail art gallery space on the first through fourth floors.

The proposed future use of the Site includes demolition of the existing buildings, excavation to a depth of approximately 15-17 feet below land surface (bls) and construction of a 19-story commercial/residential building with a cellar level. The building will include residential condominiums and a ground-level art gallery.

Summary of RIR

The stratigraphy of the site, from the surface down, consists of 25 feet of historic fill material. Analysis of soil/fill samples indicated the presence of mostly petroleum-related VOCs and methylene chloride at levels above soil cleanup guidelines. SVOCs, pesticides and metals were detected above soil cleanup guidelines as well.

Groundwater samples collected during the remedial investigation (RI) revealed the presence of several SVOCs exceeding their respective standards. One VOC and several salinity-indicator metals were also detected above their respective standards.

Soil vapor samples collected during the RI indicated presence of several petroleum-related and chlorinated VOCs including PCE and TCE.

Summary of the Remedy

The proposed remedial action is a Track 1 Unrestricted Use cleanup. The specific elements of the proposed remedial action include:

- Preparation of a Community Protection Statement and implementation of all required NYC VCP Citizen Participation activities according to an approved Citizen Participation Plan;
- Implementation of a Community Air Monitoring Program for particulates and volatile organic compounds;
- Establish Track 1 Soil Cleanup Objectives (SCOs) for soil;
- Excavation and removal of historic fill and/or other soil/fill exceeding Track 1 SCOs. Excavation for development purposes to a depth of at least 17 feet across the entire Site. Additional excavation may be conducted in the vicinity of soil boring SB-8 to remove the PAH-contaminated soil.
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Installation of a vapor/waterproofing barrier system beneath the building slab and outside of foundation walls, and construction of an engineered composite cover across the entire Site;
- Submission of a Remedial Action Report (RAR); and
- If Track 1 is not achieved, submission of an approved Site Management Plan and Recording of a Declaration of Covenants and Restrictions that includes a list of Engineering & Institutional Controls.

Next Steps

OER will review the draft RAWP and consider all public comments submitted during the comment period before it approves a final RAWP. The approved RAWP will be placed in the public library branch and on OER’s website and a second fact sheet will be issued before remedial 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.

Direct Link to OER 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 Vicinity Map

