

NYC VCP Cleanup Plan

Remedial Activities to Begin

Where can I view project documents?

Document Repositories

New York Public Library
Mid-Manhattan Library
455 Fifth Avenue
New York, NY 10016

(Please call (212) 340-0863 for hours of operation)

and electronically at:

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

Whom can I contact for project information?

Project Contact

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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). OER has approved the Remedial Action Work Plan (RAWP) submitted by Landmark Realty LLC and Run 178th LLC for the property located at 321-325 West 35th Street, Manhattan, New York. The remedial work in accordance with the approved RAWP will start in August 2013. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at left.

Site Description

Currently, the 5,281-square foot site contains two buildings: a vacant 2-story commercial building and a 1-story parking garage. The proposed use of the site will consist of a 25-story hotel with one cellar level that will occupy the entire site footprint.

Summary of the Remedy

The elements of the remedy selected for the 321-325 West 35th Street Site include:

- Preparation of a Community Protection Statement and implementation 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 volatile organic carbon compounds;
- Establish Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Unrestricted Use SCOs. Excavation will extend below water table to the depths of more than 9 feet;
- 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. Appropriate segregation of excavated media onsite;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- As part of development, installation of a waterproofing membrane beneath the building slab and outside foundation sidewalls below grade;
- As part of development, construction and maintenance of an engineered composite cover consisting of a 6 inch thick concrete basement slab;
- Submission of a Remedial Action Report (RAR) and Site Management Plan (if needed); and
- If Track 1 cleanup is not achieved, submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for operation, maintenance, monitoring, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency.
- Continued registration with an E-designation at the NYC Buildings Department.

Cleanup activities are scheduled to begin in August 2013 and are expected to take approximately four months to complete.

Next Steps

After the enrollee completes the remedial work, a Remedial Action Report will be prepared and submitted to OER. The RAR will describe the cleanup activities and certify that all cleanup requirements were achieved. Once the RAR is approved, OER will issue a Notice of Completion, a city liability release, and a New York City Green Property Certificate. OER will issue a fact sheet announcing the completion of the remedy and identify all engineering and institutional controls (if required) to be used at the Site.

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

or scan with your smart phone to access document repository



Figure 1 – Site Location Map

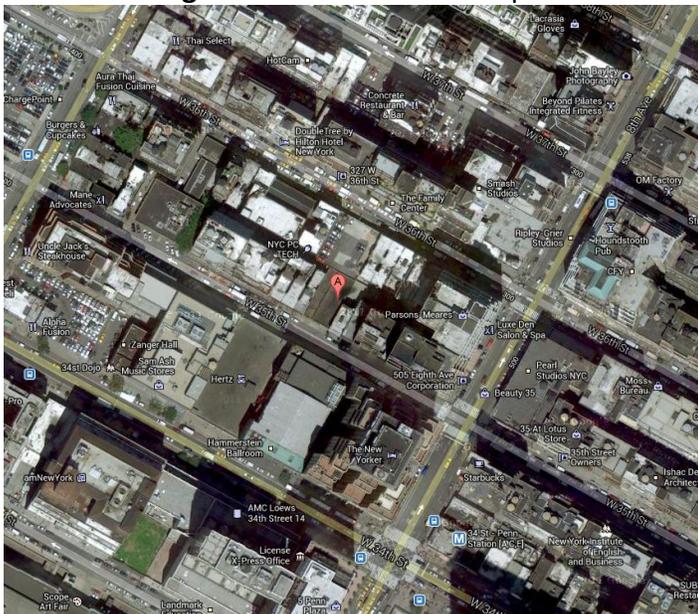


Figure 2 – Site Vicinity Map

