planNYC

NYC Office of Environmental Remediation

257 W. 29th Street
Manhattan, New York
13CVCP136K

Application Fact Sheet
May 2013

NYC VCP Cleanup Plan
Available for Review and Comment

The New York City Office of Environmental Remediation (OER) provides this Fact Sheet pursuant to New York City's Voluntary Cleanup Program (VCP). An application has been submitted by Arker Companies for enrollment of the property located at 57 West 29th Street in the Chelsea section of Manhattan, New York and identified as Block 779, Lot 7 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 until June 13, 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 2,467 square feet and is currently vacant and contains a one and partial four-story mixed use building. The proposed future use of the Site consists of a 14-story residential apartment building with a cellar.

Summary of RIR
The environmental investigation identified approximately 8 feet of historic fill. Several VOCs were detected at concentrations below cleanup guidelines. Six metals and four pesticides were detected above cleanup guidelines.

Soil vapor samples collected during the RI showed petroleum-related and chlorinated VOCs at generally low concentrations and below the monitoring level ranges established within the State DOH.

Summary of the Remedy
The specific 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 volatile organic carbon compounds;
- Establishment of Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill in excess of SCOs. The Site will be excavated to approximately 11 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 of contaminated soil;
- Collection and analysis of end-point samples to determine if the remedy attains SCOs;
- Construction and maintenance of an engineered composite cover consisting of concrete sidewalks and building slab;
- As part of development, Installation of a vapor barrier system below the building slab and behind the foundation walls of the new building
- If Track 1 cleanup is not achieved, submission of an approved Site Management Plan (SMP) in the Remedial Action Report (RAR) for long-term management of residual fill, including certification of Engineering and Institutional Controls and reporting at a specified frequency.
- Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved and lists any changes from this RAWP.

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

May 13, 2013
to
June 13, 2013

Whom can I contact for project information?

Hannah Moore
Project Manager
NYCOER
100 Gold Street, 2nd Floor
New York, NY 10038
212-341-2073
HMoore@dep.nyc.gov

and

Shaminder Chawla
Assistant Director
NYCOER
(212) 442-3007
Schawla@dep.nyc.gov

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

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 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

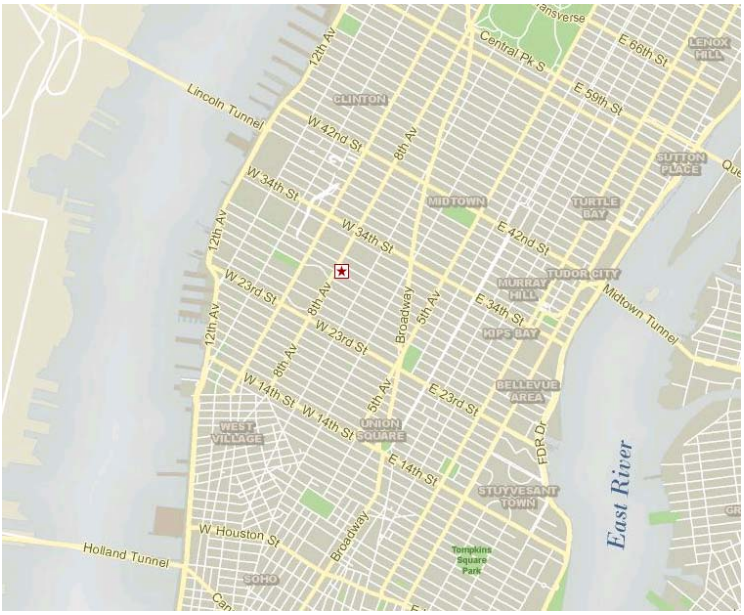
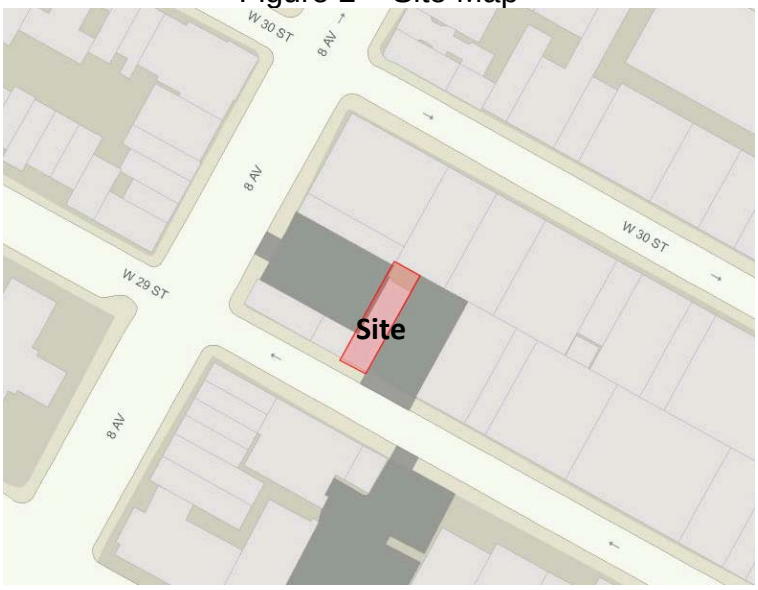
Figure 2 – Site Map