

NYC VCP Cleanup Plan Available for Review and Comment

Where can I view project documents?

In person at:

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

Please call (212) 924-1585
for hours of operation

and electronically at:

[http://www.nyc.gov/html/oer/html/
/repository/RManhattan.shtml](http://www.nyc.gov/html/oer/html/repository/RManhattan.shtml)

Public Comment Period

August 13, 2013
to
September 13, 2013

Whom can I contact for project information?

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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 New York City's Voluntary Cleanup Program (VCP). An application has been submitted by Skybox/Chelsea LLC for enrollment of the property located at 182-188 11th Avenue in the West Chelsea section of Manhattan, New York and identified as Block 695, Lot 1, 3 and 4 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 September 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 9,257-square feet and is currently vacant. The proposed future use of the Site consists of two parts. In the northern half of the Site (Lot 1), the proposed construction is a 19-story residential condominium. In the southern half of the Site (Lot 3 and 4), the proposed construction is a 4-story residential building. A single cellar level covering the entire site footprint is proposed. Affordable housing is proposed for the site.

Summary of RIR

The environmental investigation identified up to 21 feet of historic fill. Soil/fill sample collected during the RI showed Semi Volatile Organic Compounds (SVOCs) and metals detected above cleanup guidelines. No VOCs, pesticides or PCBs were detected. No hotspot areas were identified. Groundwater samples identified two SVOCs and five metals above Groundwater Quality Standards. Soil vapor samples showed petroleum-related and chlorinated VOCs at generally low concentrations.

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 15.5 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;
- As part of development, construction and maintenance of an engineered composite cover consisting of concrete sidewalks and building slab;
- As part of development, installation of a vapor/waterproofing 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 and
- Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved and lists any changes from this RAWP.

