

**When is the public
comment period?**

October 10, 2013
to
November 11, 2013

**Where can I view
project documents?**

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

Internet access to view project
documents is available at the
following public library:

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

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

**Whom can I contact for
project information?**

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and

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

**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 West 35th SBXLVI, LLC for enrollment of the property located at 411-421 West 35th Street in Manhattan, New York and identified as Block 733, Lots 23, 24, 25, 28, and 47 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 November 11, 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 approximately 22,467 square feet and is being used as a parking lot. The proposed future use of the Site consists of a 12-story residential structure with underground parking level, and commercial space on the ground floor.

Summary of RIR

The environmental investigation identified approximately 10 to 15 feet of urban fill. Some Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs), metals, pesticides and one PCB were detected above cleanup guidelines.

Groundwater samples identified five metals above Groundwater Quality Standards. Soil vapor samples showed low levels of petroleum related and chlorinated compounds, below the monitoring/mitigation level ranges established by the New York State Department of Health.

Summary of the Remedy

The specific elements of the proposed remedial action include:

- Preparation of a Community Protection Statement and performance of all NYC VCP citizen participation activities according to an approved Citizen Participation Plan;
- Performance of a Community Air Monitoring Program for particulates and VOCs;
- Establishment of Track 1 Soil Cleanup Objectives (SCOs) across the building footprint and Track 4 SCOs across the proposed landscaped area; excavation and removal of soil/fill in excess of SCOs, including excavation to 14 feet below grade over the building footprint and 2 feet below grade in the landscaped area;
- 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 of an engineered composite cover consisting of the concrete slab across the footprint of the new building and concrete or clean fill cover in landscaped areas;
- Installation of a vapor barrier system below the building slab and behind foundation walls to grade; construction of a ventilated parking system;
- Submission of an approved Site Management Plan 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; and
- Continued registration with an E-Designation at the NYC Buildings Department, if Track 1 SCOs are not achieved across the entire Site.

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/hml/oer/html/repository/RManhattan.shtml>

or scan with your smart phone to access document repository:



Figure 1 – Site Location Map

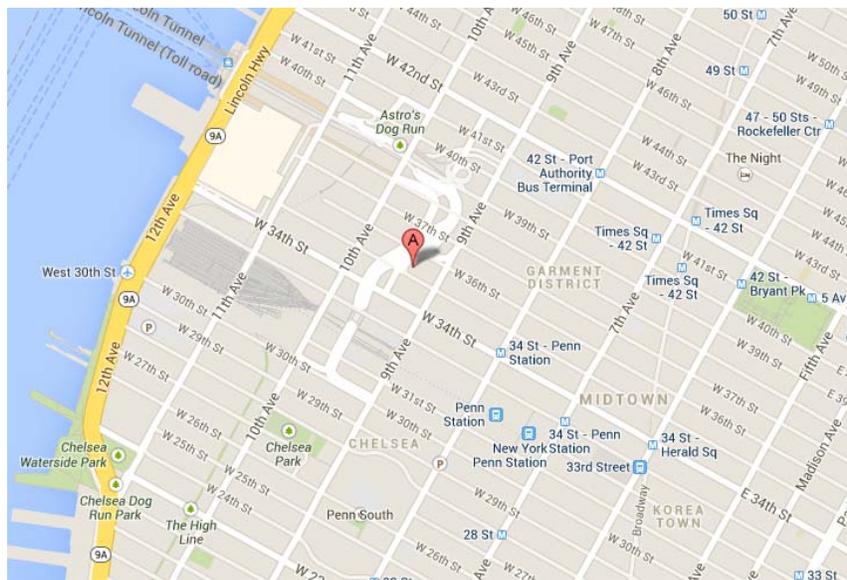


Figure 2 – Site Map

