

## NYC VCP Cleanup Plan

### Available for Review and Comment

#### Public Comment Period

January 6, 2014  
to  
February 06, 2014

#### Where can I view project documents?

##### Online at:

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

Internet access to view documents is available at the public library. The closest location is:

**New York Public Library  
Webster Library  
1465 York Avenue  
New York, NY 10021-8895**

Please call (212) 288-5049 for hours of operation

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

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For more information visit:  
[www.nyc.gov/oer](http://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). The Remedial Action Work Plan (RAWP) is designed to satisfy cleanup requirements for the NYC Environmental Designation (E) program for the property located at 524 East 74<sup>th</sup> Street in the Yorkville section of Manhattan, New York and identified as Block 1485, Lot 15. The Remedial Investigation Report (RIR) details the results of an environmental investigation at the site including the nature and extent of contamination. The draft RAWP proposes remedial actions to address contamination delineated in the RIR. This RAWP has also been prepared to satisfy requirements for enrollment into the NYC Voluntary Cleanup Program (VCP). The property is currently governed by a Consent Order with the NYSDEC for management of a petroleum spill and enrollment in the VCP will be deferred until required petroleum remedial action for onsite and offsite has been performed and NYSDEC has closed all existing petroleum spills on the property.

**Public Comments on the RAWP:** OER is accepting public comments on the draft RAWP for 30 days until February 06, 2014. 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 68,000 square feet and currently contains a commercial parking lot in the western portion and a partially demolished foundation and a concrete ramp for the former New York City Department of Sanitation (DSNY) garage and incinerator facility in the eastern portion. The proposed future use of the Site consists of a new 23-story ambulatory care center at the eastern end of the Site and a new 17-story Hunter College Science and Health Professions Building at the western end of the Site, both with a cellar and a sub-cellar.

**Summary of RIR:** The environmental investigation identified approximately 1.5 to 10 feet of historic fill. Several Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs), and metals were detected above soil cleanup guidelines. Groundwater samples identified several petroleum/gasoline-related VOCs and metals above Groundwater Quality Standards. Soil vapor samples showed low levels of VOCs, 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:

- Management and closure of the petroleum spill and associated soil and groundwater impacts under an agreement with the New York State Department of Environmental Conservation.
- Preparation of a Community Protection Statement and performance of all required NYC VCP Citizen Participation activities according to an approved Citizen Participation Plan;
- Implement a Community Air Monitoring Plan for particulates and volatile organic compounds;
- Establish Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs);
- Removal of on-site contamination via Site-wide excavation of all soil from the Site and removal of soil/bedrock/groundwater to depths of approximately 37 to 42 feet below grade, with deeper excavation depths (between approximately 46 and 49 feet below grade) for elevator pits and utilities during redevelopment;
- 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;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities certifies that the remedial requirements have been achieved and defines the Site boundaries.

If Track 1 Unrestricted Use SCOs are not achieved, the following elements will be implemented as part of new construction:

- Installation of a vapor/waterproofing barrier system beneath the building slab and behind the foundation walls;
- Construction of an engineered composite cover consisting of a building slab; and
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination.

## Next Steps

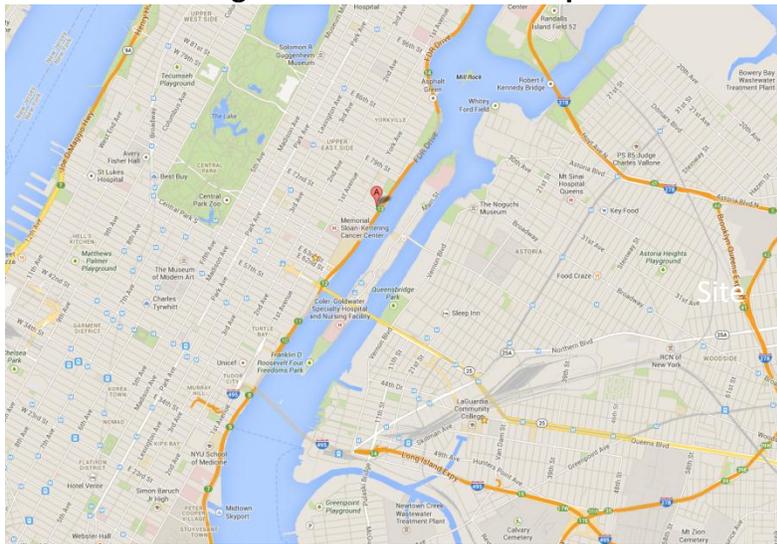
OER will review the draft RAWP and consider all public comments submitted during the comment period before it approves a final RAWP. The approved RAWP will be placed in the public library branch and on OER's website and a second fact sheet will be issued before remedial work begins.

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](http://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**

