

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 following public library:

New York Public Library
Muhlenberg Branch
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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For more information visit:
www.nyc.gov/oer

NYC VCP Cleanup Plan Completion of Remedial Activities

The New York City Office of Environmental Remediation (OER) has determined that the cleanup requirements to address contamination related to the property at 444 10th Avenue (identified as Block 732, Lot 70) in Manhattan, New York under the New York City Voluntary Cleanup Program (VCP) have been met. Cleanup activities were performed under an approved Remedial Action Work Plan (RAWP) by Brinkerhoff Environmental Services, Inc. with oversight provided by OER. OER has approved the Remedial Action Report (RAR) and has issued a Notice of Completion regarding the Site. The remedial work was completed in September 2015 and was documented in the RAR. The RAR is available for review at the document repositories identified in the box to the left.

Site Development

The Site consisted of a 4,942 square-foot lot occupied by a parking lot. The development converted the lot into an 18-story hotel with a cellar level accessory space.

Summary of RIR

The environmental investigation identified historic fill material to three feet depths. Several Semi-Volatile Organic Compounds (SVOCs) and metals were detected above cleanup guidelines. Groundwater samples detected several metals above Groundwater Quality Standards. Soil vapor samples showed low levels of petroleum-related compounds, below the monitoring/mitigation level ranges established by the New York State Department of Health.

Summary of Remedial Action

The specific remedial elements implemented at this Site included:

1. Performed Community Air Monitoring Program for particulates and volatile organic carbon compounds.
2. Established Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs). Collected and analyzed post-excavation endpoint samples and achieved Track 1 Unrestricted Use SCOs.
3. For development purposes, excavated and removed soil/fill across the entire Site to a depth of 12 to 14 feet below grade. A total of 5,754 tons of soil/fill and bedrock was excavated and removed from the property.
4. As part of development, constructed an engineered composite cover system consisting of 3 to 4-foot concrete mat slab underlain by 3-inch concrete rat slab and 12 inches of crushed stone.
5. As part of development, installed a vapor barrier/waterproofing system beneath the entire building slab and behind foundation sidewalls.
6. Performed all activities required for the remedial action, including permitting requirements and pretreatment requirements, in accordance with all applicable laws and regulations.
7. Submitted a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the property boundaries, and explains any changes from the RAWP.

Next Steps

OER has issued a Notice of Completion, a city liability release, and a New York City Green Property Certificate for this Site.

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 smart phone:



Figure 1: Site Location

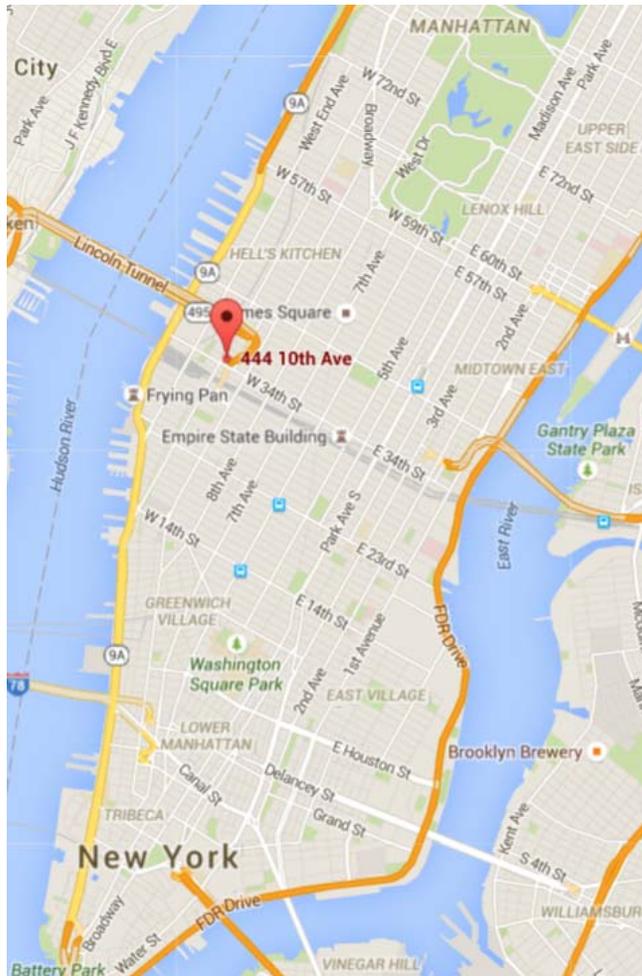


Figure 2: Site Map

