



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:

Mid-Manhattan Branch
455 5th Avenue at 40th Street
New York, NY 10016

Please call (212) 340-0863
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 Remedial Activities to Begin

The New York City Office of Environmental Remediation (OER) is providing this Fact Sheet pursuant to the New York City Voluntary Cleanup Program (VCP). OER has approved the Remedial Action Work Plan (RAWP) submitted by McSam Hotel Group, LLC for 346 West 40th Street in the Garment District of Manhattan, New York. The remedial work will begin in July 2014. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at left.

Site Description

The Site is 9,875 square feet and is currently used as a 6-story parking garage. The proposed future use of the Site consists of a 35 story hotel building with a full cellar and a rear yard. The cellar will be utilized for mechanical room, and hotel amenities such as fitness center, meeting room, linen room, and public restrooms.

Summary of the Remedy

The remedial action for 346 West 40th Street will entail soil excavation and the installation of a composite cover system, and vapor barrier. 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 VOCs;
- Establish (Track 4) Site Specific Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding SCOs. The 90 % of the site will be excavated to a depth of approximately 16' below sidewalk grade for the new building. Rear yard area will be excavated to depths of one foot below grade;
- 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;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Performance of a remedial action for the petroleum spill #1312014 under authority of the New York State Department of Environmental Conservation (NYSDEC) Spill program. This remedial action will consist of groundwater treatment via injections of bioremediation and chemical oxidation solutions, excavation and removal of petroleum impacted soil and the implementation of a groundwater monitoring program.
- Installation of a vapor barrier and waterproofing system below the concrete slab underneath the building, as well as behind foundation walls of the proposed building;
- Construction and maintenance of an engineered composite cover consisting of a 42-inch concrete slab underneath the building and a 6-inch concrete slab in the rear area;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, and describes all Engineering and Institutional Controls (ECs/ICs) to be implemented at the Site, and lists any changes from the RAWP;
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for maintenance, inspection and certification of ECs and ICs and reporting at a specified frequency; and
- Continued registration with an E-Designation at the NYC Buildings Department.

Cleanup activities are scheduled to begin in July and are expected to be completed by September 2014. Construction of the building foundation and rear yard composite cap, as well as the installation of the vapor barrier is expected to be completed in two months.

Next Steps: After the enrollee completes the remedial work, a RAR will be prepared and submitted to OER. The RAR will describe the cleanup activities and certify that all cleanup requirements were met. Once the RAR is approved, OER will issue a Notice of Completion, a City liability release, and a New York City Green Property Certificate. OER will then issue a fact sheet announcing the completion of the remedial action and identify all engineering and institutional controls (if required) to be used at the Site.

Direct Link to Document Repository: <http://www.nyc.gov/html/oer/html/repository/RManhattan.shtml>

OR scan with your smart phone:



Figure 1 – Site Location Map

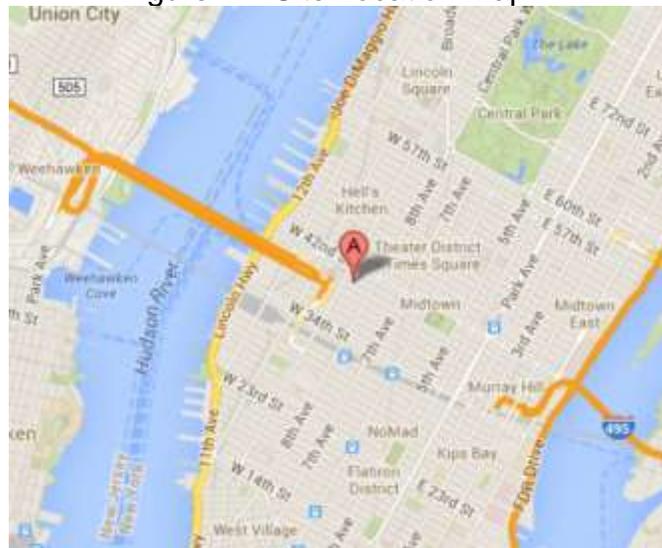


Figure 2 – Site Map

