

**Public Comment Period**

October 21, 2014  
to  
November 21, 2014

**Where can I view project documents?****Online at:**

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

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

New York Public Library  
Columbus Library  
742 10<sup>th</sup> Avenue  
New York, New York 10019

Please call 212-732-8186 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)

**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 606 West 57<sup>th</sup> Street LLC for enrollment of the property located at 606 West 57<sup>th</sup> Street in the Clinton section of Manhattan, New York and identified as Block 1104 Lot 31 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 21, 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 Ms. Katherine Glass via mail or e-mail (see contact information at left).

**Site Description**

The Site is 83,260 square feet and is currently developed with automotive sales and service and a parking lot. The proposed development is a commercial and residential use tiered building varying in height from 2 to 42 stories with one to two full basement levels. The basement levels will be used for parking.

**Summary of RIR**

The environmental investigation identified historic fill from 5 to 20 feet below grade. Several Semi Volatile Organic Compounds (SVOCs), Volatile Organic Compounds (VOCs), and metals were detected above cleanup standards. Groundwater samples indicated several metals and VOCs above Groundwater Quality Standards. Soil vapor samples showed low levels of chlorinated and petroleum related VOCs.

**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 approved Citizen Participation Plan;
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
- Establishment of Site Specific Track 4 Soil Cleanup Objectives (SCOs).
- Excavation and removal of soil/fill in excess of SCOs. Approximately 112,000 tons of soil will be excavated and removed for construction;
- Collection and analysis of endpoint samples to determine if the remedy meets SCOs;
- Transportation and off-site disposal of soil/fill material at permitted facilities in accordance with applicable laws and regulations for handling, transport and disposal of contaminated soil;
- Construction and maintenance of an engineered composite cover to prevent human exposure to residual soil/fill remaining under the Site;
- Installation of a vapor barrier system below the cellar slab and slab on grade portion of the building, as well as below subgrade portions of foundation walls;
- 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;
- Submission of a RAR that describes the remedial activities and certifies that the remedial requirements have been achieved and lists any changes from this RAWP; and
- Continued registration with E designation for the property.

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

or scan with your smart phone to access document repository:



Figure 1 – Site Location Map

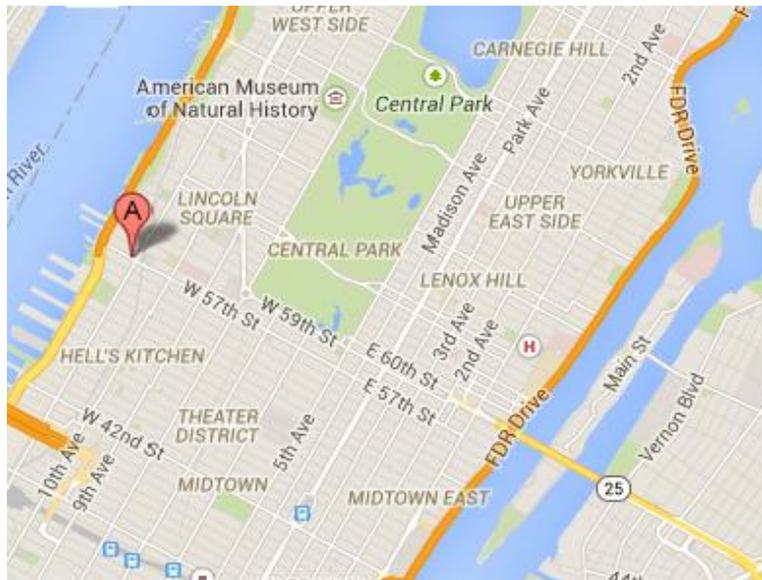


Figure 2 – Site Map

