

Public Comment PeriodSeptember 26, 2016
to
October 26, 2016**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 – Flagship Branch
461 Fifth Avenue
New York, NY 10016

Please call (917) 275-6975 for hours of operation

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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 McSam Hotel Group, LLC for enrollment of the property located at 350 West 39th Street in the Garment District section of Manhattan, New York and identified as Block 762, part of Lot 6 (tentative Lot 67) 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 October 26, 2016. 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 12,343 square feet and currently vacant but most recently consisted of a 2-story office building with a partial cellar and parking lot. The proposed use of the Site will consist of 25-story hotel with a cellar and small rear open space.

Summary of RIR

The environmental investigation identified historical fill material up to depths of 15 feet below grade. Semi-Volatile Organic Compounds (SVOCs) and metals were found above cleanup guidelines in soil and groundwater. Soil vapor samples showed elevated levels of petroleum related and chlorinated VOCs above New York State Department of Health guidelines.

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 an approved Citizen Participation Plan;
- Implementation of a Community Air Monitoring Plan for particulates and volatile organic carbon (VOCs) compounds;
- Establishment of Site-Specific Use (Track 4) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 4 Site-Specific Use SCOs. Majority of the Site will be excavated to a depth of 15 feet below grade for the construction of the new building's cellar and to 25 feet below grade for the elevator pits. A hotspot will be excavated to 17 feet below grade. Approximately 11,787 tons of soil will be excavated and removed from Site;
- 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. Sampling and analysis of excavated media as required by disposal facilities and appropriate segregation of excavated media onsite;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Installation and operation of an Active Sub-Slab Depressurization System (SSDS);
- Installation of a vapor barrier system beneath the building slabs and behind foundation walls of the proposed building;
- Construction and maintenance of an engineered composite cover consisting of the 42-inch thick concrete mat slab beneath the building and a 6-inch slab in the rear open yard to prevent human exposure to residual soil/fill remaining under the Site;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, lists any changes from the RAWP, and describes all Engineering and Institutional Controls to be implemented at the Site;
- 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 Engineering and Institutional Controls and reporting at a specified frequency; 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 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/html/oer/html/repository/RManhattan.shtml>

or scan with your smart phone to access document repository:



Figure 1 – Site Location Map

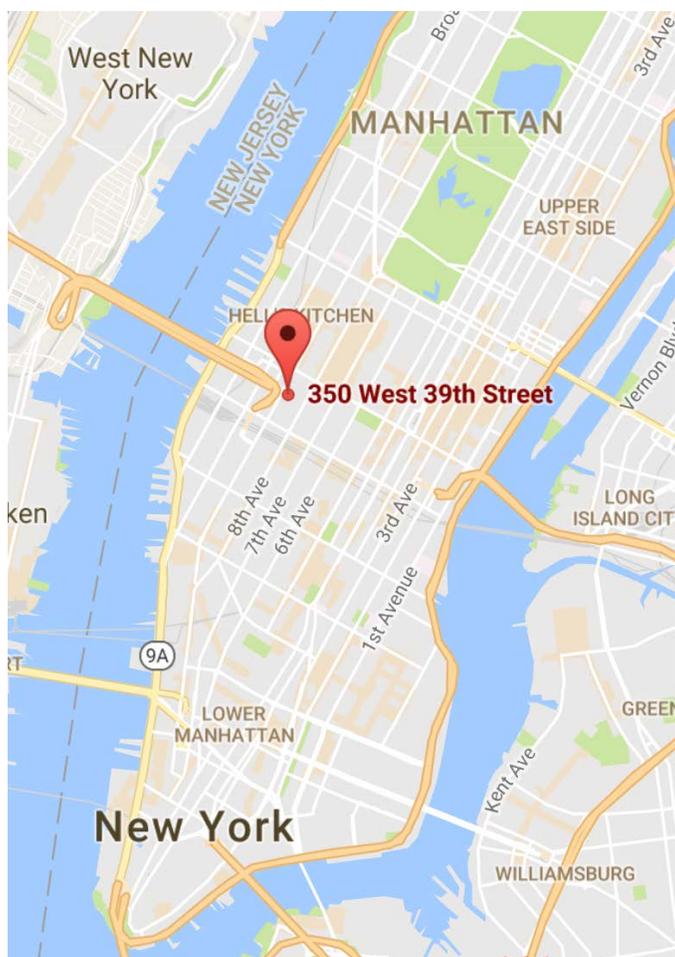


Figure 2 – Site Map

