

NYC Voluntary Cleanup Plan Available for Review and Comment

Where can I view project documents?

In person at:

New York Public Library
Muhlenberg Library Branch
209 West 23rd Street,
New York, NY 10011-2379

Please call (212) 924-1585 for hours of operation

and electronically at:

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

Public Comment Period

March 07, 2012
to
April 07, 2012

Whom can I contact for project information?

Shaminder Chawla
NYC OER
253 Broadway, 14th Floor
New York, NY 10007
(212) 442-3007
ShaminderC@dep.nyc.gov

and

William Wong
Project Manager
NYC OER
212-341-0659
wiwong@dep.nyc.gov

For more information visit:
www.nyc.gov/oer

The New York City Office of Environmental Remediation (OER) is providing this Fact Sheet pursuant to New York City's Voluntary Cleanup Program (VCP). An application has been submitted by Highline West 24th Street, LLC for enrollment of the property at 508 West 24th Street, New York and identified as Block 695, Lot 44 into the VCP. The Remedial Investigation Report (RIR) details the results of an 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 through April 07, 2012. The RIR and draft RAWP are available for review at the Muhlenberg Library Branch of the New York Public Library and electronically on OER's website: www.nyc.gov/oer listed at left. Comments should be sent to Mr. Shaminder Chawla via mail or e-mail (see contact information at left).

Site Description and Development

Currently, the Site is occupied by a vacant building. The proposed future use of the Site will consist of a 130-foot tall, 10-story mixed-use commercial/residential building with one cellar level. Commercial space will be on the first floor and the residential dwellings will be on floors two through ten. The first floor commercial retail space will occupy approximately 4,865 square-feet (sf), the residential portion of the building (including the lobby space on the first floor) will occupy approximately 42,032 sf (15 residential units) and the cellar will occupy approximately 5,427 sf. The cellar level will be used for building amenities including a tenant storage, a gym area, the building supervisor's office and mechanical rooms. The current building will be demolished as part of the redevelopment.

Summary of RIR

Soil samples in the RI showed no VOCs or SVOCs above Track 1 soil cleanup objectives (SCOs). A variety of VOC's, mostly BTEX and associated hydrocarbons were detected at low concentrations. TCE and PCE and their decay products were not detected in soil onsite. Very low levels of SVOCs were also identified in shallow soils, mainly PAH compounds. Pesticides and PCBs were not detected in soil samples onsite. Four metals (copper, mercury, nickel and zinc) were identified in soils above Track 1 SCOs but below Track 2 Restricted Residential SCOs. Overall, soil sample findings were unremarkable and did not indicate any source of contamination onsite. The results were consistent with observations of historical fill in boring samples.

Groundwater samples identified only one VOC (isopropyl benzene at maximum of 5.8 ug/l in an upgradient well) and one SVOC (fluorene at 5.0 ug/l) slightly in excess of Part 703.5 Class GA groundwater quality standards (GQS). TCE and PCE and their decay products were not detected in groundwater. No PCBs or pesticides were identified in groundwater samples. Only manganese and sodium were identified above GQS in dissolved samples. Metal results were high and consistent in all wells and suggest region wide influence of brackish water in the shallow aquifer. Overall, groundwater findings are not remarkable and do not indicate an onsite source of contamination.

Soil vapor samples in the RI showed a variety of VOCs detected at relatively low concentrations throughout the property including PCE, TCE and BTEX and associated hydrocarbons. PCE and TCE were not detected in either soil or groundwater, and releases are not suggested by past uses of the site. Upgradient groundwater data suggests that there may be an offsite source of BTEX to the east of the property.

Summary of the Remedy

The 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 volatile organic carbon compounds during active remediation;
- Establishment of Track 1 and Track 4 SCOs;
- Excavation and off-site disposal of soil/fill that exceeds the site's SCOs. Soil/fill will be disposed at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal of contaminated soil;
- Collection and analysis of end-point samples to determine if the remedy attains SCOs;
- Installation of a vapor barrier/waterproofing barrier system beneath the building slab and along foundation sidewalls;
- Construction of a cellar; and
- If Track 1 is not achieved, the following remedial elements will be implemented:
 - Construction and maintenance of an engineered composite cover;
 - Installation of vapor barrier beneath the proposed development;
 - Submission of an approved Site Management Plan that describes any Engineering Controls and Institutional Controls implemented at the site; and
 - Recording of a deed restriction to inform future owners of residual historic fill at the site;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities and certifies that the remedial requirements have been achieved.

Next Steps

OER will review the project documents and consider all public comments submitted during the comment period before it approves a cleanup plan for the site. A copy of the approved plan will be placed in the public library branch and on OER’s website, and a second fact sheet will be issued before 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:



Figure 1 – Site Location Map



Figure 2 – Site Aerial View

