

Where can I view project documents?

In person at:

New York Public Library
Riverside Library
127 Amsterdam Avenue
New York, NY 10023-6447
(Please call (212) 870-1810 for hours of operation.)

and electronically at:

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

Public Comment Period

August 22, 2012
to
September 22, 2012

Whom can I contact for project information?

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For more information visit:

www.nyc.gov/oer

NYC VCP Cleanup Plan Available for Review and Comment

The New York City Office of Environmental Remediation (OER) is providing this Fact Sheet pursuant to the New York City Voluntary Cleanup Program (VCP). An application has been submitted by Lawrence Downtown Holdings, LLC for enrollment of the property located at 170 Amsterdam Avenue and identified as Block 1158 Lot 12 in New York County 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 Remedial Action Work Plan

OER is accepting public comments on the draft RAWP for 30 days through September 22, 2012. The RIR and draft RAWP are available for review at the document repositories identified in the box to the left including a public library branch and through a link to OER's website. Comments should be sent directly to Ms. Cavy Chu via mail or e-mail.

Site Description and Development

The 0.52-acre site until recently was occupied by a vacant, partially demolished two-story commercial building, which has subsequently been demolished. Proposed redevelopment of the Site will consist of the construction of a 20-story, mixed-use building with residential and commercial space.

Summary of Remedial Investigation Report

Underlying the existing concrete slab is historic fill, which is underlain by native sand. SVOCs, PCBs, and herbicides were not detected in soil samples at concentrations that exceeded the applicable standards. One VOC, two pesticides and two metals were detected at concentrations slightly above the Unrestricted Use Soil Cleanup Standards (SCOs). For groundwater, VOCs and SVOCs were not detected at concentrations exceeding the applicable criteria. One metal, sodium slightly exceeded the groundwater quality standard.

Several petroleum related and chlorinated VOCs were detected in soil vapor at concentrations slightly above the background levels.

Summary of Proposed Remedial Action Work Plan

The specific elements of the remedial action will 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;
- Establishment of Track 1 Soil Cleanup Objectives (SCOs). Excavation and removal of soil/fill material in excess of SCOs;
- 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 of contaminated soil;
- Collection and analysis of end-point samples;
- Installation of a vapor barrier system beneath the building slab;
- Submission of a Remedial Action Report (RAR); and
- Submission of an approved Site Management Plan and Recording of a Declaration of Covenants and Restrictions that includes a listing of Engineering & Institutional Controls (Applicable if Track 1 is not achieved).

Next Steps

OER will review the project documents and consider all comments submitted during the public comment period before it approves the RAWP. The approved documents 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 in 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 more information regarding the 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

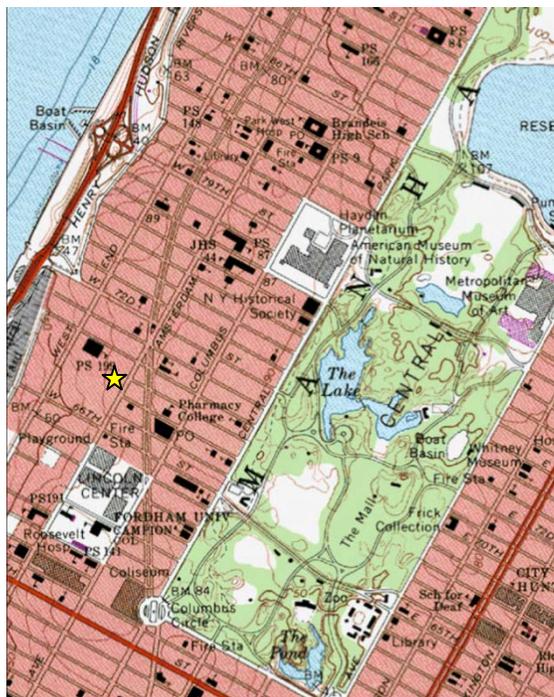


Figure 2: Site Map

