

Where can I view project documents?

In person at:

New York Public Library
Mid-Manhattan Branch
455 5th Avenue
New York, NY 10016

Please call (212) 340-0863 for hours of operation

and electronically at:

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

Public Comment Period

August 30, 2013
to
September 30, 2013

Whom can I contact for project information?

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and

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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) provides this Fact Sheet pursuant to New York City's Voluntary Cleanup Program (VCP). West 30th Highline Holdings, LLC has applied to enroll the property located at 518-526 West 30th Street in the Chelsea section of Manhattan, New York and identified as Block 701, Lots 45, 52, 55, 56 and 58 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 September 30, 2013. 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 a 23,700 square foot vacant lot. The proposed future use of the Site consists of a 31-story residential, mixed-use building with a cellar and a courtyard area under Highline.

Summary of RIR

The environmental investigation identified up to 16 feet of historic fill. Several Semi Volatile Organic Compounds (SVOCs), eight metals, two pesticides, and one PCB were detected above cleanup guidelines.

Groundwater samples identified VOCs primarily associated with petroleum at generally low levels. Soil vapor samples showed petroleum-related and chlorinated VOCs at generally low concentrations. Only TCE was detected at a maximum concentration that falls within the monitoring level ranges established by New York State Department of Health.

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;
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
- Establishment of Track 4 Site-specific Soil Cleanup Objectives (SCOs). Excavation and removal of soil/fill in excess of SCOs;
- The Site will be excavated to a minimum depth of 14 feet across the building footprint and 2 feet in the courtyard area;
- Collection and analysis of endpoint samples to determine if the remedy meets 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;
- Construction and maintenance of an engineered composite cover across the entire Site;
- Installation of a waterproofing/ vapor barrier system below the building slab and behind the foundation walls of the new building;
- 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; and
- 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.

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

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

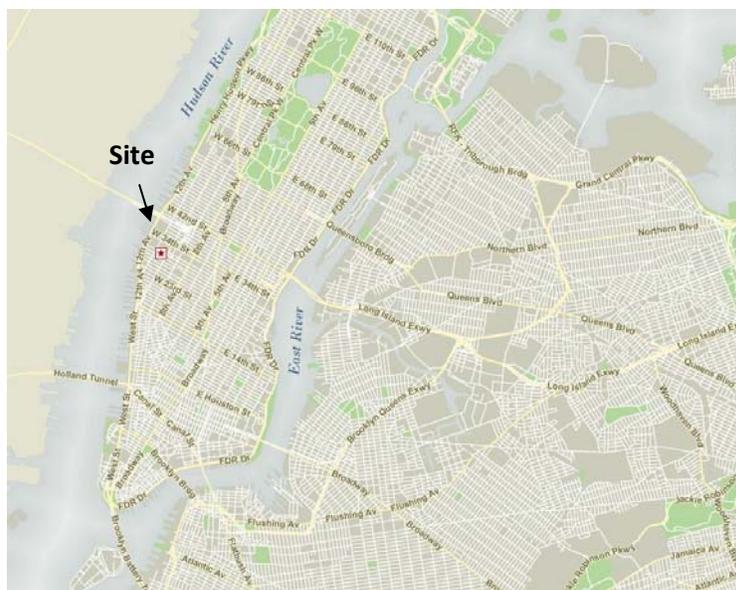


Figure 2 – Site Map

