

Public Comment Period

July 8, 2014
to
August 8, 2014

Where can I view project documents?

<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
Columbus Library
742 10th Avenue
New York, NY 10019

Please call (212) 586-5098
for hours of operation

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) provides this Fact Sheet pursuant to New York City's Voluntary Cleanup Program (VCP). An application has been submitted by WC-W28th Reality, LLC for enrollment of the property located at 526-530 West 28th Street in the Highline/West Chelsea section of New York, New York and identified as Block 699, Lot 49 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 August 8, 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 Mr. Shaminder Chawla via mail or e-mail (see contact information at left).

Site Description

The Site is 20,000 square feet and is an unoccupied single story building, most recently used as a nightclub. The proposed future use of the Site will consist of a high rise town home/condominium style residential building housing 40-50 apartments. In addition, the first floor will be used as a storefront and there will be sub-grade residential parking.

Summary of RIR

The environmental investigation identified up to 6-8 feet of urban fill. One Volatile Organic Compound (VOC) and several Semi Volatile Organic Compounds (SVOCs) and metals were detected above cleanup guidelines. Groundwater samples identified several VOCs, SVOCs, and metals above Groundwater Quality Standards. Soil vapor samples showed the presence of several chlorinated VOCs above the monitoring level ranges established by the 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;
- Establish Track 1 Soil Cleanup Objectives (SCOs).
- Excavation and removal of soil/fill exceeding SCOs;
- Removal of underground storage tanks and closure of petroleum spills in compliance with applicable local, State and Federal laws and regulations;
- 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 to determine the performance of the remedy with respect to attainment of SCOs;
- Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved and lists any changes from this RAWP;

If Track 1 Unrestricted Use SCOs are not achieved, the following construction elements will constitute Engineering and Institutional control:

- As part of new development, construction and maintenance of an engineered composite cover consisting of a building slab to prevent human exposure to residual soil/fill remaining under the Site;
- Installation of a vapor barrier system beneath the building slab and outside foundation sidewalls below grade;
- 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 an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination; and
- Continued registration of property with an "E" designation.

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

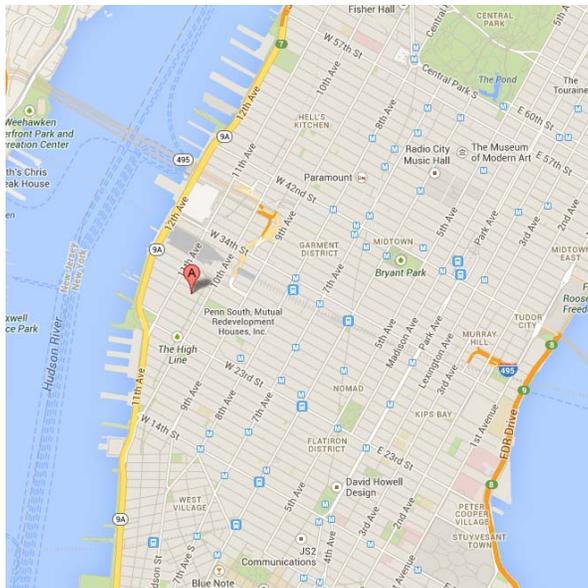


Figure 2 – Site Map

