

Public Comment Period

September 22, 2014
to
October 22, 2014

Where can I view project documents?**Online at:**

[http://www.nyc.gov/hml/oer/html/
repository/RManhattan.shtml](http://www.nyc.gov/hml/oer/html/repository/RManhattan.shtml)

Internet access to view documents
is available at the public library.
The closest location is:

New York Public Library
Hudson Park Branch
66 Leroy Street,
New York, New York 10014

Please call (212) 243-6876 for hours
of operation

Whom can I contact for project information?

Samantha Morris
Project Manager
NYCOER
100 Gold Street, 2nd Floor
New York, NY 10038
(212) 341-2082
SMorris@dep.nyc.gov

and

Shaminder Chawla
Deputy Director
NYCOER
(212) 442-3007
SChawla@dep.nyc.gov

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 HSH Construction, LLC for enrollment of the property located at 489 Canal Street AKA 219 Hudson Street in the SoHo neighborhood of Manhattan, New York and identified as Block 594, Lot 108 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 22, 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 4,270 square feet and is currently paved with asphalt and used for storage. The proposed development consists of a new 11-story mixed-use hotel with two floors of restaurant space includes a full cellar level which will be used for a mechanical equipment rooms and storage space.

Summary of RIR

The environmental investigation identified up to 10 feet of historic fill. Several contaminants were identified above cleanup guidelines in soil and above groundwater quality standards. Soil vapor samples detected low levels of Volatile Organic Compounds.

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;
- Selection of Site Specific (Track 4) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill above Track 4 SCOs from below the building footprint;
- Collection and analysis of endpoint samples to determine if the remedy meets SCOs;
- Performance of a remedial action for the petroleum spill #13-12004 under the authority of the New York State Department of Environmental Conservation (NYSDEC) Spill program;
- 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;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities and certifies that the remedial requirements have been achieved and lists any changes from this RAWP;
- Construction and maintenance of an engineered composite cover consisting of a concrete slab across the footprint of the new building;
- Installation of a vapor barrier system beneath the building slabs and behind the foundation sidewalls of the building;
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual fill, including certification of Engineering and Institutional Controls and reporting at a specified frequency; and
- Continued registration with E designation for the property.

