

Public Comment Period

September 23, 2014
to
October 23, 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
New Amsterdam Branch
9 Murray Street
New York, New York 10007

Please call 212-732-8186 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 JMW Hubert LLC for enrollment of the property located at 11 Hubert Street in the Tribeca section of Manhattan, New York and identified as Block 214, Lot 12 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 23, 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 Ms. Katherine Glass via mail or e-mail (see contact information at left).

Site Description

The Site is 5,000 square feet and is currently developed with a three story residential building with a basement and an attached one story garage. The existing building will be renovated to a three story residential townhouse with a basement.

Summary of RIR

The environmental investigation identified up to eight feet of historic fill. Several Semi Volatile Organic Compounds (SVOCs) and metals were detected above cleanup standards in the area below the garage. Metals and SVOCs were also identified above Groundwater Quality Standards.

Soil vapor samples showed low levels of petroleum-related and elevated levels of chlorinated VOCs (PCE and TCE) 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 approved Citizen Participation Plan;
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
- Establishment of Site Specific (Track 4) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill in excess of SCOs;
- Collection and analysis of endpoint samples to determine if the remedy meets SCOs;
- Transportation and off-site disposal of 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 to prevent human exposure to residual soil/fill remaining under the Site;
- Installation of a vapor barrier system below the cellar slab and slab on grade portion of the building, as well as below subgrade portions of foundation walls;
- Submission of an approved Site Management Plan 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 a RAR that describes the remedial activities and certifies that the remedial requirements have been achieved and lists any changes from this RAWP; and
- Continued registration with E designation for the property.

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/hml/oer/html/repository/RManhattan.shtm>

or scan with your smart phone to access document repository:



Figure 1 – Site Location Map

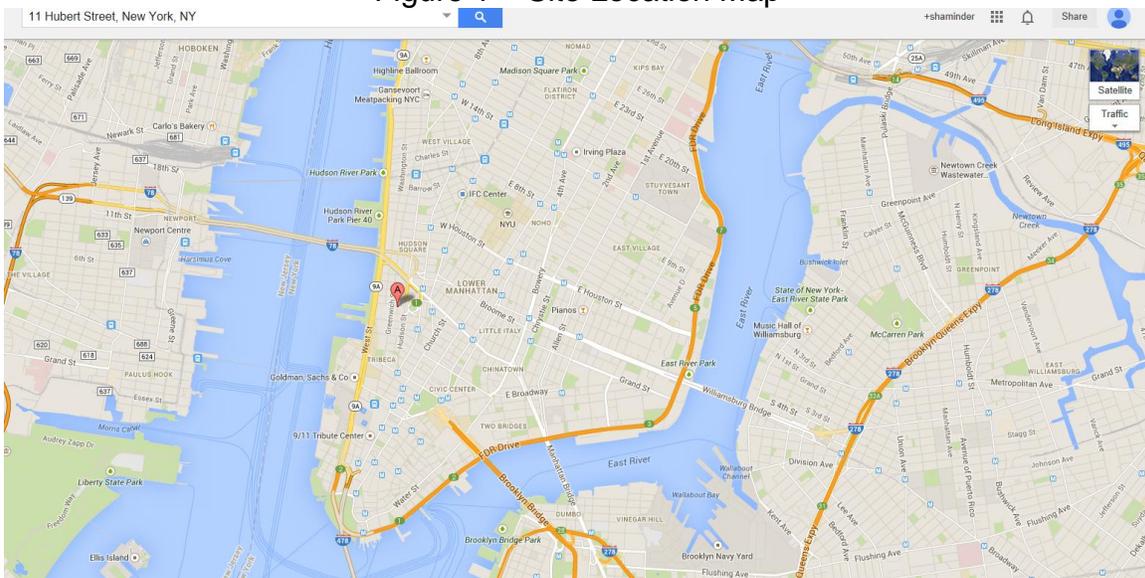


Figure 2 – Site Map

