

Public Comment PeriodJanuary 20, 2015
to
February 19, 2015**Where can I view project documents?****Online at:**<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:

Manhattan Public Library
Columbus Branch
742 10th Avenue,
Manhattan, NY 10019

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

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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 Bifrost Land, LLC for enrollment of the property located at 462-470 11th Avenue & 554 West 38th Street in the Clinton section of Manhattan, New York and identified as Block 709, Lot 3 (used to be 3, 67, 68, 70 and 71) 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 February 19, 2015. 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 14,600 square feet and currently consists of a commercial parking lot and an active automobile repair shop. The proposed future use of the Site will be a 47-story mixed use hotel with commercial and residential space with 2 basement levels.

Summary of RIR

The environmental investigation identified historical fill material up to depths of 3.5 to 10 feet. Several Semi-Volatile Organic Compounds (SVOCs), VOCs, metals and pesticides are above cleanup guidelines in soil. Soil vapor samples showed elevated levels of petroleum related and chlorinated VOCs were below 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;
- Implementation of a Community Air Monitoring Plan for particulates and volatile organic carbon (VOCs) compounds;
- Selection of Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 1 Unrestricted Use SCOs. The entire property will be excavated 36 feet below grade. Approximately 29,250 tons of soil will be excavated and removed from Site;
- 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, and this plan. Sampling and analysis of excavated media as required by disposal facilities and appropriate segregation of excavated media onsite;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- 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;

If Track 1 Unrestricted Use cleanup is not achieved, the following construction elements (as part of new development) will be implemented as Engineering and Institutional Controls:

- As part of development, installation of a waterproofing/vapor barrier system below the building slab and outside foundation sidewalls of the proposed building;
- As part of development, construction and maintenance of an engineered composite cover consisting of 12" thick building slab to prevent human exposure to residual soil/fill remaining under the site;
- If Track 1 cleanup is not achieved, submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for maintenance, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency; and
- Continued registration with E-designation for the property if Track 1 cleanup is not achieved.

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 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>

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