

## Public Comment Period

April 1, 2015  
to  
May 1, 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:

New York Public Library  
Muhlenberg Branch  
209 West 23rd Street  
New York, NY 10011

Please call (212) 924-1585 for hours of operation

## Whom can I contact for project information?

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For more information visit:  
[www.nyc.gov/oer](http://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 514 West 24<sup>th</sup> Owner LLC for enrollment of the property located at 514 West 24<sup>th</sup> Street in the Chelsea section of Manhattan, New York and identified as Block 695, Lot 47 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 May 1, 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 7,400 square feet and currently consists of a vacant three-story building with a partial basement. It was formerly used for art galleries and associated office spaces. The proposed future use of the property will be a 10-story mixed-use (residential and commercial) new building with a cellar and sub-cellar level.

### Summary of RIR

The environmental investigation identified historical fill material up to depths of 6 feet. Several Semi-Volatile Organic Compounds (SVOCs), one pesticide, one polychlorinated-biphenyl (PCB) and several metals are above cleanup guidelines in soil. Metals are also above Groundwater Quality Standards. Soil vapor samples showed moderate levels of petroleum related and trace concentrations of chlorinated Volatile Organic Compounds (VOCs), all 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. The purpose of the CAMP is to provide a measure of protection for the community (i.e., off-site receptors including residences, businesses, and on-site workers not directly involved with the subject work activities) from potential airborne contaminant releases as a direct result of remedial work activities;
- Selection of Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 1 Unrestricted Use SCOs. The footprint of the new building will be excavated 24 feet below grade for the new building's cellar and sub-cellar level. Approximately 6,300 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;
- 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 new development, installation of a vapor barrier system beneath the building slab as well as behind foundation sidewalls of the proposed building below grade.
- As part of new development, construction and maintenance of an engineered composite cover consisting of the building's concrete slab to prevent human exposure to residual soil/fill remaining under the Site.
- 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.

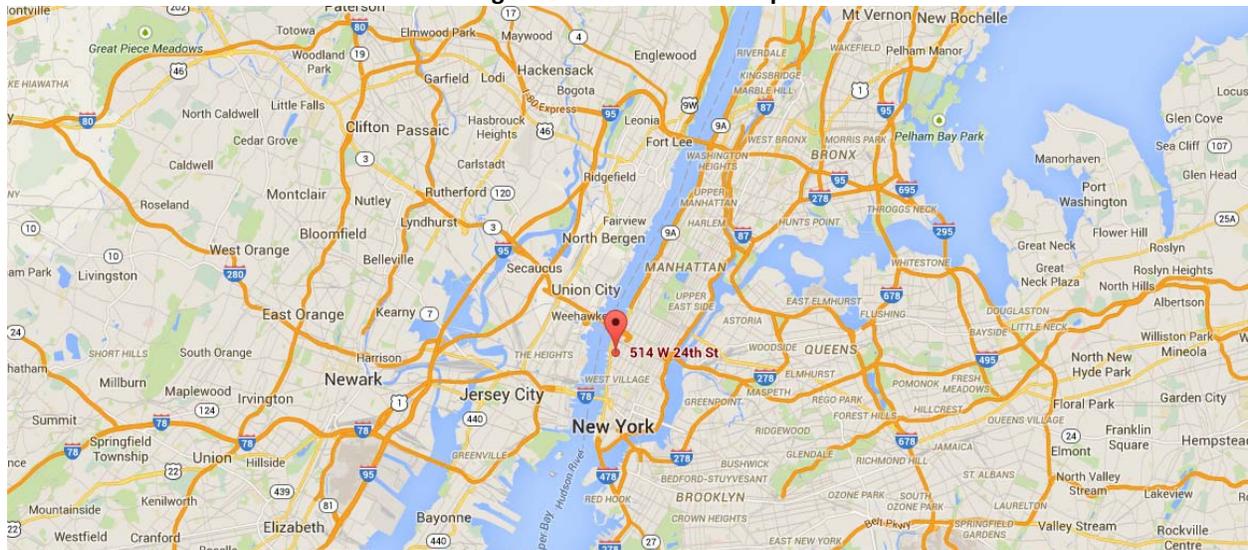
If you have any questions or know of any neighbor that would like to be added to the site contact list, please contact the OER Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants and/or post it in a prominent area of your building. For information regarding New York City’s Voluntary Cleanup Program, please visit our website at: [www.nyc.gov/oer](http://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**

