

**Public Comment Period**

August 4, 2015  
to  
September 3, 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:

Hudson Park Library  
66 Leroy Street,  
New York, NY 10014

Please call (212) 243-6876 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). 160 Leroy, LLC, c/o Gorton & Partners, LLC plans to enroll the property located at 160 Leroy Street in New York, New York and identified as Block 601, Lot 10 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 September 3, 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 a 28,400 square-foot lot consisting of several multi-story buildings with miscellaneous uses. The development project consists of redeveloping the lot with a single fourteen-story mixed-use residential and commercial building with a cellar to be used for parking, mechanical equipment, amenities, and tenant storage.

**Summary of RIR**

The environmental investigation identified historical fill material up to depths of 13 feet. Several Semi-Volatile Organic Compounds (SVOCs) and metals are above cleanup guidelines in soil. Several SVOCs, VOCs and metals are above Groundwater Quality Standards. Soil vapor samples showed low levels of petroleum related VOCs and elevated levels of one chlorinated VOC, PCE, which was detected above the monitoring/mitigation 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;
- Establishment of Site-Specific (Track 4) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 4 Site-Specific SCOs. The footprint of the new building will be excavated 9 to 12 feet below grade. Approximately 15,000 tons of soil will be excavated and removed from the Site;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Construction and operation of a ventilated parking garage;
- Installation of a vapor barrier system beneath the building slabs and behind foundation walls of the proposed building;
- Construction and maintenance of an engineered composite cover consisting of 2" rat slab and 6" concrete slab in the cellar and 2 feet of certified topsoil in the landscape area to prevent human exposure to residual soil/fill remaining under the site;
- 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;
- 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.

### 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.

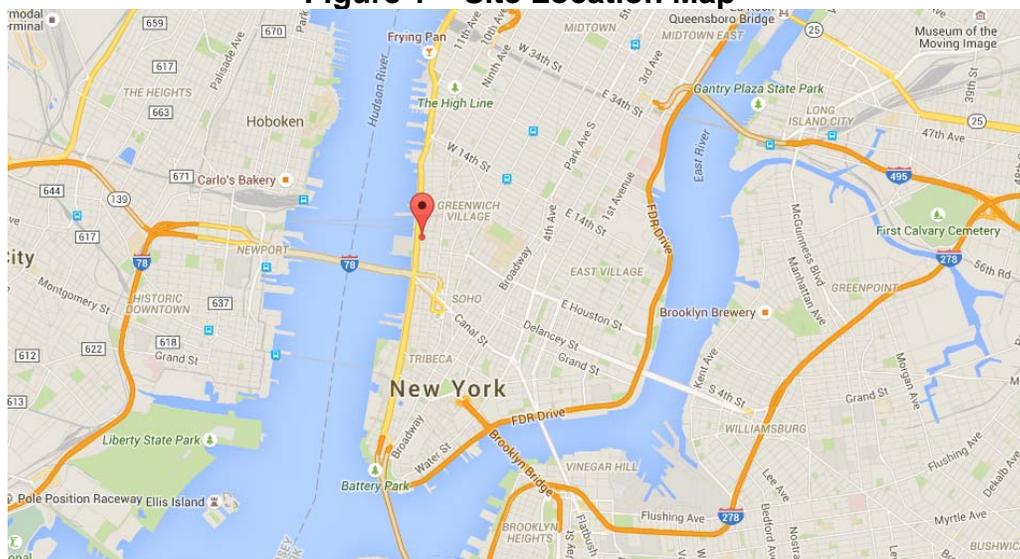
If you have any questions or know of any neighbor that would like to be added to the site contact list, please contact the OER Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants and/or post it in a prominent area of your building. 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**

