



Public Comment Period

November 6, 2015
to
December 6, 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 Library
209 W 23rd St,
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

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 LAM GEN 25 LLC for enrollment of the property located at 112 West 25th Street (Lot 49) and 113 West 24th Street (Lot 50) in the Flatiron section of Manhattan, New York and identified as Block 800, Lot 49 & 50 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 December 06, 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 17,000 square feet and currently vacant and contains no buildings. The proposed future use of the Site will be a 37-story commercial hotel which measures approximately 9,000 square feet on the main level, and the foundation will occupy nearly the entire footprint of Lot 49. The current redevelopment plan for Lot 50 is similar to the one proposed for Lot 49. Specifically, redevelopment will include construction of a 40-story commercial hotel that will cover nearly the entire 7,112 SF lot.

Summary of RIR

The environmental investigation identified historical fill material up to depths of 12 feet. Several Semi-Volatile Organic Compounds (SVOCs), VOCs, metals, pesticides and one Polychlorinated-Biphenyl (PCB) are above cleanup guidelines in soil. Several VOCs and metals are above Groundwater Quality Standards. Soil vapor samples showed elevated levels of petroleum related and low levels of chlorinated VOCs, among which PCE was 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;
- Selection of NYSDEC Part 375 Section 6.8(b) Track 2 Commercial Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 2 Commercial SCOs. The footprint of the new building will be excavated 20 feet below grade into bedrock for the new building's cellar level. Approximately 9,500 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;
- Performance of post excavation groundwater monitoring;
- Enhanced bioremediation to address residual groundwater contamination with monitored natural attenuation as required and approved by NYSDEC.
- Installation of an active sub-slab depressurization system (SSDS) consisting of a network of horizontal pipe set in the middle of a gas permeable layer immediately beneath the building slab and vapor barrier system;
- Installation of a vapor barrier system consisting of vapor barrier beneath the building slab and outside of sub-grade foundation sidewalls to mitigate soil vapor migration into the building;
- Construction of an engineered composite cover consisting of an 8-12 inch thick concrete building slab with an 8-inch clean granular sub-base beneath all building areas, 4-inch poured concrete on a 6-inch sub-base in sidewalk areas, and two feet of clean soil in all open space and landscaped areas 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;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, lists any changes from this RAWP, and describes all Engineering and Institutional Controls to be implemented at the Site. A separate RAWP Addendum will be prepared for NYSDEC detailing spill remediation including injections, off-site treatment or monitoring; and
- Recording of a Declaration of Covenants and Restrictions that includes a listing of Engineering Controls and Institutional Controls and a requirement that management of these controls must be in compliance with an approved SMP.

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>

or scan with your smart phone to access document repository:



Figure 1 – Site Location Map

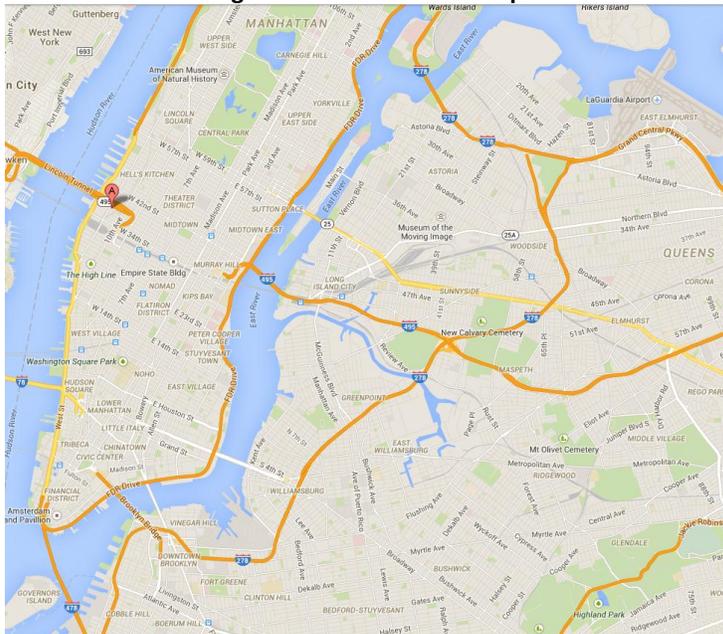


Figure 2 – Site Map

