

## Where can I view project documents?

### Document Repositories

Muhlenberg Library  
209 West 23rd Street  
New York, NY 10011-2379

Please call 212-924-1585 for hours of operation

and at

NYC Office of  
Environmental Remediation  
253 Broadway, 14<sup>th</sup> Floor  
New York, NY 10007

<http://www.nyc.gov/html/oer/html/repository/RBronx.shtml>

### Public Comment Period

April 11, 2011  
to  
May 11, 2011

## Whom can I contact for project information?

### Project Contacts

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For more information visit:

[www.nyc.gov/oer](http://www.nyc.gov/oer)

## NYC BCP Cleanup Plan Available for Review and Comment

The New York City Office of Environmental Remediation (OER) provides this Fact Sheet pursuant to the New York City Brownfield Cleanup Program (BCP). An application has been submitted by Chelsea W26 LLC for enrollment of the property on Block 775, Lots 4, 69, 77, 78, 79 and 80 in New York county into the BCP (see figure on next page). 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 Remedial Action Work Plan**

OER is accepting public comments on the draft RAWP for 30 days until May 11, 2011. The RIR and draft RAWP are available for review at the public library listed at the left and on OER's website: [www.nyc.gov/oer](http://www.nyc.gov/oer). Comments should be sent directly to Mr. Shaminder Chawla via mail or e-mail (see contact information at left).

### **Site Description**

The Site area is 26,000-square feet and bounded by West 26<sup>th</sup> Street to the north, residential and commercial buildings to the south, a four-story veterinary practice to the east, and Eighth Avenue to the west. Currently, the Site contains a two-story building and an automotive parking lot with aboveground hydraulic car lifts. A video store and art gallery is located on the first floor of the building. The tenant space located on the second floor of the structure is currently vacant. The two-story building is slated for demolition in preparation for Site redevelopment.

The proposed redevelopment will comprise the entire footprint of the Site and will include a sub-grade ventilated parking area. The proposed future use of the Site will consist of 204 residential units with a mix of studios, one, and two bedroom apartments. Forty one of the 204 units will be rented by lottery to residents earning 40% and 60% of the area median income. The remaining units will be rented at market rate. There will also be approximately 17,000 square feet of retail and a community facility of 600 square feet. The proposed use is consistent with existing zoning for the property.

### **Summary of Remedial Investigation Report**

The Remedial Investigation (RI) was performed in February and March 2011. The RI revealed that the underlying soil/fill samples contained arsenic, copper, lead, mercury, and zinc at levels above NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives (Track 1). Low levels of one PCB aroclor and various pesticides were also identified at levels above Track 1 Soil Cleanup Objectives. Semi-volatile Organic Compounds (SVOCs) were also identified at levels above NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives. VOCs, PCBs and metals were generally below recommended Soil Cleanup Objectives for Track 2 Restricted Residential usage. The SVOCs and metals are at levels commonly associated with historic fill throughout urban areas of New York City. Soil exceeding Track 1 will require management under the RAWP. In addition, soil vapor testing identified a variety of VOCs in soil gas at relatively low concentrations.

Groundwater indicated no PCBs or pesticides exceedance of TOGs. Dissolved metals in groundwater were below TOGS. Groundwater showed a slight exceedance of TOGS for one VOC (toluene) and one SVOC (chrysene).

### Summary of Proposed Remedial Action Work Plan

The proposed remedy will achieve the highest level of soil cleanup available under the BCP (cleanup to Track 1 Soil Cleanup Objectives). Remedial and construction activity will result in the removal and offsite disposal of historic fill and shallow soil throughout the Site.

The specific elements of the remedial action will include:

1. Preparation of a Community Protection Statement and performance of all required NYC BCP citizen participation activities according to an approved Citizen Participation Plan (CPP);
2. Performance of Community Air Monitoring Program;
3. Establishment of Track 1 Soil Cleanup Objectives (SCOs);
4. Excavation and removal of soil/fill over entire site to approximately 15 feet below street grade;
5. Transportation and off-site disposal of all soil/fill material at permitted facilities in accordance with all Federal, State, and City laws and regulations for handling, transport, and disposal of material;
6. Collection and analysis of end-point samples and comparison to Track 1 SCOs;
7. Construction of a concrete slab cover over the entire site;
8. Installation of a vapor barrier or waterproofing membrane beneath the concrete slab cover;
9. Operation of a ventilated parking garage below grade;
10. Establishment of a Site Management Plan, deed restriction and land use restrictions if Track 1 remedy cannot be achieved; and
11. Submission of a final Remedial Action Report to document the cleanup.

### Next Steps

OER will review the RIR and draft RAWP and all public comments submitted during the comment period and make a determination on the approval of the RAWP. The RAWP may be modified to address public comments and comments by OER. The approved document will be placed in the document repositories.

Direct Link to Document Repository:

<http://www.nyc.gov/html/oer/html/repository/RBronx.shtml>

Figure 1: Site Map

