



**OFFICE OF ENVIRONMENTAL REMEDIATION**  
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April 09, 2012

Kartik Desai  
Tamarkin Co.  
Highline West 24th Street, LLC  
56 West 22nd Street, 5th Floor  
New York, New York 10010

Christopher McMahon  
Langan Engineering & Environmental Services, Inc.  
River Drive Center One  
Elmwood Park, New Jersey 07407

Re: **NYC VCP Remedial Action Work Plan Approval**  
**508 West 24<sup>th</sup> Street**  
**Block 695, Lot 44**  
**VCP Project #12CVCP044M / OER Project # 11EH-N349M**

Dear Mr. Desai:

The New York City Office of Environmental Remediation (OER), in consultation with the New York City Department of Health and Mental Hygiene (DOHMH), has completed its review of the Remedial Action Work Plan (RAWP) and Stipulation List for the 508 West 24<sup>th</sup> Street, VCP Project #12CVCP044M, dated March 19, 2012. The Plan was submitted to OER under the NYC Voluntary Cleanup Program (VCP). The RAWP was released for public comment for 30 days as required by program rule. That comment period ended on April 7, 2012. There were no public comments.

The following remedial action elements will be implemented at the project site:

### **Statement of Purpose and Basis**

This document presents the remedy for a Voluntary Cleanup site known as “508 West 24<sup>th</sup> Street” site. This document is a summary of the information that can be found in the site-related reports and documents in the document repository at OER’s website: <http://www.nyc.gov/html/oer/html/repository/RManhattan.shtm>.

The New York City Office of Environmental Remediation (the Office or OER), in consultation with the New York City Department of Health and Mental Hygiene (DOHMH), has established a remedy for the above referenced site. The disposal or release of contaminants at this site, as more fully described in this document, has contaminated various environmental media. Contaminants include hazardous substances.

The decision is based on the Administrative Record of the New York City Office of Environmental Remediation (the Office or OER) for the 508 West 24<sup>th</sup> Street Site and the public's input to the proposed remedy presented by the Office.

### **Description of Selected Remedy**

The remedy selected for this 508 West 24<sup>th</sup> Street Site includes soil excavation, cover system, and sub-slab parking garage.

The elements of the selected remedy are as follows:

1. Preparation of a Community Protection Statement and implementation of a Citizen Participation Plan.
2. Perform a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
3. Establish Track 1 and Track 4 Soil Cleanup Objectives (SCOs) for two areas within the property and achieve these SCOs by excavation and removal of soil/fill exceeding SCOs.
4. Removal of any underground storage tanks and closure of petroleum spills that may be encountered during site work in compliance with applicable local, State and Federal laws and regulations.
5. Installation of a vapor barrier/waterproofing barrier system beneath the building slab and along foundation sidewalls.
6. Demarcation of residual soil/fill.
7. 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. Appropriate segregation of excavated media onsite.
8. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID.
9. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking and staking excavation areas.
10. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
11. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations.
12. Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved, and lists any changes from this RAWP.
13. For areas where 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 operation, maintenance, monitoring, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency.

14. For areas where Track 1 cleanup is not achieved, recording of a Declaration of Covenants and Restrictions that includes a listing of Engineering Controls and a requirement that management of these controls must be in compliance with an approved SMP; and Institutional Controls including prohibition of the following: (1) vegetable gardening and farming; (2) use of groundwater without treatment rendering it safe for the intended use; (3) disturbance of residual contaminated material unless it is conducted in accordance with the SMP; and (4) higher level of land usage without OER-approval.
15. Collection and analysis of End Point Samples will be conducted to evaluate the performance of the remedy with respect to attainment of Track 1 and/or Track 4SCOs. Endpoint samples will be taken for parameters of concern. A map indicating minimum post-remedial End Point Sampling Locations is attached as **Addendum 1** in the Stipulation List. If hotspots are encountered, procedures discussed in RAWP section 4.2 End-Point Sampling will be followed.

Remedial activities will be performed at the Site in accordance with this OER-approved RAWP. All deviations from the RAWP will be promptly reported to OER. Changes will be documented in the RAR.

This remedy conforms to the promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration OER guidance, as appropriate. The remedy is protective of public health and the environment.

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Date

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Shaminder Chawla  
Assistant Director

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4/9/12

Date

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## **SITE BACKGROUND**

### **Location:**

The Site is located at 508 West 24th Street in Manhattan, New York and is identified as Block 695 and Lot 44 on the New York City Tax Map. **Figure 1** shows the Site location.

### **Site Features:**

The 508 West 24th Street Site is 7,406 -square feet and is bounded to the north by West 24th Street followed by mixed use commercial/residential buildings, to the east by the Highline Park with underlying vacant land, to the south by mixed use commercial/residential buildings and to the west by a commercial building. Currently, the Site is occupied by a vacant building. The topography of the combine Site and its vicinity is generally level. The surrounding property uses are predominantly residential and commercial.

### **Current Zoning/uses:**

The current zoning designation is commercial district C6-2A, which is a contextual commercial district outside a central business district. Specifically, the C6 zoning indicates that the site is zoned for corporate headquarters, large hotels, entertainment facilities, retail stores and some residential development in mixed-use buildings. The proposed use is consistent with existing zoning for the property.

### **Historical Use:**

A review of historic records revealed that in 1890 and 1899 Sanborn maps identify the property as a being operated as a millwork. The 1911 Sanborn map identifies the site as a manufacturing building. The site is identified as a fur dyeing facility on the 1930 Sanborn Map and as a furniture warehouse and trailer service station on the 1950 Sanborn Map. The 1976 Sanborn Map shows the subject property operating as lumber storage and a restaurant range repair facility. Use of the property as lumber storage and restaurant range repair was consistent through the 2005 Sanborn Map. The site has been operated as a mobile television production facility for the past 12 years. The current owner is identified as Highline West 24th Street, LLC which purchased the site in December 2011. The subject property was previously owned by Mutual Lumber Company, Inc from January 1984 until November 1995, when it was sold to Perfect Transport, Inc. which owned the property until 1999 when The Metro Group International purchased the property

### **Summary of Environmental Findings:**

1. Elevation of the property is approximately 6 to 7 feet above sea level.
2. Depth to groundwater ranges from 7.5 to 10 feet at the Site.
3. Groundwater flow is generally from east to west beneath the Site.
4. Depth to bedrock is approximately between 39 to 58 feet at the Site.
5. The stratigraphy of the site, from the surface down, consists of 12.5 –14.5 feet of historic fill underlain by 3 to 5.5 feet of former river bottom deposits underlain by 19 to 38 feet of sand and silt.

A site location map is attached as **Figure 1**.

## **PROPOSED DEVELOPMENT PLAN**

The current zoning designation is commercial district C6-2A, which is a contextual commercial district outside a central business district. The proposed use is consistent with current zoning for the property.

The proposed future use of the Site will consist of a 130-foot tall 10-story mixed-use commercial/residential building with one cellar level. The current building will be demolished as part of redevelopment. The proposed site development will consist of commercial space on the first floor and residential dwellings on floors two through ten. The first floor commercial retail space will occupy approximately 4,865 square-feet (sf), the residential portion of the building (including the lobby space on the first floor) will occupy approximately 42,032 sf (15 residential units) and the cellar will occupy approximately 5,427 sf. The cellar level will be used for building amenities including a tenant storage, a gym area, the building supervisor's office and mechanical rooms.

The remedial action contemplated under this RAWP may be implemented independently of the proposed redevelopment plan.

## **SUMMARY OF REMEDIAL INVESTIGATION**

The Remedial Investigation was conducted on December 14, 2011. A full Remedial Investigation Report is available online in the document repository and the results are summarized below.

Nature and Extent of Contamination:

**Soil:** Soil samples in the RI showed no VOCs or SVOCs above Track 1 soil cleanup objectives (SCOs). A variety of VOC's, mostly BTEX and associated hydrocarbons were detected at low concentrations. TCE and PCE and their decay products were not detected in soil onsite. Very low levels of SVOCs were also identified in shallow soils, mainly PAH compounds. Pesticides and PCBs were not detected in soil samples onsite. Four metals (copper, mercury, nickel and zinc) were identified in soils above Track 1 SCOs but below Track 2 Restricted Residential SCOs. Overall, soil sample findings were unremarkable and did not indicate any source of contamination onsite. The results were consistent with observations of historical fill in boring samples.

**Groundwater:** Groundwater samples identified only one VOC (isopropyl benzene at maximum of 5.8 ug/l in an upgradient well) and one SVOC (fluorene at 5.0 ug/l) slightly in excess of Part 703.5 Class GA groundwater quality standards (GQS). TCE and PCE and their decay products were not detected in groundwater. No PCBs or pesticides were identified in groundwater samples. Only manganese and sodium were identified above GQS in dissolved samples. Metal results were high and consistent in all wells and suggest region wide influence of brackish water in the shallow aquifer. Overall, groundwater findings are not remarkable and do not indicate an onsite source of contamination.

**Soil vapor:** Soil vapor samples in the RI showed a variety of VOCs detected at relatively low concentrations throughout the property including PCE, TCE and BTEX and associated hydrocarbons. PCE and TCE were not detected in either soil or groundwater, and releases are not suggested by past uses of the site. Upgradient groundwater data suggests that there may be an offsite source of BTEX to the east of the property.

Figure 1: Site Map

