

Where can I view project documents?

In person at:

New York Public Library
Columbus Branch
742 10th Avenue
New York, NY 10019-7019
(Please call (212) 586-5098 for hours of operation.)

and electronically at:

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

Public Comment Period

August 24, 2012
to
September 24, 2012

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) is providing this Fact Sheet pursuant to the New York City Voluntary Cleanup Program (VCP). An application has been submitted by Riverside Center Parcel 2 BIT Associates, LLC for enrollment of the property located at 17-29 West End Avenue (identified as Block 1171 Lot 165) in Lincoln Square Section of New York County 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 Remedial Action Work Plan

OER is accepting public comments on the draft RAWP for 30 days through September 24, 2012. The RIR and draft RAWP are available for review at the document repositories identified in the box to the left including a public library branch and through a link to OER's website. Comments should be sent directly to Mr. Jimit Shah via mail or e-mail.

Site Description and Development

The 60,000 square feet site is currently used as asphalt-paved commercial parking lot. Amtrak railroad tracks transect eastern portion of the site. The proposed future use of the Site will consist of a mixed-use educational, residential and commercial development.

Summary of Remedial Investigation Report

Soil at the site consists of 32 feet of historic fill underlain by up to 12 feet of native sand and bedrock below. Volatile Organic Compounds (VOCs), Semi Volatile Organic Compounds (SVOCs), metals and pesticides were detected in soil samples at concentrations that slightly exceeded Unrestricted Use Soil Cleanup Standards (SCOs). For groundwater, metals and one VOC were detected at concentrations exceeding the Groundwater Quality Standards.

Several petroleum related and chlorinated VOCs were detected in soil vapor at concentrations slightly above background levels.

Summary of Proposed Remedial Action Work Plan

The specific elements of the remedial action will include:

- Preparation of a Community Protection Statement and performance of all required NYC VCP citizen participation activities according to an approved Citizen Participation Plan;
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
- Establishment of Track 4 SCOs.
- Excavation and removal of soil/fill material in excess of SCOs. Over excavation in three hotspot area;
- 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 of contaminated soil;
- Collection and analysis of end-point samples;
- Installation of a vapor barrier system beneath the building slab and installation of active Sub Slab Depressurization System in areas of no underground parking
- Submission of a Remedial Action Report (RAR); and
- Submission of an approved Site Management Plan and Recording of a Declaration of Covenants and Restrictions that includes a list of Engineering & Institutional Controls.

Next Steps

OER will review the project documents and consider all comments submitted during the public comment period before it approves the RAWP. The approved documents will be placed in the public library branch and 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 in 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 more information regarding the 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:



Figure 1: Site Location

