

Where can I view project documents?

Document Repositories

New York Public Library
Columbus Branch
742 10th Avenue
Manhattan, NY 11211

(Please call (718) 486-3365 for
hours of operation)

and electronically at:

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

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For more information visit:
www.nyc.gov/oer

NYC VCP Cleanup Plan Remedial Activities to Begin

The New York City Office of Environmental Remediation (OER) is providing this Fact Sheet pursuant to the New York City Voluntary Cleanup Program (VCP). OER has approved the Remedial Action Work Plan (RAWP) submitted by Extell 4110 LLC for 547-551 10th Avenue in Manhattan, New York. The remedial work will begin in August 2013. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at the left.

Site Description

The Site is 17,528 square feet. Currently, the Site is a vacant parking lot. The dilapidated one-story structure formerly used as an automotive repair garage and gasoline filling station in the northwestern portion of the Site, and the parking attendant structure formerly located in the southeastern portion of the Site were recently demolished.

The proposed future use of the Site will consist of a 52-story, mixed use building with a cellar. The building will feature 380,000 square feet of market rate housing, 95,000 square feet of inclusionary housing, 93,000 square feet of community facility use, and 6,600 square feet of retail.

Summary of the Remedy

The remedial action for 547-551 10th Avenue will entail soil excavation and the installation of a composite cover system, and vapor barrier. If Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs) are not achieved, institutional controls and site management will also be required.

The specific elements of the proposed remedial action include:

- Preparation of a Community Protection Statement and implementation of all required NYC VCP Citizen Participation activities according to an approved Citizen Participation Plan;
- Implementation of a Community Air Monitoring Program for particulates and volatile organic compounds;
- Establishment of Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs);
- Excavation and off-site disposal of soil/fill that exceeds the site's SCOs. Soil/fill will be disposed 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 to determine the performance of the remedy with respect to attainment of SCOs;
- Installation of a vapor/waterproofing barrier system beneath the building slab and foundation walls and construction of an engineered composite cover across the entire Site;
- Submission of a Remedial Action Report (RAR) and Site Management Plan (if needed) to the State DEC and to OER. SMP will include a list of Engineering & Institutional Controls.; and
- If Track 1 is not achieved, continued registration with an E-designation at the NYC Buildings Department.

Cleanup activities are scheduled to begin in August 2013 and are expected to be completed by December 2013. Construction of the building foundation, as well as the installation of the vapor barrier is expected to be completed in eight months.

Next Steps: After the enrollee completes the remedial work, a RAR will be prepared and submitted to OER. The RAR will describe the cleanup activities and certify that all cleanup requirements were met. Once the RAR is approved, OER will issue a Notice of Completion, a City liability release, and a New York City Green Property Certificate. OER will then issue a fact sheet announcing the completion of the remedial action and identify all engineering and institutional controls (if required) to be used at the Site.

Direct Link to Document Repository: <http://www.nyc.gov/html/oer/html/repository/RManhattan.shtml>

OR scan with your smart phone:



Site Map



Site Location Map

