

**NYC VCP Cleanup Plan
 Available for Review and Comment**

Where can I view project documents?

In person at:

New York Public Library
 Muhlenberg Library
 209 West 23rd Street
 Manhattan, NY 10011

(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

February 5, 2013
 to
 March 7, 2013

Whom can I contact for project information?

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or

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

The New York City Office of Environmental Remediation (OER) provides this Fact Sheet pursuant to the New York City's Voluntary Cleanup Program (VCP). An application has been submitted by Kadima Tenth Avenue SPE LLC and Maestro West Chelsea SPE LLC for enrollment of the property at 507-515 West 28th Street in the West Chelsea section of Manhattan (Block 700, Lots 27, 32, 34, 38, 42, 44 and 45), New York 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 ending March 14, 2013. 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 has an approximate area of 39,500 square feet and is bounded by West 29th Street to the north, West 28th Street to the south, 10th Avenue to the east, and the Avalon development and a two-story masonry building to the west. Currently, Lot 34 is used as a commercial parking lot. Buildings on remaining lots are being demolished.

The proposed future use of the Site includes demolition of the existing buildings, excavation to a depth of approximately 4 to 25 feet below land surface (bls) and construction of two 13-story buildings and one 35-story building that connect at the ground floor and share a common atrium. Additionally, one 1-story retail building with no cellar level will be constructed under the highline.

Summary of RIR

The stratigraphy of the site, from the surface down, consists of 10 feet of historic urban fill material. Analysis of soil/fill samples indicated VOC, SVOC, metal, PCB and pesticides exceedances of the 6 NYCRR Part 375 Unrestricted Use Soil Cleanup Objectives. Chlorinated solvents including tetrachloroethene (PCE) were detected above soil cleanup objectives. Several metals exceeded soil cleanup objectives.

Groundwater samples collected during the remedial investigation (RI) revealed the presence of several VOC, SVOC and metal exceedances of the New York State Department of Environmental Conservation Groundwater Water Quality Standards (GQS). PCB and pesticides were not detected in any groundwater sample. Multiple VOC exceedances including PCE and chlorinated solvent and petroleum breakdown compounds were identified in groundwater across the site. Several salinity-indicator metals were also detected above their respective standards.

Soil vapor samples collected during the RI indicated presence of several petroleum-related compounds and chlorinated VOCs including PCE and TCE.

Summary of the Remedy

The proposed remedial action is a Track 4 Restricted Residential Use cleanup. 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;
- Establish Track 4 Soil Cleanup Objectives (SCOs) for soil;
- Excavation and removal of historic fill and/or other soil/fill exceeding Track 4 SCOs. Excavation for development purposes to a depth of approximately 4 to 25 feet across the entire Site.
- In-situ treatment of groundwater through enhanced reductive dechlorination (ERD) and application of an oxidant (e.g., RegenOx, PersulfOx) to reduce VOC concentrations
- 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 outside of foundation walls, and construction of an engineered composite cover across the entire Site;
- Installation and operation of a Sub-Membrane Depressurization (SMD) system under the waterproofing/vapor barrier system of portions of the occupied building;
- Submission of a Remedial Action Report (RAR); and
- If Track 1 is not achieved, submission of an approved Site Management Plan and Continued registration as an E-Designated property that includes a list of Engineering & Institutional Controls.

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

or scan with your smart phone



Figure 1 – Site Location Map



Figure 2 – Site Development Map

