

When is the public comment period?

November 20, 2013
to
December 20, 2013

Where can I view project documents?

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

Internet access to view project documents is available at the following public library:

New York Public Library for the Performing Arts
Dorothy and Lewis Cullman Center
40 Lincoln Center Plaza
New York, NY 10023

Please call (917) 275-6975 for hours of operation

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) provides this Fact Sheet pursuant to New York City's Voluntary Cleanup Program (VCP). An application has been submitted by Riverside Center 5 Owner, LLC for enrollment of the property located at 1-15 West End Avenue in Manhattan, New York and identified as Block 1171, Lot 165 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 until December 20, 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 is approximately 65,000 square feet and consists of a parking lot and an above- and below-grade Amtrak pump house. The proposed future use of the Site will be a 43-story mixed-use building with a cellar and sub-cellar.

Summary of RIR

The environmental investigation identified up to 36 feet of historic urban fill. Several Semi-Volatile Organic Compounds (SVOCs), metals, and pesticides were detected above cleanup guidelines.

Groundwater samples identified metals, one Volatile Organic Compound (VOC), and one SVOC above Groundwater Quality Standards. Soil vapor samples showed low levels of petroleum-related and chlorinated compounds below the monitoring/mitigation level ranges established by the New York State Department of Health.

Summary of the Remedy

The specific elements of the proposed remedial action include:

- Preparation of a Community Protection Statement and performance of all NYC VCP citizen participation activities according to an approved Citizen Participation Plan;
- Performance of a Community Air Monitoring Program for particulates and VOCs;
- Establishment of Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs);
- 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 to determine if the remedy attains SCOs;
- Construction of a ventilated parking garage as part of development in accordance with NYC Building Code requirements;
- Installation of a waterproofing/ vapor barrier membrane as part of development;
- Composite cover of the Site with the concrete building slab as part of development;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved and lists any changes from this RAWP;
- If Track 1 Unrestricted Use SCOs are not achieved, submission of an approved Site Management Plan in the RAR for long-term management of residual fill, including certification of Engineering and Institutional Controls and reporting at a specified frequency; and
- Continued registration with an E-Designation at the NYC Buildings Department if Track 1 SCOs are not achieved.

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

or scan with your smart phone to access document repository:



Figure 1 – Site Location Map

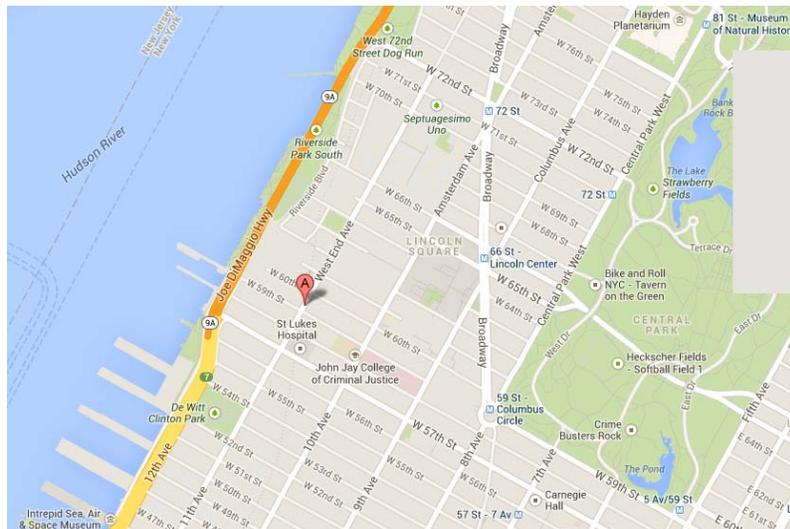


Figure 2 – Site Map

