

Public Comment PeriodJanuary 14, 2014
to
February 14, 2014**Where can I view
project documents?****Document Repositories****New York Public Library
Columbus Library**
742 10th Ave
New York, NY 10036Please call (212) 586-5098 for
hours of operation**and electronically at:**<http://www.nyc.gov/html/oer/html/repository/RManhattan.shtml>**Whom can I contact for
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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 CNSA LLC for enrollment of the property located at 612-618 W 47th Street, New York, New York. The remedial work will begin in January 2014. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at the left.

Public Comments on the RAWP: OER is accepting public comments on the draft RAWP for 30 days until February 14, 2014. 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 10,000 square feet and currently contains two buildings but was previously used for auto repair and vehicle parking and storage. The proposed future use of the Site consists of a 1-story building with a partial basement, mezzanine, warehouse, and office area to be used as a transfer center for Prince Lumber.

Summary of the Remedy: The proposed remedial action achieves protection of public health and the environment for the intended use of the property. The proposed remedial action achieves all of the remedial action objectives established for the project and addresses applicable standards, criterion, and guidance; is effective in both the short-term and long-term and reduces mobility, toxicity and volume of contaminants; is cost effective and implementable; and uses standards methods that are well established in the industry.

The proposed remedial action will consist of:

1. Preparation of a Community Protection Statement and performance of all required NYC VCP Citizen Participation activities according to an approved Citizen Participation Plan.
2. Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
3. Establish Site Specific (Track 4) Soil Cleanup Objectives (SCOs).
4. Excavation and removal of soil/fill exceeding Track 4 Site Specific SCOs. The basement area of the property (25% site) will be excavated to the depths of 13 feet below grade.
5. Removal of petroleum-contaminated material under the direction of the NYSDEC.
6. Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs.
7. Installation and operation of an active sub-slab depressurization system (SSDS) in the gravel layer beneath the building slab.
8. Installation of a vapor barrier system beneath the building slab, basement slab and as well as behind outside foundation sidewalls to bottom of footings.
9. Construction and maintenance of an engineered composite cover consisting of 5-inches (minimum) of re-enforced concrete with underlying specified vapor barrier over the entire Site and sub base of certified clean soil/fill cover.
10. Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, lists any changes from this RAWP.
11. The property will continue to be registered with an E-Designation at the NYC Buildings Department. Institutional Controls will include 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.

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 Location Map:



Site Map:

