

## Public Comment Period

July 21, 2014  
to  
August 21, 2014

## Where can I view project documents?

### Online at:

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

Internet access to view documents is available at the public library.

The closest location is:

New York Public Library  
Mulberry Street Branch  
10 Jersey Street,  
New York, New York 10012

Please call (212) 966-3424 for hours of operation

## Whom can I contact for project information?

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For more information visit:  
[www.nyc.gov/oer](http://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 Broome Street Owner, LLC for enrollment of the property located at 42 Crosby Street in the SoHo neighborhood of Manhattan, New York and identified as Block 483, Lot 35 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 August 21, 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 8,275 square feet and is currently improved with an 814 square foot vacant one-story concrete block building located in the western corner. The proposed development consists of a new 7-story mixed-use commercial and residential building that includes a full cellar level which will be used for a sub-grade parking area and utilities.

### Summary of RIR

The environmental investigation identified up to 10 feet of historic fill. Soil samples identified one Volatile Organic Compound (VOC) that is a common laboratory artifact, several Semi-Volatile Organic Compounds (SVOCs), two pesticides, and several metals above Soil Cleanup Objectives (SCOs). Groundwater samples identified several SVOCs, one metal, and one PCB above Groundwater Quality Standards (GQS). In the soil vapor samples collected, only acetone was detected above trace amounts.

### Summary of the Remedy

The specific elements of the proposed remedial action 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;
- Selection of Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill above Track 1 SCOs from below the building footprint;
- Collection and analysis of endpoint samples to determine if the remedy meets 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;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities and certifies that the remedial requirements have been achieved and lists any changes from this RAWP;

If Track 1 SCOs are not achieved, the following construction elements will constitute Engineering and Institutional controls:

- Construction and maintenance of an engineered composite cover consisting of a concrete slab across the footprint of the new building;
- Installation of a vapor barrier system beneath the building slabs and behind the foundation sidewalls of the building;
- Operation of a ventilated parking garage per NYC Department of Buildings code;
- Submission of an approved Site Management Plan (SMP) 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 E designation for the property.

### 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](http://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

