

NYC BCP Cleanup Plan Available for Review and Comment

Where can I view project documents?

In person at:

New York Public Library
455 5th Avenue
New York, NY 10016

(Please call (212) 930-0800 for hours of operation)

and electronically at:

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

Public Comment Period

December 14, 2011
to
January 14, 2012

Whom can I contact for project information?

Shaminder Chawla
NYC OER
253 Broadway, 14th Floor
New York, NY 10007
(212) 442-3007
Schawla@dep.nyc.gov

and

Hannah Moore
Project Manager
NYC OER
212-442-6372
HMoore@dep.nyc.gov

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

The New York City Office of Environmental Remediation (OER) is providing this Fact Sheet pursuant to New York City's Brownfield Cleanup Program (BCP). An application has been submitted by West 37th Street Partners, LLC for enrollment of the property at 312 West 37th Street, New York County and identified as Block 760, Lot 51 into the BCP (See Figure on next page). 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 January 14, 2012. The RIR and draft RAWP are available for review at the public library listed at the left and on OER's website: www.nyc.gov/oer. Comments should be sent to Mr. Shaminder Chawla via mail or e-mail (see contact information at left).

Site Description

The site consists of a 10,000 square-foot vacant parking lot. The proposed development plan is to construct a 21-story hotel building with a basement and a rear yard.

Summary of RIR

The remedial investigation (RI) identified no concentrations of PCBs, pesticides, or volatile organic compounds (VOCs) above their Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs). Polycyclic Aromatic Hydrocarbons (PAHs) and metals were identified throughout the property and are believed to be associated with the historic fill. Select PAHs exceed Track 1 SCOs with one PAH also exceeding its Track 2 Restricted Commercial SCO. Several metals exceed Track 1 SCOs and of these, barium and lead also exceed their Track 2 Restricted Commercial SCOs. Overall, the findings are consistent with historic fill present onsite. No onsite contaminant source areas were identified.

Groundwater samples collected during the RI showed no SVOCs exceeding groundwater quality standards (GQSs). One pesticide exceeded GQS in three samples. Select VOCs, including PCE and TCE were identified at low levels (below their GQSs), and one VOC (cis 1,2-dichloroethene) marginally exceeded its GQS in one sample, however, none of these compounds are linked with an on-site contamination source. Although some metals were identified in dissolved groundwater samples, no metals associated with onsite soil contamination were identified above their GQSs.

Soil vapor samples collected during the RI showed numerous VOCs detected at generally low to moderate concentrations, including TCE and PCE in all samples.

Summary of the Remedy

The specific elements of the proposed remedial action include:

- Preparation of a Community Protection Statement and implementation of a Citizen Participation Plan;
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
- Establishment of Track 1 SCOs for the building footprint and Track 4 SCOs for the proposed rear yard. Excavation and removal of soil/fill exceeding SCOs;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Construction and maintenance of an engineered composite cover;
- Installation of a vapor barrier and passive sub-slab depressurization system;
- 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;
- Recording of deed restrictions to inform future owners of residual contamination at the site and to prevent future exposure to any residual contamination at the site;
- Submission of an approved Site Management Plan (SMP) in the Remedial Action Report (RAR) for long-term management of residual contamination, including plans for operation, maintenance, monitoring, inspection and certification of engineering and institutional controls;
- Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, and describes all Engineering and Institutional Controls to be implemented at the Site.

Next Steps

OER will review the draft RAWP and consider all public comments submitted during the comment period before it approves the final RAWP. The approved RAWP will be placed in the document repositories listed on the first page and a second fact sheet will be issued before 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 Brownfield Cleanup Program, please visit our website at:

www.nyc.gov/oer

Figure 1 – Site Location Map

