

## Where can I view project documents?

### Document Repositories

#### **The New York Public Library Kips Bay Branch**

446 Third Avenue  
New York, NY 10016-6025  
(Please call (212) 683-2520 for  
hours of operation)

And electronically at:

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

### Public Comment Period

February 15, 2012  
to  
March 16, 2012

### 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 BCP Cleanup Plan Available for Review and Comment

### Public comment Period ends on March 16, 2012

The New York City Office of Environmental Remediation (OER) is providing this Fact Sheet pursuant to the New York City Brownfield Cleanup Program (BCP). An application has been submitted by ET 400 PAS, LLC for enrollment of the property on Block 857, Lots 40 and 46 in New York County 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 Remedial Action Work Plan**

OER is accepting public comments on the draft RAWP for 30 days until March 16, 2011. 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](http://www.nyc.gov/oer). Comments should be sent directly to Mr. Shaminder Chawla via mail or e-mail (see contact information at left).

#### **Site Description**

The Site area is a 19,275-square foot "L"-shaped lot that is bounded to the north by West 28<sup>th</sup> Street and the east by Park Avenue South. The site is bounded to the south and west by commercial buildings. Currently, the Site is vacant and surrounded by wooden construction fencing with a locked gate on West 28<sup>th</sup> Street.

The proposed future use of the Site will consist of a 475-foot tall 40-story mixed use commercial/residential building with one cellar and one sub-cellar level. The proposed site development will consist of commercial space on the first floor and residential dwellings on floors two through forty. The proposed use is consistent with existing zoning for the property.

#### **Summary of Remedial Investigation Report**

The Remedial Investigation (RI) was completed in October 2011. The RI revealed that the underlying soil/fill material samples contained semi-volatile organic compounds (SVOCs), PCBs, pesticides and metals (barium, cadmium, copper, lead, mercury, nickel and zinc) at levels above NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives (Track 1). Generally, concentrations are low and do not exceed Restricted Residential Soil Cleanup Objectives. No source areas were identified on this property and observed concentrations are attributed to historical fill materials. These compounds are at levels commonly associated with historic fill throughout urban areas of New York City. Volatile organic compounds (VOCs) did not exceed Track 1 standards.

Groundwater sampling indicated impacts on this property from offsite sources for seven VOCs and for several minor metals. No onsite sources of contaminants to groundwater were identified.

Soil vapor testing identified a variety of VOCs in soil gas at low concentrations.

**Summary of Proposed Remedial Action Work Plan:** The proposed remedy will attempt to achieve the highest level of soil cleanup available under the BCP (Track 1 Unrestricted Use Soil Cleanup Objectives) and will result in the removal and offsite disposal of soil and historic fill throughout this area.

The specific elements of the remedial action will include:

- Preparation of a Community Protection Plan and implementation of an OER-approved Citizen Participation Plan;
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
- Establishment of Track 1 Unrestricted Use SCOs for 100% of the site where the excavation and removal of soil/fill to a depth of approximately 17-feet bgs will achieve Track 1 SCOs. An additional 20 feet of soil below ground surface will be excavated from approximately 70% of the site for construction of sub-cellar;
- Removal of underground storage tanks (if any) in compliance with applicable Federal, State, and City laws and regulations;
- Transportation and off-site disposal of all soil/fill material at permitted facilities in accordance with all Federal, State and City laws and regulations;
- As part of building construction, installation of a vapor barrier system beneath the proposed building slab to address migration of off-site soil vapors; and
- Submission of a Remedial Action Report certifying that the remedial requirements have been achieved.

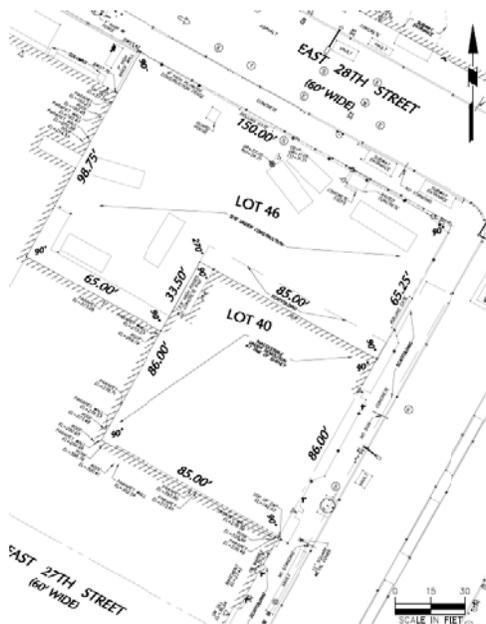
**Next Steps** OER will review the RIR, the draft RAWP, and all public comments submitted during the comment period and make a determination on the approval of the RAWP. The RAWP may be modified to address public comments and comments by OER. The approved documents will be placed in the document repositories. 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 in 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 more information regarding the New York City's Brownfield 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/html/oer/html/repository/RManhattan.shtml>

**Figure 1: Site Map**



**Figure 2: Site Location**

