

Where can I view project documents?

Online at:

http://www.nyc.gov/html/oer/html/repository/RManhattan.shtml#400_Park_Avenue_South_-_12CBCP042M

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

The closest location is:

**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)

Whom can I contact for project information?

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

NYC VCP Cleanup Plan Completion of Remedial Activities

The New York City Office of Environmental Remediation (OER) has determined that the cleanup requirements to address contamination related to the property at 390 and 400 Park Avenue South (identified as Block 857, Lots 40 and 46) in Manhattan, New York under the New York City Voluntary Cleanup Program (VCP) have been met. Cleanup activities were performed under an approved Remedial Action Work Plan (RAWP) by ET 400 PAS, LLC with oversight provided by OER. The remedial work was completed in September 2012 and was documented in the Remedial Action Report (RAR). The RAR is available for review at the document repositories identified in the box to the left including a public library branch and through a link on OER's website. A Notice of Completion was issued by OER on March 13, 2014.

Site Development

The Site consisted of a 19,275 square foot vacant lot previously used as a parking lot and office building. Redevelopment at the Site included the construction of a new 40-story mixed use commercial and residential building. The Site is developed with a cellar level that occupies the entire extents of the property and contains an indoor pool, amenities and mechanical rooms. There is also a sub-cellar level occupying 13,250 of the 19,275 square feet footprint and will contain the building's mechanical rooms.

Summary of Remedial Action

The specific remedial elements implemented at this Site included:

1. Prepared a Community Protection Statement and implemented a Citizen Participation Plan.
2. Established Track 1 Site Specific Soil Cleanup Objectives (SCO's).
3. Soil/fill was excavated to a depth of 17 feet over the entire footprint of the site and approximately 37 feet over 70% of the site. A total of 25,774 tons of soil/fill was excavated and removed from the property.
4. Collected and analyzed two end-point samples.
5. Achieved Track 1 Site Specific SCOs for Site.
6. Transported and disposed all soil/fill material at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal, and the RAWP.
7. As part of development, an engineered Composite Cover System consisting of between 6-inches of concrete slab and up to 5-feet of concrete foundation underlain by 6-inches of clean sub-base material was installed throughout the property footprint, to prevent human exposure to residual soil/fill remaining under the Site.
8. As part of development, installed a Vapor Barrier System.
9. Performed all activities required for the Remedial Action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations.
10. Submitted an RAR that describes the Remedial Action; certifies that the remedial requirements defined in the RAWP have been achieved; defines the Site boundaries; and lists any changes from this RAWP.

Next Steps

OER has issued a Notice of Completion, a city liability release, and will issue a New York City Green Property Certificate for this Site.

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/Voluntary Cleanup Program, please visit our website at: www.nyc.gov/oer

Direct Link to Document Repository:

http://www.nyc.gov/html/oer/html/repository/RManhattan.shtml#400_Park_Avenue_South_-_12BCBP042M

or scan with smart phone:

