

## Where can I view project documents?

### Online at:

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

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

The closest location is:

**New York Public Library**  
Columbus Branch  
742 10th Avenue  
New York, NY 10019

(Please call (212) 586-5098 for hours of operation)

## Who can I contact for project information?

### Project Contact

Shaminder Chawla  
Deputy Director  
NYC Office of  
Environmental Remediation  
(212) 442-3007  
[schawla@dep.nyc.gov](mailto:schawla@dep.nyc.gov)

and

Shana Holberton  
Project Manager  
NYC OER  
212-788-3220  
[SHolberton@dep.nyc.gov](mailto:SHolberton@dep.nyc.gov)

For more information visit:  
[www.nyc.gov/oer](http://www.nyc.gov/oer)

## NYC Voluntary 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 located at 545-551 W. 48th Street and 534-542 W. 49th Street (Block 1077, Lots 10 and 55) 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 Environmental Business Consultants, Inc. with oversight provided by OER. OER has approved the Remedial Action Report (RAR) and will issue a Notice of Completion regarding the site. The remedial work was completed in December 2014 and was documented in the 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.

### Site Description

The 21,250 square-foot site was formerly developed with a one-story parking garage with a basement level and a one-story brick building used for auto repair. The remainder of the site was undeveloped and was used as an open-air parking lot.

### Site Development

Redevelopment at the Site consisted of the construction of two new 7-story residential apartment buildings, each with a full basement, to be utilized for residential apartments, common and recreation areas, and mechanical equipment rooms.

### Summary of Remedial Action

The specific remedial elements implemented at this Site included:

- Prepared a Community Protection Statement and implemented a Citizen Participation Plan.
- Performed a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
- Established Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs). Achieved Track 1 SCOs for soil through excavation and removal of all historic fill material and soil to the bedrock surface across the entire Site, and additional excavation/removal of bedrock as necessary for construction of the new buildings' cellar levels and rear courtyard area.
- Removal of three 550-gallon gasoline underground storage tanks and one 300-gallon waste oil underground storage tank and closure of the associated NYSDEC Spill Number (1300285) in compliance with applicable local, State and Federal laws and regulations.
- Installation of two bedrock groundwater monitoring wells following Site excavation down to bedrock, and collection of groundwater samples from the two monitoring wells;
- Installation of a waterproofing membrane/vapor barrier system beneath the cellar slab of both buildings and behind all foundation walls of both buildings to grade. The vapor barrier system and building slab are directly above competent bedrock and will limit migration of any potential soil vapors from off site.
- Imported of materials to be used for backfill in compliance with this plan and in accordance with applicable laws and regulations.
- Transported and disposed off-Site of all soil/fill material at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal, and this plan. Collected, sampled and analyzed samples representative of excavated media as required by disposal facilities. Appropriately segregated excavated media on Site.
- Screened excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID.
- Implemented storm-water pollution prevention measures in compliance with applicable laws and regulations.
- Performed all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations.
- Submitted a RAR that: certifies that the remedial requirements have been achieved; defines the Site boundaries; and describes the remedial activities including any changes from the 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](http://www.nyc.gov/oer).

Direct Link to Document Repository:

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



Figure 1 – Site Location Map



Figure 2 – Site Vicinity Map

