

NYC BCP Cleanup Plan Available for Review and Comment

Where can I view project documents?

In person at:

New York Public Library
Hudson Park Branch
66 Leroy Street
New York, NY 10014

(Please call (212) 243-6876 for hours of operation)

and electronically at:

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

Public Comment Period

November 21, 2012
to
December 21, 2012

Whom can I contact for project information?

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and

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NYCOER
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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 Voluntary Cleanup Program (VCP). An application has been submitted by 403 Greenwich Enterprises, LLC for enrollment of the property at 403 Greenwich Street, Manhattan, New York and identified as Block 214, Lot 4 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 ending December 21, 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 2,489-square foot site is improved with a vacant 2-story retail and office building. The proposed future use of the Site will consist of a 9-story residential building with rear yard area.

Summary of RIR

The environmental investigation identified up to 10 feet of historic fill. Elevated levels of polycyclic aromatic hydrocarbons (PAHs) and metals were only found in shallow soil samples and are believed to be associated with historic fill material. No elevated levels of Volatile Organic Compounds (VOCs), PCBs, or pesticides were detected in any sample.

Groundwater samples identified no elevated levels of VOCs or pesticides. One pesticide, five PAHs, and three metals were detected above Groundwater Quality Standards.

Soil vapor samples showed petroleum and chlorinated VOCs, including trichloroethene and tetrachloroethene, at generally low concentrations.

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;
- Establishment of Track 4 Site-Specific Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill in excess of 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;
- Collection and analysis of end-point samples to determine if the remedy attains Track 4 Site-Specific SCOs;
- Construction and maintenance of an engineered composite cover over the entire site including rear yard area;
- As part of new development, installation of a vapor barrier system below building slab and behind foundation walls;
- Submission of a Remedial Action Report and an approved Site Management Plan.
- Recording of a Declaration of Covenants and Restrictions that includes a list of institutional and engineering controls to be implemented on-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 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> or scan with your smart phone to access document repository



Figure 1: Site Map

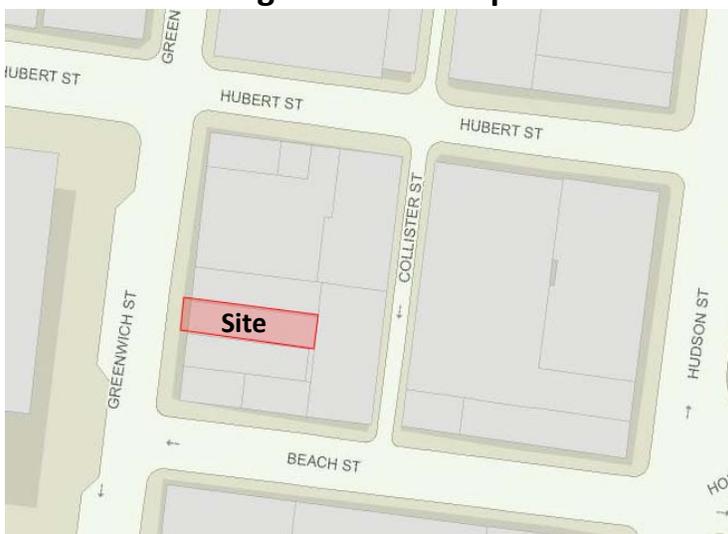


Figure 2: Site Location

