

Where can I view project documents?

Online at:

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

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

The closest location is:

New York Public Library
Muhlenberg Branch
209 West 23rd Street
New York, New York 10011

Please call (212) 924-1585 for hours of operation

Whom can I contact for project information?

Project Contact

Shana Holberton
Project Manager
NYCOER
100 Gold Street, 2nd Floor
New York, NY 10038
212-788-3220
sholberton@dep.nyc.gov

and

Shaminder Chawla
Assistant Director
NYCOER
(212) 442-3007
Schawla@dep.nyc.gov

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

NYC VCP Cleanup Plan Remedial Activities to Begin

The New York City Office of Environmental Remediation (OER) provides this Fact Sheet pursuant to New York City's Voluntary Cleanup Program (VCP). OER has approved the Remedial Action Work Plan (RAWP) submitted by VHS 239 LLC for the property located at 239 10th Avenue in the Chelsea section of Manhattan, New York and identified as Block 696, Lot 32. The remedial work in accordance with the approved RAWP will start in October 2014. Information for reviewing the RAWP online is provided in the box to the left.

Site Description

The Site is 5,335 square feet and is currently occupied by a decommissioned Getty service station. The proposed future use of the property will be an 11-story residential building with a cellar and sub-cellar. Portions of the first floor and cellar level will be utilized as commercial space.

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;
- Implementation of a Community Air Monitoring Program for particulates and VOCs;
- Establishment of Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs);
- Installation of a soil mix cut-off wall around the perimeter of the Site to restrict groundwater infringement;
- Excavation and removal of soil/fill in excess of SCOs. The entire footprint of the property will be excavated to a depth of 14 feet below grade for cellar. The sub-cellar area (the footprint of the Site with 10 feet setback on two sides) will extend to depths of 30 feet below grade;
- Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID. Appropriate segregation of excavated media on-Site.
- Removal of underground storage tanks and closure of petroleum spills (if evidence of a spill/leak is encountered during Site excavation) in compliance with applicable local, State and Federal laws and regulations.
- Collection and analysis of endpoint samples to determine if the remedy meets 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;
- As part of new development, construction and maintenance of an engineered composite cover consisting of the 2 foot sub-cellar concrete slab and 1 foot cellar concrete slab. If Track 1 is not achieved, the composite cover will be a permanent engineering control for the Site;
- As part of new development, installation of a vapor barrier system beneath the building slab and outside foundation sidewalls below grade. If Track 1 is not achieved, the vapor barrier system will be a permanent engineering control for the Site;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities and certifies that the remedial requirements have been achieved and lists any changes from this RAWP.
- If Track 1 is not achieved, submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for maintenance, monitoring, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency.

Cleanup activities are scheduled to begin in October 2014 and are expected to take 20 months to complete.

Next Steps

After the enrollee completes the remedial work, an RAR will be prepared and submitted to OER. The RAR will describe the cleanup activities and certify that all cleanup requirements were achieved. Once the RAR is approved, OER will issue a Notice of Completion, a City liability release, and a New York City Green Property Certificate. OER will issue a fact sheet announcing the completion of the remedy and identify all engineering and institutional controls (if required) to be used at the 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 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 Location Map

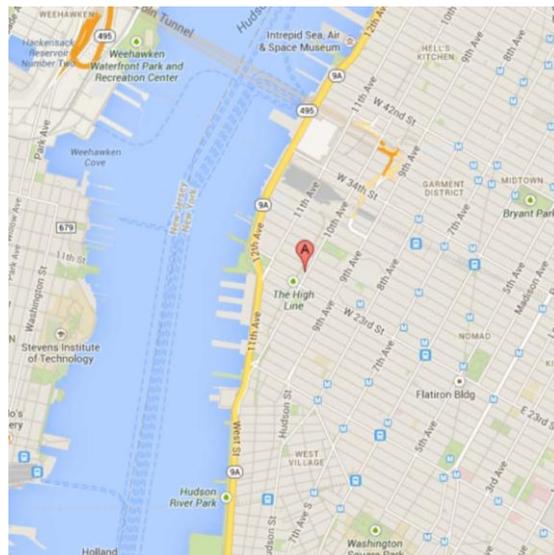


Figure 2 – Site Map



