

**NYC VCP Cleanup Plan
Available for Review and Comment****Public Comment Period**

October 31, 2014
to
November 30, 2014

**Where can I view project
documents?****Online at:**

[http://www.nyc.gov/html/oer/html/
repository/RManhattan.shtml](http://www.nyc.gov/html/oer/html/repository/RManhattan.shtml)

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

The closest location is:

Manhattan Public Library
Columbus Branch
742 10th Avenue,
Manhattan, NY 10019

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

**Whom can I contact for project
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For more information visit:
www.nyc.gov/oer

The New York City Office of Environmental Remediation (OER) provides this Fact Sheet pursuant to New York City's Voluntary Cleanup Program (VCP). An application has been submitted by HY 38 Owner, LLC and HY 39 Owner, LLC for enrollment of the properties located at 509 West 38th Street/512 West 39th Street in the Hudson Yards section of Manhattan New York and identified as Block 710, Lot 22 and 42 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 until November 30, 2014. The RIR and draft RAWP are available for review at the document repositories identified in the box on the left including a public library branch and through a link to OER's website. Comments should be sent to Mr. Shaminder Chawla via mail or e-mail (see contact information at left).

Site Description

The 14,900-square-foot Site includes a 12,400-square-foot vacant lot on Lot 22 and a 2,500-square-foot one-story commercial building used by a construction company for storage on Lot 42. The proposed future use of the Site will be a 30-story mixed use (commercial and residential) building with a full cellar on Lot 22 and a paved driveway on Lot 42.

Summary of RIR

The environmental investigation identified historical fill material up to depths of 4-11 feet. Several Semi-Volatile Organic Compounds (SVOCs) and metals are above cleanup guidelines in soil. Several VOCs, SVOCs and metals are above Groundwater Quality Standards. Soil vapor samples showed elevated levels of petroleum related and chlorinated VOCs within the mitigation level ranges established by the New York State Department of Health.

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 Plan for particulates and volatile organic carbon (VOCs) compounds;
- Establishment of Track 2 Restricted Use Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 2 Restricted Use SCOs. Lot 22 will be excavated 14 feet while setbacks on the north and east side will be excavated 5-10 feet. The excavation will extend to 25 feet beneath the elevator shafts. For Lot 42, excavation of two hot spots will be 10 feet below grade. Approximately 6,850 cubic yards of soil will be excavated and removed from Site;
- 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, and this plan. Sampling and analysis of excavated media as required by disposal facilities and appropriate segregation of excavated media onsite;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Installation and operation of an active sub-slab depressurization system in setback areas;
- Installation of a vapor barrier system beneath the building slab and along outside foundation sidewalls below grade;
- Construction and maintenance of an engineered composite cover consisting of building slab (5" minimum) on Lot 22 and reinforced concrete slab (7") on Lot 42 to prevent human exposure to residual soil/fill remaining under 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;
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for maintenance, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency; and
- Continued registration with E-designation for the property.

Next Steps

OER will review the draft RAWP and consider all public comments submitted during the comment period before it approves a final RAWP. The approved RAWP will be placed on OER's website and 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 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

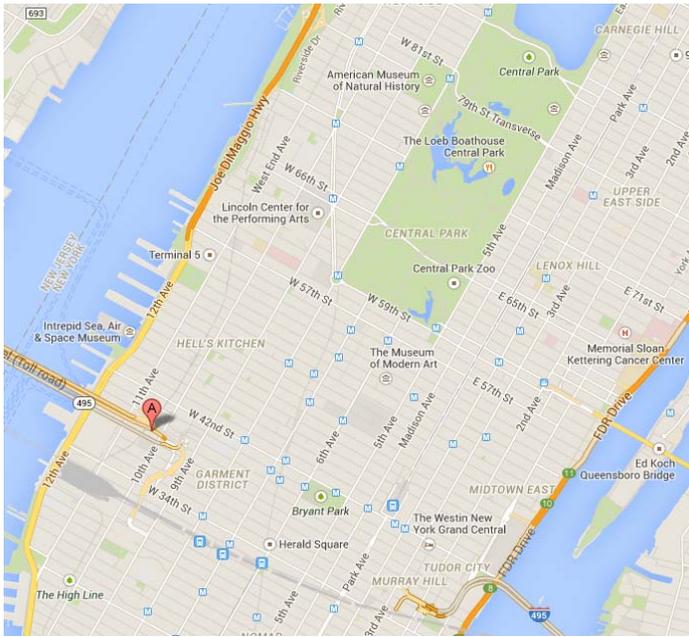


Figure 2 – Site Map

