

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

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

Internet access to view project documents is available at the following public library:

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 information?**

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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) is providing this Fact Sheet pursuant to the New York City Voluntary Cleanup Program (VCP). OER has approved the Remedial Action Work Plan (RAWP) submitted by HY 39 Owner, LLC for 509 West 38th Street/512 West 39th Street, Manhattan, New York (Block 710, Lots 22 & 42). The remedial work will begin in March 2015. The RAWP can be reviewed electronically or in person at the document repositories identified in the box 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 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. Lot 22 will be excavated to depths of 14 feet below grade with elevator shafts area excavated to approximately 25 feet. Setbacks on the north (9.5 feet) and east side (12 feet) will have a depth of excavation of approximately 5 to 10 feet. On Lot 42, two hot spots areas will be excavated to depths of 10 feet below grade;
- Transportation and off-site disposal of all soil/fill material at permitted facilities in accordance with applicable laws and regulations;
- Collection and analysis of end-point samples to determine if the remedy attains Track 4 SCOs;
- Installation and operation of an active Sub-Slab Depressurization system (SSDS) in setback areas;
- Construction and maintenance of an engineered composite cover and installation of a vapor barrier system beneath the building foundation slab;
- Submission of an approved Site Management Plan (SMP) in the Remedial Action Report (RAR) for long-term management of residual historic fill;
- Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, and describes all engineering and institutional controls to be implemented at the Site; and
- Continued registration with E-designation at the NYC Building's Department.

Cleanup activities began in March 2015 and are expected take approximately four months to complete.

Next Steps: After the enrollee completes the remedial work, a RAR will be prepared and submitted to OER. The RAR will describe the cleanup activities and certify that all cleanup requirements were met. 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 then issue a fact sheet announcing the completion of the remedial action and identify all engineering and institutional controls 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:



Figure 1: Site Location
Figure 2: Site Map

