



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

Public Comment Period

January 15, 2015
to
February 15, 2015

**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:

New York Public Library
Columbus Branch
742 10th Avenue
New York, 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

The New York City Office of Environmental Remediation (OER) provides this Fact Sheet pursuant to New York City's Voluntary Cleanup Program (VCP). Clinton Housing Development Company plans to enroll the property located at 540 West 53rd Street in the Hell's Kitchen section of Manhattan, New York and identified as Block 1081, p/o Lot 1, 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 February 15, 2015. 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 Site is approximately 17,800 square feet and currently consists of vacant at-grade paved parking lots (one operated by U-Haul), a one-story auto body repair building, an asphalt-paved parking lot with a small wooden shed, and a four-story commercial building with a ground floor auto body repair shop. The proposed future use of the Site will consist of a new 12-story residential building with a cellar level and ground-level landscaped areas.

Summary of RIR

The environmental investigation identified up to 12 feet of historic fill. Several contaminants were detected above cleanup guidelines in soil. Soil vapor samples showed volatile organic compounds (VOCs) at low concentrations and below the NY State Department of Health soil vapor guidance matrix for mitigation with the exception of trichloroethylene and tetrachloroethylene which were detected slightly above the guidance values.

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;
- Implement a Community Air Monitoring Plan for particulates and VOC compounds;
- Selection of Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs) within the building footprint and Site-Specific (Track 4) SCOs within the landscaped areas;
- Excavation and removal of soil/fill exceeding Track 1 SCOs within the building footprint and Track 4 SCOs within the garden areas;
- Transportation and off-site disposal of historic fill and impacted soils at permitted facilities in accordance with all applicable laws and regulations for handling, transport, and disposal, and this plan;
- Collection and analysis of 6 end-point samples in the landscaped areas to determine the performance of the remedy with respect to attainment of SCOs;
- As part of development, construction and maintenance of an engineered composite cover consisting of the building's 5 inch thick concrete slab;
- Import of a clean fill cap across the remainder of the Site (the proposed landscaped areas);
- As part of development, installation of a vapor barrier below the slab and behind the foundation walls of the proposed building and elevator pits;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, and lists any changes from the RAWP;
- Submission of a Site Management Plan (SMP) for the proposed landscaped areas (and the building if Track 1 is not achieved) in the RAR for long-term management of residual contamination, including plans for operation, maintenance, monitoring, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency; and
- Continued registration of the property with a Restrictive Declaration at NYC Department of Buildings.

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

