

Public Comment PeriodMarch 6, 2015
to
April 6, 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, 10019Please call (212) 586-5098 for hours
of operation**Whom can I contact for project information?**Samantha Morris
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www.nyc.gov/oer**NYC VCP Cleanup Plan
Available for Review and Comment**

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 Sam Ruv Operating Corp for enrollment of the property located at 639 11th Avenue in the Clinton/Hell's Kitchen section of Bronx, New York and identified as Block 1094, Lot 36 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 April 6, 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 5,042 square feet and currently consists of a gasoline service station in the eastern portion and a 1-story auto repair shop and convenience store in the western portion. The proposed future use of the Site will be a new 5-story commercial building with a full cellar.

Summary of RIR

The environmental investigation identified historical fill material up to depths of 6 feet. Several Semi-Volatile Organic Compounds (SVOCs), VOCs, metals, and one Polychlorinated biphenyl (PCB) are above cleanup guidelines in soil. No groundwater samples were collected for chemical analysis during the initial RI due to Site access issues. Soil vapor samples showed high levels of petroleum related VOCs and chlorinated VOCs. Several chlorinated VOCs were above 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 Site-Specific (Track 4) Soil Cleanup Objectives (SCOs);
- Installation and sampling of groundwater monitoring wells prior to start of construction.
- Excavation and removal of soil/fill exceeding Track 4 Site-Specific SCOs. Planned development based excavation will be to a depth of 12 feet 6 inches for the layout of cellar foundations across the entire site perimeter and to 17 feet 6 inches for the elevator pits. Approximately 3,100 tons 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 of a vapor barrier system beneath the footing slab, extending up to grade level by attaching it to the exterior sides of foundation walls beneath the structural slab;
- Construction and maintenance of an engineered composite cover consisting of 5-inch concrete slab to prevent human exposure to residual soil/fill remaining under the site;
- Petroleum spill number 14-10808 will be remediated under the authority of NYSDEC;
- 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

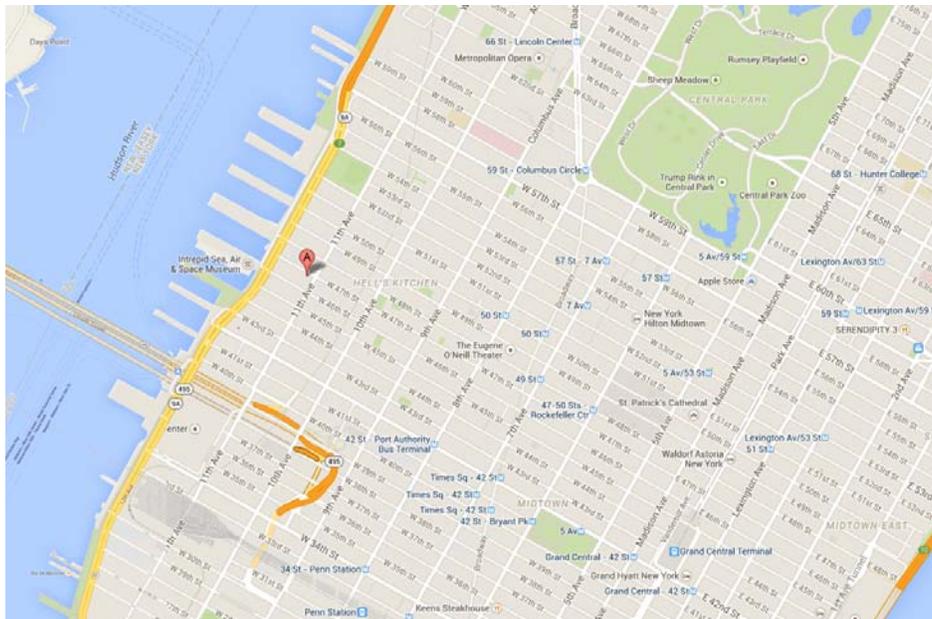


Figure 2 – Site Map

