

Public Comment Period

April 6, 2015
to
May 6, 2015

Where can I view project documents?

Online at:

<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
Mulberry Street Branch
10 Jersey Street,
New York, NY, 10012

Please call (212) 966-3424 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 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 Downtown RE Holdings LLC for enrollment of the property located at 688 Broadway in the NoHo section of Manhattan, New York and identified as Block 531, Lot 4 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 May 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 8,998 square feet and currently consists of an open vacant parcel of land and a vacant alley in the eastern portion. The proposed future use of the Site will be a 12-story mixed use commercial and residential building with a cellar and a sub cellar.

Summary of RIR

The environmental investigation identified historical fill material up to depths of 24 feet. Several Semi-Volatile Organic Compounds (SVOCs), pesticides and metals are above cleanup guidelines in soil. Several VOCs, SVOCs, and Metals were detected, but only one SVOC is above Groundwater Quality Standards. Soil vapor samples showed low to moderate levels of petroleum related VOCs and low levels of chlorinated VOCs, all below the monitoring/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 the Citizen Participation Plan;
- Selection of NYSDEC 6NYCRR Part 375 Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 1 Restricted Residential Use. For development purposes, the entire property will be excavated to depth of 26 feet and 8 inches for the new building's cellar. Approximately 13,530 tons of soil will be removed;
- 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. Appropriate segregation of excavated media on-Site;
- Collection and analysis of six (6) end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- 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 describes all Engineering and Institutional Controls to be implemented at the Site, and lists any changes from this RAWP.

If Track 1 Unrestricted Use cleanup is not achieved, the following construction elements (as part of new development) will be implemented as Engineering and institutional Controls:

- As part of development, installation of a vapor barrier system below the concrete slab of the building as well as behind foundation walls of the proposed building;
- As part of development, construction and maintenance of an engineered composite cover consisting of the 18 and 36 inch thick concrete sub cellar slab to prevent human exposure to residual soil/fill remaining under the Site.
- If Track 1 SCOs are not achieved, submission of an approved Site Management Plan (SMP) 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;
- If Track 1 SCOs are not achieved, Recording of a Declaration of Covenants and Restrictions that includes a listing of Engineering Controls and Institutional Controls and a requirement that management of these controls must be in compliance with an approved SMP. Institutional Controls will include prohibition of the following: (1) vegetable gardening and farming; (2) use of groundwater without treatment rendering it safe for the intended use; (3) disturbance of residual contaminated material unless it is conducted in accordance with the SMP; and (4) higher level of land usage without OER-approval; and

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

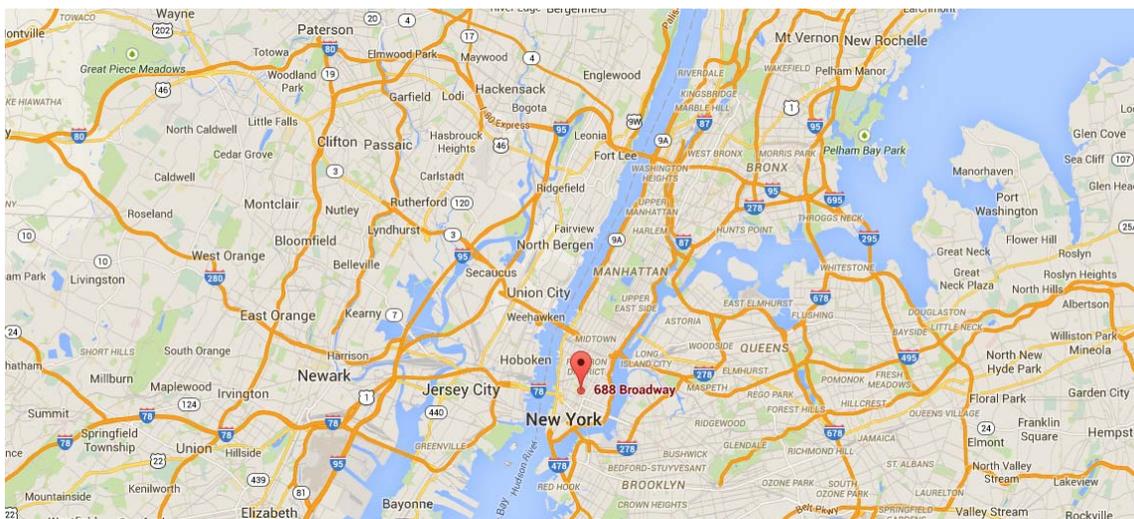


Figure 2 – Site Map

