

## Public Comment Period

September 22, 2015  
to  
October 22, 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  
Riverside Branch  
127 Amsterdam Avenue  
New York, NY 10023

Please call (212) 870-1810 for hours of operation

## Whom can I contact for project information?

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For more information visit:  
[www.nyc.gov/oer](http://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 RCB1 Nominee, LLC for enrollment of the property located at 400 West 61<sup>st</sup> Street in the Lincoln Square section of Manhattan, New York and identified as Block 1171, Lots 157 and 158 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 October 22, 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 90,000 square feet and currently undeveloped, which primarily contains an approximately 15- to 20-foot-high soil stockpile and construction trailer staging areas to the north of the Site. The proposed future use of the Site will be two new, mixed-use commercial and residential towers with shared first floor and cellar levels.

### Summary of RIR

The environmental investigation identified 8 to 18 feet of historical fill material. Several metals, pesticides, semivolatile organic compounds (SVOCs) and one volatile organic compound (VOC) were found above cleanup guidelines in soil. Several metals and SVOCs were found above Groundwater Quality Standards. Soil vapor samples showed minor levels of petroleum-related VOCs and elevated levels of chlorinated VOCs which were within the monitoring/mitigation 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 VCP Citizen Participation activities according to an approved Citizen Participation Plan;
- Performance of a Community Air Monitoring Program (CAMP) for particulates and VOCs;
- Establishment of Site-specific (Track 4) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil and fill exceeding SCOs. Most of the property will be excavated from 17 to 27 feet below grade surface. Approximately, 120,000 tons of soils will be removed from this property;
- Transportation and off-site disposal of all soil and fill material at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal, and this plan;
- Collection and analysis of endpoint samples to determine the performance of the remedy with respect to attainment of Track 4 Site-specific SCOs;
- Installation of a waterproofing/vapor barrier system;
- Construction and maintenance of an engineered composite cover consisting of an approximately 18-inch-thick, concrete building slab to prevent human exposure to residual soil and fill remaining under the Site;
- Construction of a ventilated parking garage as per NYC Building Department's codes and requirements;
- 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.

