

Public Comment Period

October 3, 2016
To
November 3, 2016

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 Library at Columbus
742 Tenth 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

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 Panoramic Hudson LLC for enrollment of the property located at 540-544 West 38th Street in Manhattan, New York and identified as Block 709, Lot 14, 15, 61, and 63 on 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 November 3rd, 2016. 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 17,280 square feet and four of the Site buildings have been recently demolished. The proposed use of the Site will consist of a 47-story mixed-use building with three cellar levels.

Summary of RIR

The environmental investigation identified several semi Volatile Organic Compounds (SVOCs), metals, and pesticides above cleanup guidelines in soil. VOCs, SVOC and dissolved metals were detected above their respective Groundwater Quality Standards. Soil vapor samples showed several petroleum related and chlorinated VOCs above the Air Guideline Values 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;
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
- Selection of NYSDEC 6 NYCRR Part 375 Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs).
- Excavation and removal of soil/fill to bedrock. The proposed development plans require excavation of approximately 2 to 2.5 feet of soil and to approximately 40 feet below street grade to bedrock. Approximately 1,600 cubic yards of soil/fill will be removed from the Site and properly disposed at an appropriately licensed or permitted facility;
- Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID. Appropriate segregation of excavated media on-Site;
- Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, lists any changes from this RAWP, and describes all Engineering and Institutional Controls to be implemented at the Site;

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

- Installation of a vapor barrier/waterproofing system below the concrete slab underneath the building, as well as behind foundation walls of the proposed building;
- Construction and maintenance of an engineered composite cover consisting of 6-inch concrete building slab;
- Construction and operation of a cellar-level parking garage with high volume air exchange in conformance with NYC Building Code;
- 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 if Track 1 cleanup is not achieved.

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

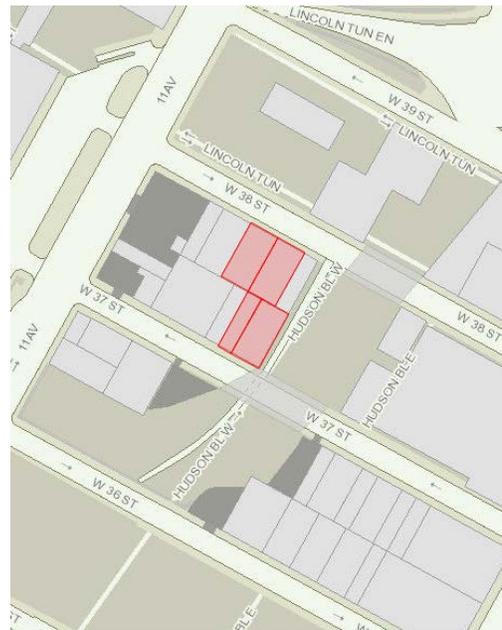


Figure 2 – Site Map