

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 following public library:

New York Public Library
Muhlenberg Branch
209 West 23rd Street
Manhattan, NY 10011

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 Completion of Remedial Activities

The New York City Office of Environmental Remediation (OER) has determined that the cleanup requirements to address contamination related to the property at 547, 549 and 551 West 21st Street (identified as Block 693, Lot 1 and 8) in Manhattan, New York under the New York City Voluntary Cleanup Program (VCP) have been met. Cleanup activities were performed under an approved Remedial Action Work Plan (RAWP) by Roux Associates with oversight provided by OER. OER has approved the Remedial Action Report (RAR) and has issued a Notice of Completion regarding the Site. The remedial work was completed in December 2013 and was documented in the RAR. The RAR is available for review at the document repositories identified in the box to the left.

Site Development

The Site consisted of a 17,500 square-foot parcel of land which was utilized as an art gallery and commercial space. The development converted the lot into a 19-story mixed-use commercial/residential building with a ground level art gallery and cellar.

Summary of Remedial Action

The specific remedial elements implemented at this Site included:

1. Performed Community Air Monitoring Program for particulates and volatile organic carbon compounds.
2. Established Track 4 Site-Specific Soil Cleanup Objectives (SCOs).
3. Excavated and removal of soil/fill exceeding Track 4 Site-Specific SCOs. The entire property was excavated to a depth of approximately 17 to 25 feet below grade for new development.
4. Collected and analyzed end-point samples to evaluate the performance of the remedy with respect to attainment of SCOs. Track 4 cleanup was achieved.
5. Removed two underground storage tanks and remediated petroleum contaminated soil/fill in compliance with applicable laws and regulations.
6. The entire site was capped with an engineered composite cover consisting of a 20-inch thick concrete pressure slab underlain by a 3-inch thick mud mat.
7. Installed a vapor barrier system beneath the entire building slab and along foundation sidewalls.
8. Performed all activities required for the remedial action, including permitting requirements and pretreatment requirements, in accordance with all applicable laws and regulations.
9. Submitted a Remedial Action Report that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the property boundaries, and explains any changes from the RAWP.

Next Steps

OER has issued a Notice of Completion, a City liability release, and a New York City Green Property Certificate for this Site.

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 smart phone:



Figure 1: Site Location

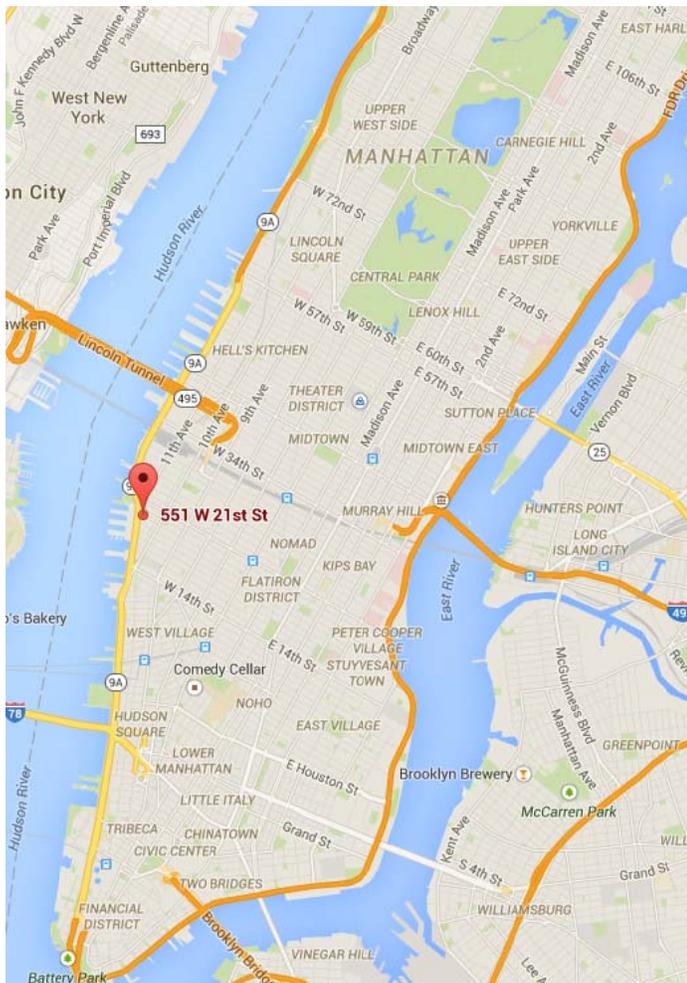


Figure 2: Site Map

