

Public Comment PeriodOctober 11, 2013
to
November 11, 2013**Where can I view project documents?****Online at:**<http://www.nyc.gov/hml/oer/html/repository/RManhattan.shtml>

Internet access to view documents is available at the public library.

The closest location is:

New York Public Library
Kips Bay Branch
446 Third Avenue at East 31st St.
New York, NY 10016

Please call (212) 683-2520 for hours of operation

Whom can I contact for project information?Cavy Chu
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CavyC@dep.nyc.gov**Or**Shaminder Chawla
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Schawla@dep.nyc.gov~~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 NYU Langone Medical Center for enrollment of the property located at 424 East 34th Street in the Kips Bay section of Manhattan, New York and identified as Block 962, Lot 7501 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 November 11, 2013. 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 approximately 95,400 square feet and currently contains three connected medical buildings, parking, loading dock areas, and open space. The proposed future use of the Site consists of a new 19-story medical facility with a three-level mechanical penthouse in the eastern portion of the Site. The remainder of the Site will be used for driveways, and paved and landscaped open space.

Summary of RIR

The environmental investigation identified approximately 10 to 45 feet of urban fill materials containing sand, silt, and gravel with brick, asphalt, coal, wood, and glass. Some Semi-Volatile Organic Compounds (SVOCs), metals, and PCBs were detected above cleanup guidelines, but typical of levels found in urban fill materials.

Groundwater samples identified metals and SVOCs above Groundwater Quality Standards. Soil vapor samples showed generally low levels of petroleum-related and chlorinated compounds.

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 VOC compounds;
- Establishment of Track 4 Site-specific Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill in excess of SCOs. The new building will be excavated to a depth of approximately 1 to 25 feet below grade, with limited shallower excavation in other Site areas. Approximately 19,500 tons of soils will be removed from the 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 of contaminated soil;
- Collection and analysis of end-point samples to determine if the remedy attains SCOs;
- Construction and maintenance of an engineered composite cover consisting of a concrete pressure slab, concrete or asphalt pavement, and a minimum of two feet of clean fill in new landscaped areas;
- Installation of a vapor barrier system below the pressure building slab, as well as behind foundation walls of the proposed building;
- Submission of an approved Site Management Plan (SMP) in the Remedial Action Report (RAR) for long-term management of residual fill, including certification of Engineering and Institutional Controls and reporting at a specified frequency;
- Submission of a RAR that describes the remedial activities and certifies that the remedial requirements have been achieved and lists any changes from this RAWP; and
- Continued registration with a Restrictive Declaration at the NYC Buildings Department.

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 in the public library branch and 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/hml/oer/html/repository/RManhattan.shtml>

or scan with your smart phone to access document repository:



Figure 1 – Site Location Map

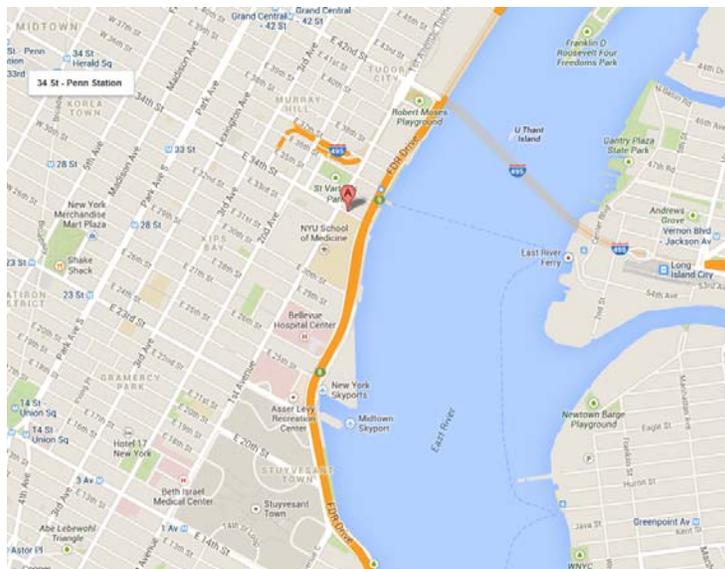


Figure 2 – Site Map

