

NYC VCP Cleanup Plan

Available for Review and Comment

Public Comment Period

March 17, 2014
to
April 17, 2014

Where can I view project documents?**Online at:**

[http://www.nyc.gov/html/oer/html/
/repository/RManhattan.shtml](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
Mid-Manhattan Branch
455 5th Avenue at 40th Street,
New York, NY 10016

Please call (212) 340-0863 for hours
of operation

Whom can I contact for project information?

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For more information visit:

www.nyc.gov/oer

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 McSam Hotel Group, LLC for enrollment of the property located at 326-330 West 37th Street in the Garment District section of Manhattan, New York and identified as Block 760, Lots 58, 59 and 60 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 April 17, 2014. 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 Ms. Hannah Moore via mail or e-mail (see contact information at left).

Site Description

The Site is a 7,406 square feet and is currently an undeveloped vacant lot. The proposed future use of the Site consists of a new 22-story hotel with a full cellar and a courtyard.

Summary of RIR

The environmental investigation identified several Semi-Volatile Organic Compounds (SVOCs), pesticides and metals, above cleanup guidelines in the soil. Groundwater samples identified metals above Groundwater Quality Standards. Soil vapor samples collected during the RI showed low levels of petroleum and chlorinated VOCs.

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;
- Implement a Community Air Monitoring Plan for particulates and volatile organic carbon (VOCs) compounds;
- Establish Track 4 Site Specific Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 4 Site Specific SCOs to a depth of approximately 16 feet below grade for the majority of the Site and one to two feet in the area of the courtyard;
- 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 onsite;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Construction and maintenance of an engineered composite cover consisting of a 42-inch matt slab underneath the building and two feet on clean soil of a 6-inch concrete slab in the courtyard area;
- Installation of a vapor barrier system below the concrete slab underneath the building, as well as behind foundation walls of the proposed building;
- 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 the 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 an E-Designation 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/html/oer/html/repository/RManhattan.shtml> or scan with your smart phone to access document repository:



Figure 1 – Site Location Map

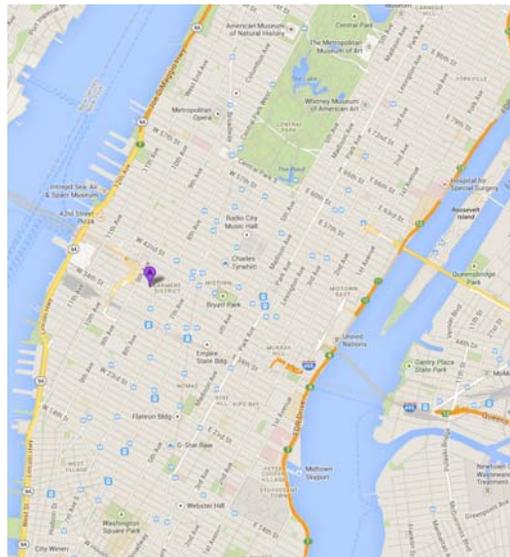


Figure 2 – Site Map

