

**Public Comment Period**October 9, 2014  
to  
November 8, 2014**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:

Manhattan Public Library  
Kips Bay Branch  
446 3<sup>rd</sup> Avenue  
Manhattan, NY 10016

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

**Whom can I contact for project information?**Horace Zhang  
Project Manager  
NYCOER  
100 Gold Street, 2<sup>nd</sup> Floor  
New York, NY 10038  
212-788-8484  
[hzhang@dep.nyc.gov](mailto:hzhang@dep.nyc.gov)

and

Hannah Moore  
Associate Director  
NYCOER  
(212) 442-6372  
[HMoore@dep.nyc.gov](mailto:HMoore@dep.nyc.gov)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). Henry Phipps Plaza South HDFC has submitted an application for enrollment of the property located at 325 East 25<sup>th</sup> Street in the Kips Bay section of Manhattan, New York and identified as Block 931, Lot 17 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 8, 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 9,275 square foot Site is currently vacant. The proposed future use of the Site will include a 9-story residential building with a partial basement and a rear yard.

**Summary of RIR**

The environmental investigation identified several Semi-Volatile Organic Compounds (SVOCs) and metals above cleanup guidelines in soil. No groundwater quality exceedances were identified in the groundwater samples. Low levels of volatile organic compounds (VOCs) were identified in soil vapor, however chlorinated VOCs were not identified above the monitoring/mitigation level 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 NYC VCP Citizen Participation activities according to an approved Citizen Participation Plan;
- Implementation of a Community Air Monitoring Plan for particulates and VOC compounds;
- Establishment of Site-Specific (Track 4) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 4 Site Specific SCOs. The footprint of the new building will be excavated 12 feet below grade.
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- 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 and appropriate segregation of excavated media onsite;
- Installation of a vapor barrier;
- Construction and maintenance of an engineered composite cover;
- 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 the restrictive declaration for the property.

### 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](http://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

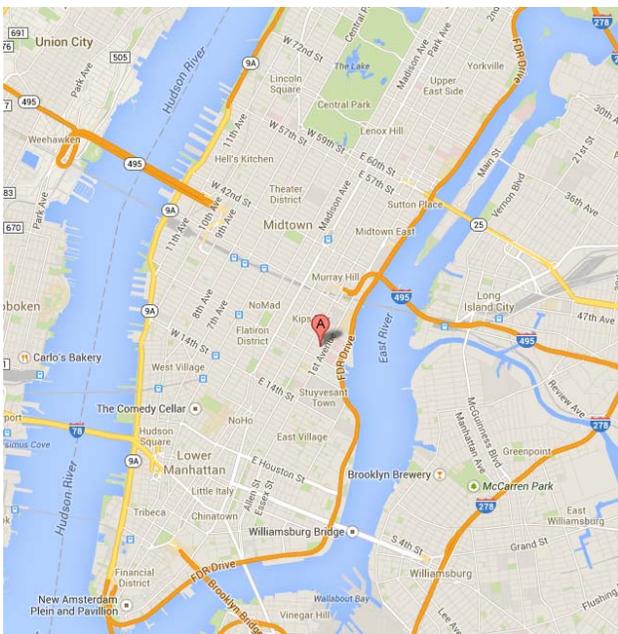


Figure 2 – Site Map

