

Where can I view project documents?

Document Repositories

Muhlenberg Library

209 West 23rd Street
New York, NY 10011-2379
212-924-1585

Please call for hours of operation
and electronically at

<http://www.nyc.gov/html/oer/html/repository/RManhattan.shtml>

Who can I contact for project information?

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For more information visit:
www.nyc.gov/oer

NYC BCP Cleanup Plan Remedial Activities to Begin

The New York City Office of Environmental Remediation (OER) provides this Fact Sheet pursuant to the New York City Brownfield Cleanup Program (BCP). OER has approved the Remedial Action Work Plan (RAWP) for properties at 260 West 26th Street in New York, New York. The remedial work in accordance with the approved RAWP will start in June 2011. The RAWP are available can be reviewed electronically or in person at the document repositories identified in the box at left.

Site Description

The Project is located at 260 West 26th Street in the Borough of Manhattan (see Figure 1) and is identified as Tax Block 775, Lots 4, 69, 77, 78, 79, and 80. The bounded by West 26th Street to the north, commercial and residential buildings to the east and south, and 8th Avenue to the west.

The project has a combined area of approximately 21,185 square feet and is currently occupied by a parking lot with aboveground hydraulic car lifts. Lot 4 is approximately 2,460 square feet in size with a vacant 2-story commercial and residential building.

Historically, a theater and parking lot occupied the Site.. The proposed future use of the Site, consistent with zoning a 12-story mixed use building with a sub-grade parking.

Summary of Proposed Remedial Action

The existing building at the Site will be demolished. Entire site will be excavated to a depth of approximately 15 feet below grade. The specific remedial elements to be implemented at this Site will include:

- Preparation of a Community Protection Plan and performance of all required NYC BCP citizen participation activities according to an approved Citizen Participation Plan;
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
- Implementation of storm-water pollution prevention measures;
- Excavation and removal of soil/fill /bedrock to a depth of 15 feet below grade and compliance with Track 1 Unrestricted Soil Cleanup Objectives (SCOs) for soil that will not be excavated;

- Removal of USTs and closure of petroleum spills (if any) in compliance with applicable Federal, State, and City laws and regulations;
- Transportation and off-site disposal of all soil/fill /bedrock at permitted facilities in accordance with all Federal, State and City laws and regulations;
- Sampling and analysis of excavated media as required by disposal facilities;
- Appropriate segregation of excavated media for off-site disposal;
- Collection and analysis of end-point samples in excavated areas to determine whether the remedy attains Track 1 Unrestricted Use Soil Cleanup Objectives;
- Once all excavation activities are complete, a vapor barrier and a sub-grade ventilated parking garage will be built;
- Construction and maintenance of an engineered composite cover if Track 1 Unrestricted Use Soil Cleanup Objectives cannot be achieved; and
- Submission of a Remedial Action Report (RAR) certifying that the remedial requirements will be achieved, defining the Site boundaries, and describing any Engineering Controls and Institutional Controls to be implemented at the Site.

Next Steps

Cleanup activities are scheduled to begin in August 2011 and are expected to take 1-2 months to complete. The building foundation construction and installation of the vapor barrier is expected to be completed in approximately 6 months. After the enrollee completes the remedial work, a Remedial Action Report will be prepared and submitted to OER. The RAR will describe the cleanup activities and certify that all cleanup requirements were achieved. Once the RAR is approved, OER will issue a Notice of Completion, a city liability release, and a New York City Green Property Certificate. OER will issue a fact sheet announcing the completion of the remedy and identifying all engineering controls and institutional controls (if required) used at the Site.

Direct Link to Document Repository:

<http://www.nyc.gov/html/oer/html/repository/RManhattan.shtml>

Figure 1: Site Map

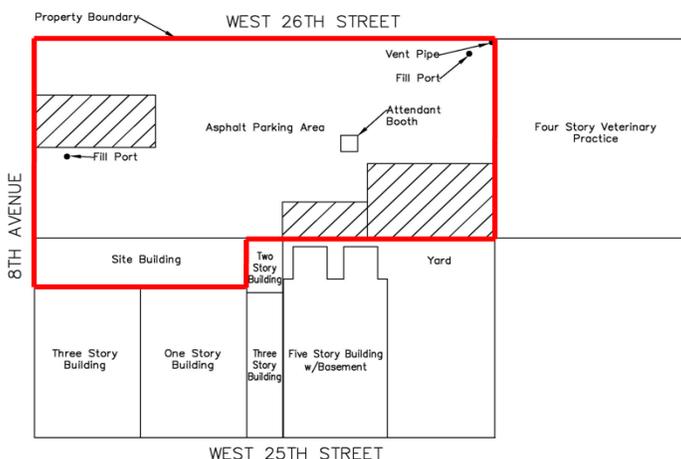


Figure 2: Current Site Conditions

