



Where can I view project documents?

Document Repositories

New York Public Library
Columbus Branch
742 10th Avenue
New York, NY 10019

(Please call (212) 586-5098 for hours of operation)

and electronically at:

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

Whom can I contact for project information?

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

**NYC VCP Cleanup Plan
Remedial Activities to Begin**

The New York City Office of Environmental Remediation (OER) is providing this Fact Sheet pursuant to the New York City Voluntary Cleanup Program (VCP). OER has approved the Remedial Action Work Plan (RAWP) submitted by FPG W. 48th Street, LLC for the property at 545-551 W. 48th Street and 534-542 W. 49th Street (Block 1077, Lots 8, 9, 10, 55 and 56) in Manhattan, New York. The remedial work will begin in February 2013. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at left.

Site Description and Development: The 21,237.71 square-foot site is currently developed with a 1-story parking garage with a basement level on lot 55, and a 1-story brick building used for auto repair on lot 56. Lots 8, 9 and 10 are undeveloped and used as an open-air parking lot. The proposed development is to demolish on site buildings and construct two new 7-story residential buildings with cellars. The two towers will be connected by a green house and landscaped areas.

Summary of RIR: Soil/fill samples identified that no Volatile Organic Compounds (VOCs) or Polychlorinated Biphenyls (PCBs) exceeded cleanup standards. Semi-Volatile Organic Compounds, pesticides and metals were detected above cleanup standards.

One pre-existing groundwater well was sampled and identified no VOCs or PCBs in groundwater. One pesticide, one metal and SVOCs exceeded groundwater quality standards. Additional groundwater investigation will be conducted after excavation to bedrock is completed.

Soil vapor samples identified petroleum and chlorinated VOCs at low to moderate concentrations including trichloroethylene and tetrachloroethylene which were found at levels within the monitoring level ranges of the State Department of Health.

Summary of the Remedy: The remedial action for 545-551 W. 48th Street and 534-542 W. 49th Street remedy is a Track 1 Unrestricted Use cleanup. 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 volatile organic carbon compounds during active remediation;
- Establish Track 1 - Unrestricted Use Soil Cleanup Objectives (SCOs);
- Excavation and off-site disposal of soil/fill that exceeds the site's SCOs. Soil/fill will be disposed 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 the performance of the remedy with respect to attainment of SCOs;
- As part of development, installation of a waterproofing membrane beneath the buildings' slabs and cellar level open space located between the two buildings;
- As part of development, construction of an engineered composite cover across the entire Site;
- If Track 1 is not achieved, an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for operation, maintenance, monitoring, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency will be submitted;
- Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, and describes any Engineering and Institutional Controls to be implemented at the Site, and lists any changes from this RAWP; and
- If Track 1 is not achieved, the hazardous materials "E"-Designation will remain on the property.

Cleanup activities are scheduled to begin in February 2013 and are expected to take approximately five months to complete.

Next Steps: After the enrollee completes the remedial work, an RAR will be prepared and submitted to OER. The RAR will describe the cleanup activities and certify that all cleanup requirements were met. 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 then issue a fact sheet announcing the completion of the remedial action and identify all engineering and institutional controls (if required) to be used at the Site.

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:



Figure 1 – Site Location Map



Figure 2 – Site Vicinity Map

