

Where can I view project documents?**In person at:**

New York Public Library
Mid-Manhattan Library
455 Fifth Avenue
New York, NY 10016

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

and electronically at:

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

Public Comment Period

June 10, 2013
to
July 10, 2013

Whom can I contact for project information?

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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 the New York City's Voluntary Cleanup Program (VCP). An application has been submitted by Landmark Realty LLC and Run 178th LLC for enrollment of the property located at 321-325 West 35th Street, Manhattan, New York and identified as Block 759, Lots 26 and 27 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 July 10, 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

Currently, the 5,281-square foot site contains two buildings: a vacant 2-story commercial building and a 1-story parking garage. The proposed use of the site will consist of a 25-story hotel with one cellar level that will occupy the entire site footprint.

Summary of RIR

Soil/fill samples collected during the RI showed no detectable concentrations of PCBs or Semi-Volatile Organic Compounds (SVOCs). One Volatile Organic Compound (VOC), Acetone was detected in all soil samples at concentrations well below Unrestricted Use Soil Cleanup Objectives (SCOs). Several Pesticides and metals were detected above soil cleanup guidelines. Groundwater samples collected during the RI showed VOCs and metals detected above Groundwater Quality Standards (GQS). SVOCs, pesticides and PCBs were not detected in any of the groundwater samples. Soil vapor samples collected during the RI indicated presence of low concentrations of petroleum-related and chlorinated VOCs.

Summary of the Remedy

The proposed remedial action will consist of:

- Preparation of a Community Protection Statement and implementation 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;
- Establish Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Unrestricted Use SCOs. Excavation will extend below water table to the depths of more than 9 feet;
- 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;
- As part of development, installation of a waterproofing membrane beneath the building slab and outside foundation sidewalls below grade;
- As part of development, construction and maintenance of an engineered composite cover consisting of a 6 inch thick concrete basement slab;
- Submission of a Remedial Action Report (RAR) and Site Management Plan (if needed); and
- If Track 1 cleanup is not achieved, submission of 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.

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

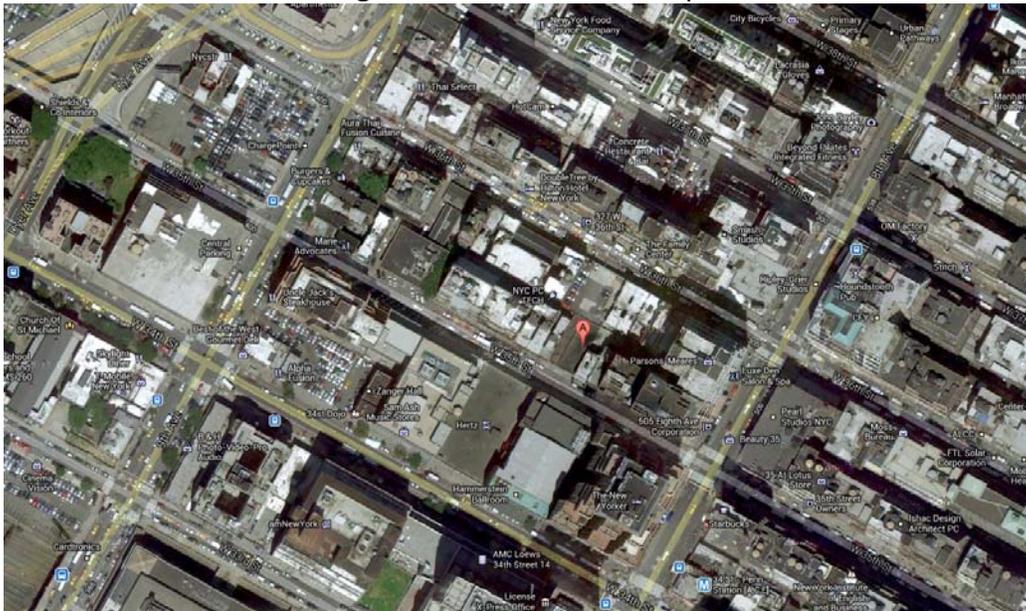


Figure 2 – Site Vicinity Map

