

**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**

April 22, 2013  
to  
May 22, 2013

**Whom can I contact for project information?**

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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 the New York City's Voluntary Cleanup Program (VCP). An application has been submitted by OPTIMA Real Estate for enrollment of the property located at 333 West 38<sup>th</sup> Street, Manhattan, New York and identified as Block 762, Lot 16 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 May 22, 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 2,475-square foot Site is occupied by a 5-story commercial building. The future use of the site will consist of a 21-story hotel with basement. Upon completion of construction there will not be any open space or areas not covered with concrete.

**Summary of RIR**

Soil/fill samples collected during the RI showed low concentrations of metals Semi-Volatile Organic Compounds (SVOCs). Groundwater results reported concentration of metals exceeding NYS Part 703.5 Groundwater Standards. Soil vapor results indicated trace concentrations of VOCs.

**Summary of the Remedy**

The proposed remedial action will consist of:

1. Preparation of a Community Protection Statement and implementation of all required NYC VCP Citizen Participation activities according to an approved Citizen Participation Plan.
2. Perform a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
3. Establish Track 1 Soil Cleanup Objectives (SCOs). Excavation and removal of soil/fill exceeding SCOs.
4. Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs.
5. 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.
6. As part of new development, installation of a vapor barrier in form of a waterproofing layer beneath the building slab.
7. As part of new development, construction and maintenance of an engineered composite cover consisting of a 3.5-foot concrete building slab to prevent human exposure to residual soil/fill remaining under the Site.
8. Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved and lists any changes from this RAWP.

## 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](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



### Site Map



### Site Location Map

