

## Where can I view project documents?

### In person at:

New York Public Library  
 Kips Bay Branch  
 446 Third Avenue  
 New York, NY 10016

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

### and electronically at:

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

## Public Comment Period

June 05, 2013  
 to  
 July 5, 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 Samoo Architects for enrollment of the property located at 122 East 32<sup>nd</sup> Street in the Kips Bay section of Manhattan, New York and identified as Block 887, Lot 84 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 5, 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 6,419-square foot Site is vacant and contains no structures. The future use of the site will consist of a 7-story Community Center with two cellar levels. Upon completion of construction there will be no open space or areas not covered with concrete.

### Summary of RIR

Soil/fill samples collected during the RI showed that VOCs, PCBs and Pesticides were not detected above cleanup standards. Several metals and Semi-Volatile Organic Compounds (SVOCs) were detected above cleanup standards. 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).
4. Excavation and removal of all soil/fill including soil/fill exceeding Unrestricted Use SCOs. For development purposes, entire property will be excavated to the depths of 28 feet below land surface. Hot spot removal in one area of the site to address metals contamination.
5. Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs.
6. 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.
7. As part of new development, installation of a vapor barrier in form of a waterproofing layer beneath the building slab.
8. As part of new development, construction and maintenance of an engineered composite cover consisting of concrete building slab to prevent human exposure to residual soil/fill remaining under the Site.
9. Submission of a Remedial Action Report that describes the remedial activities, certifying that the remedial requirements have been achieved and that lists any changes from this RAWP.
10. If Track 1 SCOs are not achieved, the property will continue to be registered with a Hazardous Materials Restrictive Declaration.

### 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

