

Where can I view project documents?

Online at:

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

Internet access to view documents is available at the public library.

The closest location is:

Muhlenberg Library
209 West 23rd Street
New York, NY 10011

Please call (212) 924-1585 for hours of operation

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 New York City's Voluntary Cleanup Program (VCP). OER has approved the Remedial Action Work Plan (RAWP) submitted by Joy Construction Company for enrollment of the property located at 411-421 West 35th Street in the Hudson Yards section of Manhattan, New York. The remedial work will begin in November 2014. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at the left.

Site Description

The Site is approximately 22,467 square feet and is being used as a parking lot. The proposed future use of the Site consists of a 12-story residential structure with underground parking level, and commercial space on the ground floor.

Summary of the Remedy

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;
- Implementation of a Community Air Monitoring Plan for particulates and volatile organic carbon (VOCs) compounds;
- Selection of 6NYCRR Part 375 Unrestricted Use Track 1 Soil Cleanup Objectives (SCOs) across the building footprint and Track 4 Site Specific SCOs across the proposed landscaped area;
- Excavation and removal of soil/fill exceeding Track 1 Unrestricted Use SCOs. The entire property will be excavated to 14 feet below grade over building footprint and 2 feet below grade in the landscaped area. Approximately 13,000 tons of soil will be excavated and removed from Site;
- 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;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Construction of 6 inch engineered composite cover consisting of the concrete slab across the footprint of the new building and concrete in landscaped areas;
- Installation of a vapor barrier system below the building slab and behind foundation walls to grade; construction of a ventilated parking system;
- Submission of an approved Site Management Plan in the Remedial Action Report (RAR) for long-term management of residual fill, including certification of Engineering and Institutional Controls and reporting at a specified frequency;
- Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved and lists any changes from this RAWP; and
- Continued registration with an E-Designation at the NYC Buildings Department, if Track 1 SCOs are not achieved across the entire Site.

Cleanup activities are scheduled to begin in November 2014 and are expected to take approximately three months to complete.

Next Steps

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 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 to access document repository:

Figure 1 – Site Location Map

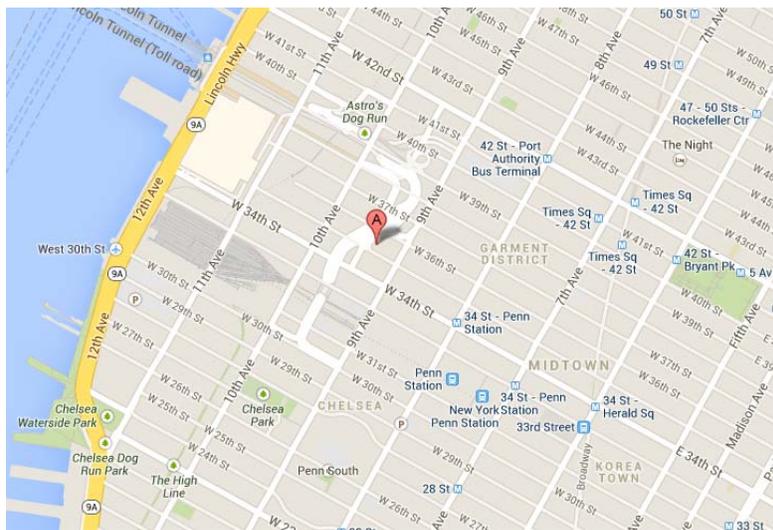


Figure 2 – Site Map

