

**NYC VCP Cleanup Plan  
Available for Review and Comment**

**Public Comment Period**

January 14, 2014  
to  
February 14, 2014

**Where can I view project  
documents?**

**Online at:**

[http://www.nyc.gov/html/oer/html/  
repository/RManhattan.shtml](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:

New York Public Library  
Muhlenberg Branch  
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](http://www.nyc.gov/oer)

The New York City Office of Environmental Remediation (OER) provides this Fact Sheet pursuant to New York City's Voluntary Cleanup Program (VCP). An application has been submitted by West 35 SBXVL, LLC for enrollment of the property located at 445-453 West 35th Street in the Clinton section of Manhattan, New York and identified as Block 733, Lot 8, 9, and 58 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 February 14, 2014. 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**

The Site is a 14,473 square feet and is currently used as a parking lot. The proposed future use of the Site will be mixed commercial and residential and will consist of two buildings. The first building, designated B1, will have a maximum height of 12 stories with a cellar. The second building, designated B2, will have a maximum height of 10 stories without a cellar.

**Summary of RIR**

The environmental investigation identified several Semi-Volatile Organic Compounds (SVOCs) and metals detected above cleanup guidelines. Groundwater samples detected several metals above Groundwater Quality Standards. Soil vapor samples showed low levels of petroleum-related compounds, below the monitoring/mitigation level ranges established by the New York State Department of Health.

**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;
- Implement a Community Air Monitoring Plan for particulates and volatile organic carbon (VOCs) compounds;
- Establish Track 4 Site-specific Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 4 Site Specific SCOs. In the Building B1 area, excavation and removal of soil/fill exceeding to a depth of approximately 14 feet below grade within the footprint of the building. Approximately 6,000 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. Appropriate segregation of excavated media on Site;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Demarcation layer in Building B2 area;
- Installation of a vapor barrier/waterproofing system below the concrete slab underneath the building, as well as behind foundation walls of the proposed building. The vapor barrier will consist of Raven Industries' VaporBlock 20 Plus, which is a seven layer co-extruded barrier made from polyethylene and EVOH resins;
- Construction and maintenance of an engineered composite cover consisting of 6" thick concrete slab across the footprint of the new building;
- Submission of an approved Site Management Plan (SMP) in the Remedial Action Report (RAR) for long-term management of residual contamination, including plans for maintenance, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency;
- Submission of a RAR that describes the remedial activities and certifies that the remedial requirements have been achieved and lists any changes from this RAWP; and
- Continued registration with E designation for the property.

**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:



**Figure 1 – Site Location Map**



**Figure 2 – Site Map**

