

Public Comment Period

June 13, 2014
 to
 July 13, 2014

Where can I view project documents?

Online at:

<http://www.nyc.gov/hml/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, New York 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 Available for Review and Comment

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 VHS 239, LLC for enrollment of the property located at 239 10th Avenue in the Chelsea section of Manhattan, New York and identified as Block 696, Lot 32 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 13, 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 5,535 square feet and is currently occupied by a decommissioned Getty service station. The proposed future use of the property will be an 11-story residential building with a cellar and sub-cellar. Portions of the first floor and cellar level will be utilized as commercial space.

Summary of RIR

The environmental investigation identified up to 10 feet of historic fill. Several Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs), metals, pesticides, and PCBs were detected above cleanup guidelines in soil and VOCs, SVOCs and metals were detected above groundwater standards. Soil vapor samples showed petroleum-related VOCs; however no chlorinated VOCs were detected above the DOH soil vapor guidance matrix at which monitoring is recommended.

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 Program for particulates and VOCs;
- Establishment of Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill in excess of SCOs. The entire footprint of the property will be excavated to a depth of 14 feet below grade for cellar. The sub-cellar area (the footprint of the Site with 10 feet setback on two sides) will extend to depths of 30 feet below grade;
- Collection and analysis of endpoint samples to determine if the remedy meets SCOs;
- 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 of contaminated soil;
- As part of new development, construction and maintenance of an engineered composite cover consisting of the 2 foot sub-cellar concrete slab and 1 foot cellar concrete slab;
- As part of new development, installation of a vapor barrier system beneath the building slab and outside foundation sidewalls below grade; and
- 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.

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

Direct Link to Document Repository: <http://www.nyc.gov/hml/oer/html/repository/RManhattan.shtml>

or scan with your smart phone to access document repository:



Figure 1 – Site Location Map

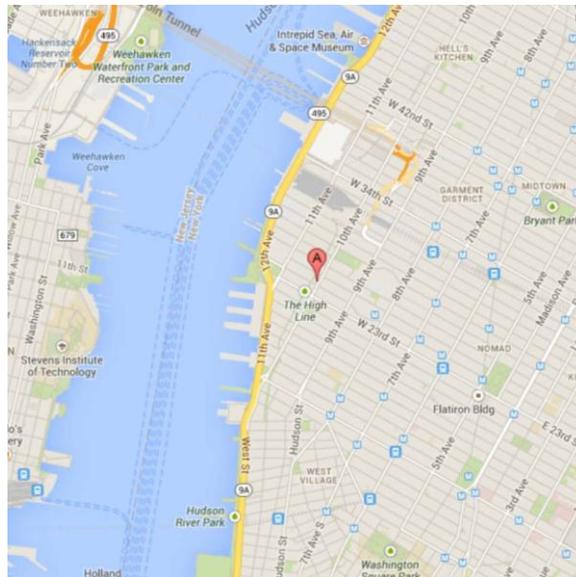


Figure 2 – Site Map

