

Public Comment Period

July 17, 2014
to
August 17, 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, 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 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 7 West 21, LLC for enrollment of the property located at 7 West 21st Street in the Flatiron section of Manhattan, New York and identified as Block 823, Lot 31 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 August 17, 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 approximately 24,000 square feet and is currently occupied by an asphalt-paved commercial parking lot with hydraulic automobile lifts. The proposed future use of the Site consists of two mixed-use, 18-story residential and commercial towers connected at the sub-cellar, cellar, and first floor.

Summary of RIR

Soil samples identified two Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs), and several metals above clean up guidelines. Groundwater samples identified two VOCs, one SVOC, and one metal above Groundwater Quality Standards. Soil vapor samples showed several petroleum related VOCs at low concentrations.

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;
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
- Establishment of Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs).
- Excavation and removal of soil/fill over the entire site footprint to bedrock.
- 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; and
- Submission of a Remedial Action Report (RAR) that describes the remedial activities and certifies that the remedial requirements have been achieved and lists any changes from this RAWP.

If Track 1 Cleanup is not achieved, the following construction elements will constitute Engineering and Institutional Controls:

- Installation of a waterproofing/vapor barrier system as part of the construction beneath the building slabs and along subsurface sidewalls.
- Construction of a composite cover system consisting of 6" thick concrete building slabs to prevent human exposure to residual soil/fill remaining under the Site.
- Construction and operation of a ventilated parking garage in the sub-cellar level in accordance with NYC Building Code requirements.
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual fill, including certification of Engineering and Institutional Controls and reporting at a specified frequency;
- 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

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

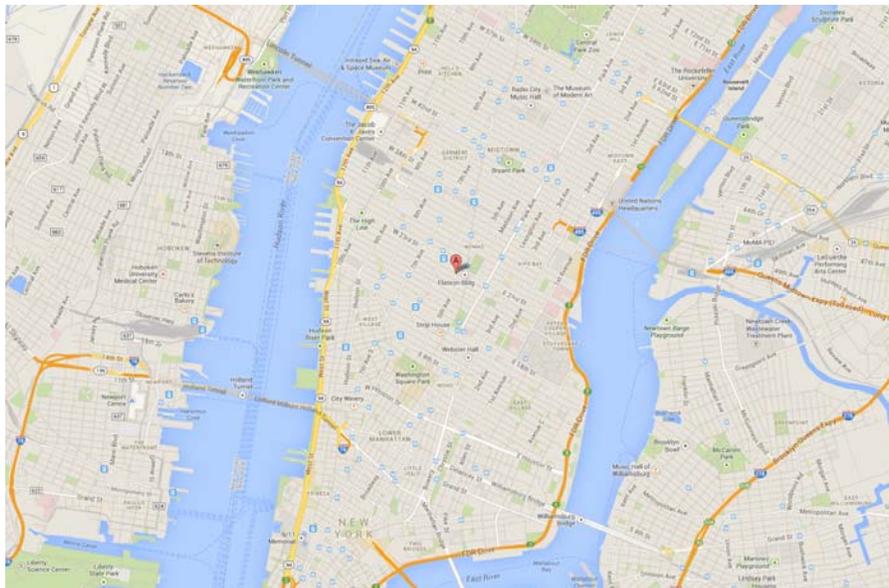


Figure 2 – Site Map

