

Where can I view project documents?

In person at:

New York Public Library
Hudson Park Branch
66 Leroy Street
New York, NY 10014

(Please call (212) 243-6876 for hours of operation)

and electronically at:

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

Public Comment Period

October 21, 2011
to
November 21, 2011

Whom can I contact for project information?

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For more information visit:
www.nyc.gov/oer

NYC BCP Cleanup Plan Available for Review and Comment

The Office of Environmental Remediation (OER) provides this Fact Sheet pursuant to the New York City's Brownfield Cleanup Program (BCP). An application has been submitted for enrollment of the property at 231-239 Hudson Street and 501-503 at Canal Street (Block 594, Lots 99, 114 and 115) in New York, New York into the BCP. 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 November 21, 2011. The RIR and draft RAWP are available for review at the document repositories identified in the box at 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 and Development

The site encompasses an area of approximately 12,900 square-feet. Currently, the Site is vacant and consists of an excavated pit approximately 70 feet by 50 feet. The proposed redevelopment includes an 8-story hotel building identified as 231 Hudson Street (Hudson Street Hotel) and a 9-story hotel building identified as 501 Canal Street (Canal Street Hotel). The two buildings will be developed on slabs on grade and have no basements. The central portion of the Site will consist of an open court yard consisting of a 4-inch layer of concrete and paving stones.

Summary of RIR

The environmental investigation identified historic fill to depth of 8 feet to 14 feet below grade. A petroleum spill is identified at the site. Shallow soil/fill is above Track 1 Soil Cleanup Objectives (SCOs) for metals including barium, copper, lead, mercury and zinc. Semi Volatile Organic Compounds (SVOCs) are above Track 1 SCOs in deep soils. Volatile Organic Compounds (VOCs) and SVOCs above Track 1 SCOs are confined to saturated soil beneath the eastern and central portions of the property. No VOCs, PCBs or pesticides exceeded Track 2 SCOs in shallow or deeper soils.

Contaminants in groundwater are petroleum VOCs and SVOCs. A VOCs plume is delineated beneath the eastern and central portion of the site.

Soil vapor samples reveal petroleum-related compounds throughout the site.

Summary of the Remedy

The specific elements of the proposed remedial action include:

- Preparation of a Community Protection Statement, performance of a Community Air Monitoring Program and implementation of a Citizen Participation Plan;
- Establishment of Track 4 (SCOs) for the entire site;
- Excavation of soil/fill beneath the entire property to a depth of 8 feet. The excavated soil/fill will be disposed at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal of contaminated material;
- Collection and analysis of end-point samples to determine if the remedy attains the Track 4 SCOs;
- Cleanup of petroleum spill will be performed under the authority of NYSDEC. This cleanup will include injection of Oxygen Related Compounds (ORC) into the groundwater to remediate the groundwater plume;
- Construction and maintenance of an engineered composite cover consisting of an 8-inch concrete slab on grade beneath the buildings and a 4-inch slab in the courtyard to prevent exposure to residual contaminated soil remaining under the Site;
- Installation of a vapor barrier system and an active sub-slab depressurization system beneath the building slab to prevent any contaminants in soil vapor from entering the building;
- Submission of a Site Management Plan (SMP) for long-term management of remaining contamination including plans for: (1) institutional and engineering controls (IC/ECs); (2) monitoring; and (3) reporting; and
- Recording of a deed restriction to inform future owners of residual contamination at the site and to prevent future exposure to any residual site contamination.

Next Steps

OER will review the draft RAWP and consider all comments submitted during the public comment period before it approves a final RAWP. The approved RAWP will be placed in the document repositories 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 Brownfield Cleanup Program, please visit our website at: www.nyc.gov/oer

Direct Link to OER document repository:

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

Figure 1 – Site Location Map

