



Where can I view project documents?

Document Repositories

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>

Whom can I contact for project information?

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

NYC BCP Cleanup Plan Remedial Activities to Begin

The New York City Office of Environmental Remediation (OER) is providing this Fact Sheet pursuant to the New York City Brownfield Cleanup Program (BCP). OER has approved the Remedial Action Work Plan (RAWP) submitted by CBCS Hudson Equities, LLC for 231-239 Hudson Street and 501-503 Canal Street, Manhattan, New York. The remedial work will begin in February 2012. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at left.

Site Description

The Project is located in Manhattan (see Figures 1 & 2) and is identified as Tax Block 594, Lots 99, 114 and 115. The project has a combined area of approximately 12,900 square feet and is currently vacant and undeveloped. Historic use of the property has been residential, commercial, and automobile related including a truck depot and automobile repair services. The areas of concern identified for this site included historic fill and an on-site spill currently being managed under NYSDEC Spill # 08-01296. The building at 231 Hudson (Hudson Street Hotel) will be developed on the eastern portion of the property along Hudson Street. There is a courtyard between the two buildings, which is part of Hudson Street Hotel. The building at 501 Canal Street (Canal Street Hotel) will be developed on the western-southwestern portions of the property along Renwick Street and Canal Street.

Summary of Proposed Remedial Action

The remedial action for 231-239 Hudson Street and 501-503 Canal Street Sites will entail soil excavation and the installation of a composite cover system, vapor barriers, and sub-slab depressurization systems. It will also require institutional controls and site management

The elements of the selected remedy are as follows:

1. Preparation of a Community Protection Statement, performance of a Community Air Monitoring Program and implementation of a Citizen Participation Plan;
2. Establishment of Track 4 Soil Cleanup Objectives (SCOs) for the entire property;
3. Excavation of the site to approximately 6 feet.
4. Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
5. 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.
6. Remediation of onsite petroleum spill number 08-01296 under an NYSDEC approved Remedial Action Plan (RAP) and closed under the authority of NYSDEC.
7. Construction and maintenance of an engineered composite cover consisting of 4 foot thick slab on grade and a 4-inch thick slab in the courtyard to prevent exposure to residual soil/fill remaining under the Site;
8. Installation of a vapor barrier system beneath the building, installation and operation of an active sub-slab depressurization system to prevent contaminants from entering the building;
9. Submission of a Remedial Action Report (RAR) and an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination; and
10. Recording deed restriction to inform future property owners of residual contamination/historic fill at the property.

Cleanup activities are scheduled to begin in February 2012 and are expected to take approximately three months to complete. Construction of the building foundation and courtyard composite cap, as well as the installation of the sub-slab depressurization system and vapor barrier is expected to be completed in eight months.

Next Steps After the enrollee completes the remedial work, an RAR will be prepared and submitted to OER. The RAR will describe the cleanup activities and certify that all cleanup requirements were met. 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 then issue a fact sheet announcing the completion of the remedial action and identify all engineering and institutional controls (if required) to be used at the Site.

Direct Link to Document Repository:

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

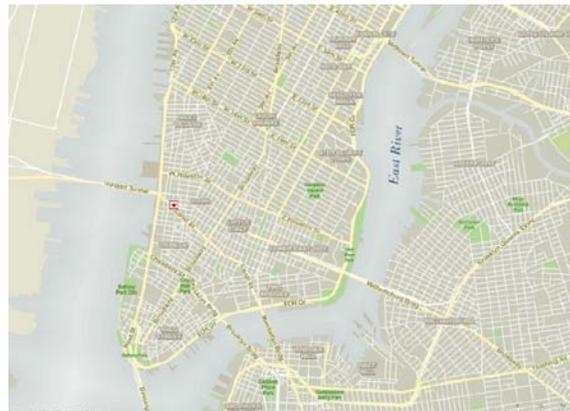
OR scan with your smart phone:



Figure 1: Aerial View



Figure 2: Site Map



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