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

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**NYC VCP Cleanup Plan
Remedial Activities in Progress**

The New York City Office of Environmental Remediation (OER) is providing this Fact Sheet pursuant to the New York City Voluntary Cleanup Program (VCP). OER has approved the Remedial Action Work Plan (RAWP) submitted by West 37th Street Partners, LLC for 312 West 37th Street, New York, New York. The remedial work is ongoing. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at left.

Site Description

The site consists of a 10,000 square-foot vacant parking lot. The development plan is to construct a 21-story hotel building with a basement and a rear yard.

Summary of the Remedy

The remedial action for 312 West 37th Street will entail soil excavation and the installation of a composite cover system, vapor barrier, and sub-slab depressurization system. If Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs) are not achieved, institutional controls and site management will also be required.

The specific elements of the proposed remedial action include:

- Preparation of a Community Protection Statement and implementation of a Citizen Participation Plan;
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
- Establishment of Track 1 SCOs for the building footprint and Track 4 SCOs for the rear yard. Excavation and removal of soil/fill exceeding SCOs;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Construction and maintenance of an engineered composite cover; Installation of a vapor barrier and passive sub-slab depressurization system;
- 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;
- Recording of a deed restriction to inform future owners of any residual historic fill at the site to prevent future exposure to any residual contamination at the site;
- Submission of an approved Site Management Plan (SMP) in the Remedial Action Report (RAR) for long-term management of residual contamination, including plans for operation, maintenance, monitoring, inspection and certification of engineering and institutional controls; and
- Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, and describes all Engineering and Institutional Controls to be implemented at the Site.

Cleanup activities are ongoing and are expected to be completed by August 2012. 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 two years.

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 – Site Location Map