

Where can I view project documents?

In person at:

New York Public Library for the
Performing Arts
Dorothy and Lewis Cullman Center
40 Lincoln Center Plaza
New York, NY 10023

Please call (917) 275-6975 for hours
of operation

and electronically at:

[http://www.nyc.gov/html/oer/html/
repository/RManhattan.shtml](http://www.nyc.gov/html/oer/html/repository/RManhattan.shtml)

Public Comment Period

August 13, 2013
to
September 12, 2013

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 CREF 546 West 44th Street, LLC for enrollment of the property located at 546 West 44th Street in the West Clinton section of Manhattan, New York and identified as Block 1072, Lot 50 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 identified in the RIR.

Public Comments on the RAWP

OER is accepting public comments on the draft RAWP for 30 days until September 12, 2013. 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 27,615 square feet. Currently, the Site is used as a commercial parking lot and is improved with a two-story garage building with a basement in the southwestern portion of the Site and an asphalt-paved parking lot over the remainder of the Site. The proposed future use of the Site consists of two 14-story residential towers with a full cellar and a landscaped area at cellar and sidewalk grade.

Summary of RIR

The environmental investigation identified up to 20 feet of historic fill material. Elevated levels of one pesticide, one PCB, several semi-volatile organic compounds, and metals were identified above cleanup guidelines.

Groundwater samples identified two metals above Groundwater Quality Standards. Soil vapor samples showed petroleum-related and chlorinated Volatile Organic Compounds (VOCs) at generally low-to-moderate concentrations. The detected concentrations of tetrachloroethene (PCE) and trichloroethene (TCE) fall within the monitoring/mitigation level ranges established by the New York State Department of Health.

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 VOC compounds;
- Establishment of Track 4 Site-specific Soil Cleanup Objectives (SCOs) for contaminants of concern.
- Excavation and removal of soil/fill exceeding Track 4 Site-specific SCOs. Excavation will include approximately 4 feet of excavation in the slab-on-grade and grade-level landscaped portions of the Site and approximately 17 to 18 feet of excavation for construction of the cellar.
- 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;
- Collection and analysis of end-point samples to determine if the remedy attains SCOs;
- Construction and maintenance of an engineered composite cover consisting of concrete sidewalks, building slabs, and clean soil cover to prevent exposure to residual soil/ fill remaining at the Site;
- Installation of a vapor barrier system below the building slabs and behind the foundation walls of the new building;
- Submission of an approved Site Management Plan (SMP) in the Remedial Action Report (RAR) for long-term management of residual fill, including certification of Engineering and Institutional Controls and reporting at a specified frequency; and
- Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved and lists any changes from the approved 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/html/oer/html/repository/RManhattan.shtml>

or scan with your smart phone to access document repository:



Figure 1 – Site Location Map

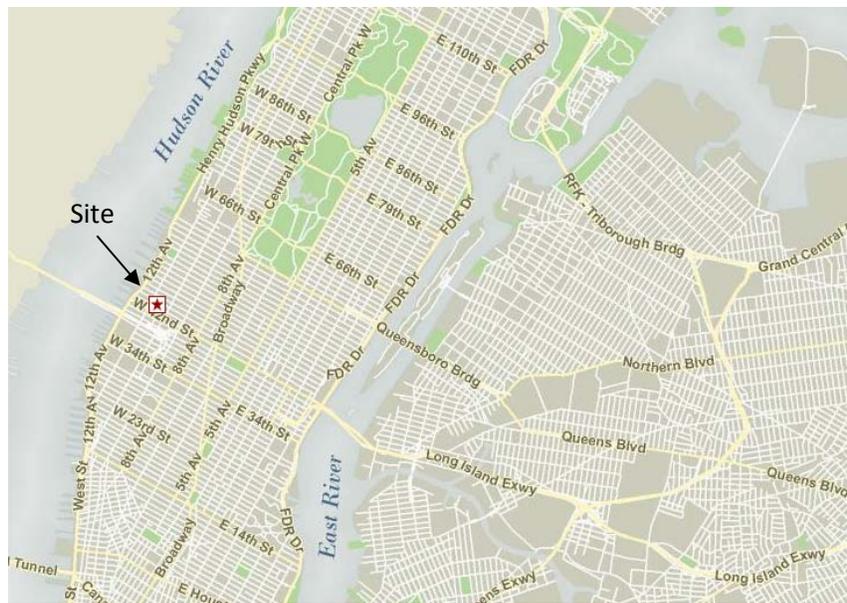


Figure 2 – Site Map

