

Public Comment Period

January 17, 2014
 to
 February 17, 2014

Where can I view project documents?

Online at:

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

Internet access to view documents is available at the public library.

The closest location is:

New York Public Library
 Kips Bay Branch
 446 Third Avenue at East 31st St.
 New York, NY 10016

Please call (212) 683-2520 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 the NYU School of Medicine (NYU SOM) for enrollment of the property located at 435 East 30th Street in the Kips Bay section of Manhattan, New York and identified as Block 962, part of Lot 7501 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 February 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 36,000 square feet and currently contains three vacant and partially demolished former NYU Langone Medical Center (NYULMC) buildings. The proposed future use of the Site consists of a new 16-story research facility with a partial cellar. Some small landscaped areas will be located along the edges of the Site.

Summary of RIR

The environmental investigation identified approximately 17.5 to 40 feet of urban fill materials containing sand, silt, gravel, brick and concrete with some timber and rubble underneath the Site. Some Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs), metals and pesticides were detected above cleanup guidelines, but typical of levels found in urban fill materials.

Groundwater samples identified metals and SVOCs above Groundwater Quality Standards. Soil vapor samples showed generally low levels of petroleum-related and chlorinated compounds.

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);
- Excavation and removal of soil/fill in excess of SCOs. The new building will be excavated to a depth ranging from less than 10 to approximately 23 feet below grade. Approximately 7,500 tons of soils will be removed from the Site;
- 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 a concrete pressure slab, concrete or asphalt pavement, and a minimum of two feet of clean fill in new landscaped areas;
- Installation of a vapor barrier system below the pressure building slab, as well as behind foundation walls of the proposed 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;
- Submission of a RAR that describes the remedial activities and certifies that the remedial requirements have been achieved and lists any changes from this RAWP; and
- Continued registration with a Restrictive Declaration at the NYC Buildings Department.

