

## Public Comment Period

June 2, 2014  
to  
July 2, 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:

Mid-Manhattan Branch  
455 5<sup>th</sup> Avenue at 40<sup>th</sup> Street  
New York, NY 10016

Please call (212) 340-0863  
for hours of operation

## Whom can I contact for project information?

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For more information visit:

[www.nyc.gov/oer](http://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 McSam Hotel Group, LLC for enrollment of the property located at 346 West 40th Street in New York, New York and identified as Block 736, Lot 67 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 July 2, 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.

### Site Description

The Site is 9,875 square feet and is currently a 6-story parking garage with a partial cellar. The proposed use of the Site consists of a new 35-story hotel with a full cellar and an open space rear yard.

### Summary of RIR

The environmental investigation identified several Volatile Organic Compounds (VOCs), and metals, above cleanup guidelines in the soil. Groundwater samples identified Semi-Volatile Organic Compounds (SVOCs), VOCs, and metals above Groundwater Quality Standards. Soil vapor samples collected during the RI detected petroleum related VOCs.

### Summary of the Remedy

The specific elements of the remedial action will 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 VOCs;
- Establish (Track 4) Site Specific Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding SCOs. The 90 % of the site will be excavated to a depth of approximately 16.5' below sidewalk grade for the new building. Rear yard area will be excavated to depths of two feet below grade;
- 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, and this plan;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Performance of a remedial action for the petroleum spill #1312014 under authority of the New York State Department of Environmental Conservation (NYSDEC) Spill program. This remedial action will consist of groundwater treatment via injections of bioremediation and chemical oxidation solutions, excavation and removal of petroleum impacted soil and the implementation of a groundwater monitoring program.
- Installation of a vapor barrier and waterproofing system below the concrete slab underneath the building, as well as behind foundation walls of the proposed building;
- Construction and maintenance of an engineered composite cover consisting of a 42-inch concrete slab underneath the building and a 6-inch concrete slab in the rear area;
- Submission of a Remedial Action Report (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 (ECs/ICs) to be implemented at the Site, and lists any changes from the RAWP;
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for maintenance, inspection and certification of ECs and ICs and reporting at a specified frequency; and
- Continued registration with an E-Designation at the NYC Buildings Department.

