

Public Comment PeriodApril 8, 2015
to
May 8, 2015**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
Muhlenberg Branch
209 West 23rd Street
New York, NY 10011

Please call (212) 586-5098 for hours of operation

Whom can I contact for project information?Eric Ilijevich
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Schawla@dep.nyc.govFor 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 215-219 West 28th Street Mazal Owner LLC. for enrollment of the property located at 215-219 West 28th Street in the Chelsea section of Manhattan, New York and is identified as Block 778, Lots 29, 30, and 31 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 May 8, 2015. 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 7,360 square feet with Lots 29 and 30 currently vacant while Lot 31 is occupied by a 4-story building with a basement. The proposed future use of the site is one new 21-story mixed use residential and commercial building with two cellar levels and will be constructed on the entire three lots.

Summary of RIR

The environmental investigation identified historical fill material up to depths of 2 feet. Several pesticides and metals are present above cleanup guidelines in soil. SVOCs, metals and one VOC were detected above groundwater quality standards. Soil vapor samples showed trace levels of petroleum related VOCs and chlorinated VOCs.

Summary of the Remedy

The specific elements of the proposed remedial action include:

The proposed remedial action will consist of:

1. Preparation of a Community Protection Statement and performance of all required NYC VCP citizen participation activities according to an approved Citizen Participation Plan.
2. Perform a Community Air Monitoring Program (CAMP) for particulates and volatile organic carbon compounds (VOCs).
3. Selection of Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs).
4. Installation of a dewatering system for construction purposes which will include groundwater cutoff elements at the perimeter of the Site including secant a pile wall.
5. Excavation and removal of soil/fill exceeding Track 1 Soil Cleanup Objectives (SCOs). Excavation for development purposes would take place to a depth of approximately 27 feet below sidewalk grade. A small area for elevator pits will be excavated to greater depths. Approximately 10,000 tons of soil will be excavated and removed from this Site.
6. Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs.
7. 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 to be implemented at the Site, and lists any changes from this RAWP.

If Unrestricted Use SCOs are not achieved, the following construction elements implemented as part of new construction will constitute Engineering and Institutional controls:

8. As part of development, Installation of a waterproofing/vapor barrier system beneath the building slab and outside foundation sidewalls below grade;
9. If Track 1 is not achieved, Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination,
10. As part of new development, construction and maintenance of an engineered composite cover
11. If Track 1 is not achieved, the property will continue to be registered with an E-Designation at the NYC Buildings Department.

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 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

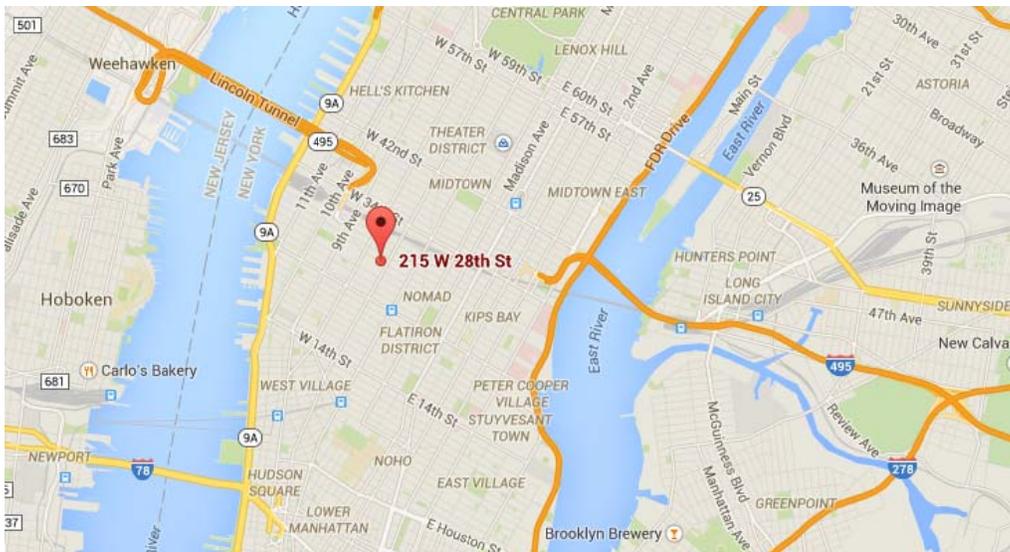


Figure 2 – Site Map

