

Public Comment Period

July 19, 2016
To
August 18, 2016

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
Hudson Park Library
66 Leroy Street
New York, NY 10014

Please call (212) 243-6876 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 PMG Leroy Street LLC for enrollment of the property located at 111 Leroy Street in Manhattan, New York and identified as Block 602, Lots 55, 83 and 85 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 August 18, 2016. 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 18,080 square feet and is currently vacant. The former buildings on these lots have been demolished, and the proposed use of the Site will consist of a new 10-story residential tower and five (5) 3-to-5-story single-family residential townhouses (designated Townhouses 1 through 5, from west to east), each with a cellar.

Summary of RIR

The environmental investigation identified several Semi-Volatile Organic Compounds (SVOCs), pesticides, and metals above cleanup guidelines in soil. Groundwater samples detected VOCs, one SVOC, and several metals exceeding groundwater quality standards. Soil vapor samples detected petroleum-related compounds. Chlorinated VOCs were detected above mitigation values 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 volatile organic carbon compounds;
- Establishment of Track 4 Site-Specific SCOs;
- Excavation and removal of soil/fill exceeding Track 4 Site-Specific SCOs. Excavation for construction of the new buildings' cellar levels will extend to depths of about 12 to 15 feet below ground surface (bgs) with portions of the excavation extending to a maximum of about 20 feet bgs for elevator pits. About 12,400 tons of soil/fill material will be excavated and removed from the site;
- Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID;
- Spill closure and any associated groundwater remediation will be managed under NYSDEC authority;
- Excavation, removal, registration, and closure of at least one Underground Storage Tank (UST);
- Collection and analysis of documentation soil samples to document the performance of the remedy with respect to the SCOs;
- Construction of an engineered composite cover consisting of grade-level impervious concrete and asphalt, grade-level pervious pavers underlain by cover material, and 5-inch to 36-inch-thick sub-grade reinforced concrete building slabs to prevent human exposure to residual soil/fill remaining under the new buildings;
- Installation of a vapor barrier system beneath the building slab and outside of sub-grade foundation sidewalls;
- Installation of six active sub-membrane depressurization (SMD) systems, each consisting of a network of horizontal piping set in the middle of a gas permeable gravel layer immediately beneath the building slabs and vapor barrier systems;
- Demarcation of residual soil/fill in areas where pervious pavers comprise part of a 2-foot composite cover overlying residual soil/fill;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities and certifies that the remedial requirements have been achieved and lists any changes from this 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 Engineering and Institutional Controls and reporting at a specified frequency; and
- Continued registration with E-designation for the property.

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

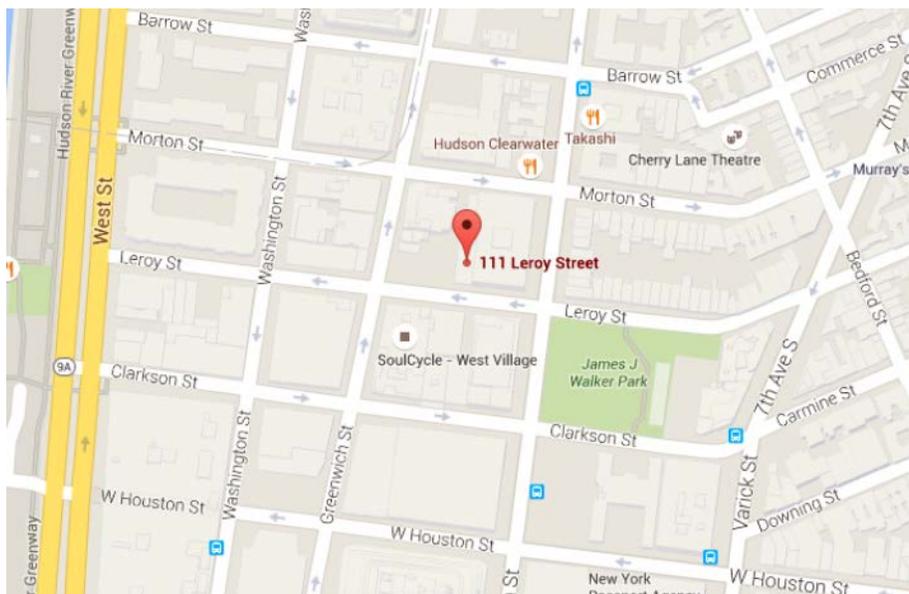


Figure 2 – Site Map

