

## NYC VCP Cleanup Plan Remedial Activities to Begin

### Where can I view project documents?

**Online at:**

<https://a002-epic.nyc.gov/app/workspace/7279/docrepository>

Internet access to view documents is available at the public library.  
The closest location is:

New York Public Library  
Columbus Branch  
742 10<sup>th</sup> Avenue  
New York, NY 10019

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

### Whom can I contact for project information?

Anna Brooks  
Project Manager  
NYCOER  
100 Gold Street, 2<sup>nd</sup> Floor  
New York, NY 10038  
212-788-7423  
[abrooks@dep.nyc.gov](mailto:abrooks@dep.nyc.gov)

and

Shaminder Chawla  
Deputy Director  
NYCOER  
(212) 442-3007  
[Schawla@dep.nyc.gov](mailto:Schawla@dep.nyc.gov)

The New York City Office of Environmental Remediation (OER) is providing this Fact Sheet pursuant to the New York City Voluntary Cleanup Program (VCP). OER has approved the Remedial Action Work Plan (RAWP) submitted by 622 West 51<sup>st</sup> Street Holdings, LLC for 622 West 51<sup>st</sup> Street, New York, New York (Block 1098, Lots 15 and 48). The remedial work will begin in January 2019. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at left.

**Site Description**

The Site is 25,140 square feet and is currently a paid parking lot to the east and retail building to the west. The proposed use of the Site will consist of an 8-story self-storage building with a cellar containing self-storage units, an electrical room, and mechanical room.

**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;
- Implementation of a Community Air Monitoring Plan for particulates and volatile organic carbon (VOCs) compounds;
- Establishment of Site-Specific (Track 4) Soil Cleanup Objectives (SSSCOs);
- Excavation and removal of soil/fill exceeding Track 4 Site-Specific SSSCOs. The footprint of the proposed building (approximately 70% of the property) will be excavated to a depth of approximately 7.5 feet bgs for development purposes. The remaining 30% of the Site will be minimally excavated to accommodate footings with an engineering composite cap. Approximately 7,000 tons of soil will be excavated and removed from 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, and this plan;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Installation of a vapor barrier/waterproofing system below the concrete slab underneath the building, as well as behind foundation walls of the proposed building;
- Installation and operation of active Sub Slab Depressurization System;
- Construction and maintenance of an engineered composite cover consisting of the 2.5-foot-thick building slab and one-foot-thick concrete paving in exterior areas to prevent human exposure to residual soil/fill remaining under the Site;
- 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;
- A deed restriction will be placed on the property to document the installation of, and continued operation, of an active SSDS.
- Continued registration with E-designation for the property.

For more information visit:  
[www.nyc.gov/oer](http://www.nyc.gov/oer)

### Next Steps

After the enrollee completes the remedial work, an RAR will be prepared and submitted to OER. The RAR will describe the cleanup activities and certify that all cleanup requirements were met. Once the RAR is approved, OER will issue a Notice of Completion, a City liability release, and a New York City Green Property Certificate. OER will then issue a fact sheet announcing the completion of the remedial action and identify all engineering and institutional controls to be used at the Site.

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](http://www.nyc.gov/oer)

Direct Link to Document Repository: <https://a002-epic.nyc.gov/app/workspace/7279/docrepository>

or scan with your smart phone to access document repository:



Figure 1 – Site Location Map



Figure 2 – Site Map

