

**NYC VCP Cleanup Plan  
Remedial Activities to Begin****Where can I view project documents?****Online at:**

<https://a002-epic.nyc.gov/app/workspace/2694/docrepository>

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?**

Zachariah Schreiber  
Assistant Director  
NYCOER  
100 Gold Street, 2<sup>nd</sup> Floor  
New York, NY 10038  
212-788-3922  
[ZSchreiber@dep.nyc.gov](mailto:ZSchreiber@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 1370 South Ocean LLC for 92-100 Vandam Street, New York, New York (Block 597, Lots 7, 10). The remedial work will begin in June 2017. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at left.

**Site Description**

The Site is 12,000 square feet and currently consists of two vacant office buildings. The proposed use of the Site will consist of a 70-unit multi-family residential condominium with commercial space at grade.

**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 Soil Cleanup Objectives (SCOs);
- Perform additional site characterization sampling of soil, groundwater or soil vapor in accordance with the OER-approved Remedial Investigation Work Plan (RIWP);
- Excavation and removal of soil/fill exceeding Track 4 Site Specific SCOs. The entire footprint of the Site will be excavated from a range of 15 to 25 feet below grade;
- Removal, registration, and closure of two potential UST's during the soil/fill removal actions in compliance with applicable local, State and Federal laws and regulations;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Construction of an engineered composite cover typically consisting of a 12 inch thick concrete building slab with an 8-inch clean granular sub-base beneath all building areas and 4-inch poured concrete on a 6-inch sub-base in sidewalk areas;
- Installation of a vapor barrier system consisting of vapor barrier beneath the building slab and outside of sub-grade foundation sidewalls to mitigate soil vapor migration into the building;
- Installation of an active sub-slab depressurization system (SSDS) consisting of sub-slab vapor collection piping or equivalent in accordance with the New York State Department of Health (NYSD DOH) vapor guidance requirements;
- Performance of all activities required for the remedial action, including acquisition of required permits and attainment of pretreatment requirements, in compliance with applicable laws and regulations;
- Submission of a RAR that describes the remedial activities, certifying that the remedial requirements have been achieved; and
- Submission of an approved Site Management Plan (SMP) in the Remedial Action Report (RAR) for longterm management of residual contamination, including reporting requirements at a specified frequency.

### 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/2694/docrepository>

or scan with your smart phone to access document repository:



Figure 1 – Site Location Map

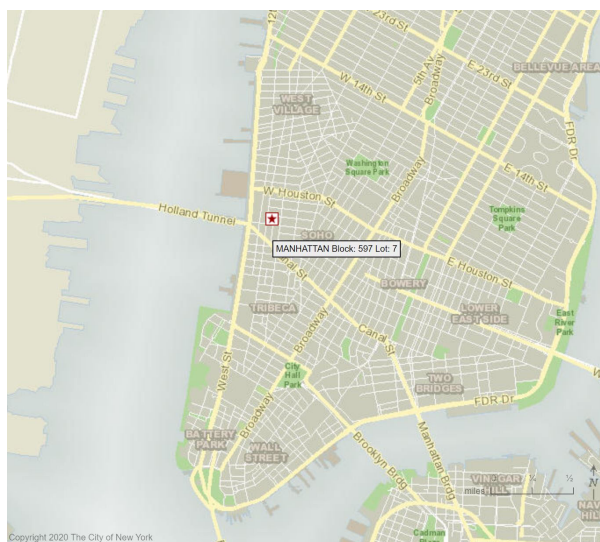


Figure 2 – Site Map

