

Public Comment Period

May 1, 2018
To
June 1, 2018

Where can I view project documents?**Online at:**

<https://a002-epic.nyc.gov/app/workspace/4084/docrepository>

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

New York Public Library
Columbus Branch
742 10th Avenue
New York, NY 10019

Please call (212) 586-5098 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 607 West 47th Street Owner LP for enrollment of the property located at 607-611 West 47th Street in the Hell's Kitchen section of Manhattan, New York and identified as Block 1095, Lots 24 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 June 1, 2018. 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 7,500 square feet and is currently a two-story building with an auto body shop on the second story and car storage on ground flood. The proposed use of the Site will consist of a 6-story self-storage building with two cellar levels.

Summary of RIR

The environmental investigation identified two metals above the cleanup guidelines in soil. Groundwater samples detected several petroleum related Compounds and metals above groundwater quality standards. Soil vapor samples showed levels of petroleum related and chlorinated VOCs above the Air Guideline Values established by the New York State Department of Health.

Summary of the Remedy The specific elements of the proposed remedial action include:

- Perform additional site characterization for groundwater and soil vapor.
 - 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;
 - Selection of Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs);
 - Performance of a remedial action for the petroleum spill #05-08375 under New York State Department of Environmental Conservation (NYSDEC) Spill program;
 - Excavation and removal of soil/fill exceeding Track 1 Unrestricted Use SCOs. The entire site will be excavated to a depth of 22 feet below grade for the construction of the new building's cellar and 26 feet below grade for an elevator pit. Approximately 2,000 cubic yards of soil and 1,000 cubic yards of bedrock 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;
 - Dewatering in compliance with city, state, and federal laws and regulations;
 - 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;
- If Track 1 Unrestricted Use cleanup is not achieved, the following construction elements implemented as part of new development will constitute Engineering and Institutional Controls:
- As part of development, construction and maintenance of an engineered composite cover consisting of the building's concrete slab (16-inch mat slab with 4-inch topping slab) to prevent human exposure to residual contamination that may remain under the site. Sub-base material consisting of about 2 inches of pea gravel and about 4 inches of crushed stone would be placed below concrete;
 - 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: <https://a002-epic.nyc.gov/app/workspace/4084/docrepository>
or scan with your smart phone to access document repository:



Figure 1 – Site Location Map



Figure 2 – Site Map

