



FACT SHEET Brownfield Cleanup Program

Receive Site Fact Sheets by Email. See "For More Information" to Learn How.

Site Name: 509 West 34th Street
DEC Site #: C231094
Address: 509 West 34th Street
New York, NY 10001

Have questions? See "Who to Contact" Below

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the 509 West 34th Street site ("site") located at 509 West 34th Street, New York, NY. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

Draft Investigation Work Plan

The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to NYSDEC under New York's Brownfield Cleanup Program (BCP). The investigation will be performed with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from January 28, 2016 through February 26, 2016. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area below.

Highlights of the Proposed Site Investigation

The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

Significant activities identified in the Remedial Investigation (RI) Work Plan are:

- 1. Soil sampling - Thirteen (13) soil borings will be advanced at the site, three (3) of which will be converted into monitoring wells as noted below. Soil samples will be collected using the Geoprobe® direct push method to characterize site soils above bedrock, which is present from 3-19 feet below land surface (bls). All soil samples will be analyzed for the full Target Compound List (TCL)/Target Analyte List (TAL), including Volatile Organic Compounds (VOCs) and Semi-Volatile Organic Compounds (SVOCs), TAL metals, hexavalent chromium, total cyanide, organochlorine pesticides, Polychlorinated Biphenyls (PCBs), and herbicides ("full TCL/TAL").

2. Groundwater sampling – Three (3) monitoring wells will be installed. These new wells will be sampled along with the three (3) existing monitoring wells on-site. The three proposed monitoring wells will be installed to bridge the water table and will be drilled into bedrock based upon the prior study findings. Bedrock is shallow across the site and groundwater was not previously encountered in the overburden soil borings. Groundwater samples will be collected from the monitoring wells and submitted for laboratory analysis for full TCL/TALs.

3. Soil Vapor sampling – The seven (7) existing soil vapor points installed during past studies will be resampled as part of the RI.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. The approved work plan will be made available to the public (see “Where to Find Information” below). After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to the NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a cleanup plan, called a “Remedial Work Plan” will be developed and a Decision Document will be proposed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period. NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location: The site is located at 509-527 West 34th Street, 435 Tenth Avenue and 510 West 35th Street in the Borough of Manhattan, NYC. The site is comprised of three separate lots (i.e., lots 17, 20 and 29 of Block 706) and is approximately 1.43 acres in size.

Site Features: Lot 17 is approximately .07 acres and is vacant land. Lot 20 is approximately .49 acres and is entirely covered by a four-story structure, with a partial basement. The building is utilized as a parking garage, photography studio, artist studio, elevator services and mixed office and warehouse space. Lot 29 is approximately .87 acres in which the entire lot is a paved parking lot utilized for commercial truck rental and parking.

Current Zoning and Land Use: The site is currently used for commercial purposes, and is zoned C6-4. C6 districts permit a wide range of high-bulk commercial uses requiring a central location. The C6-4 district, typically mapped within a major business district, has a maximum floor area ratio (FAR) of 10.0 or 15.0, exclusive of any bonus.

Past Use of the Site: Historical uses include an iron and brass foundry, and then a parking garage (Lot 20), a hatter’s fur cutting company (Lot 29), and an electrical conduit company (Lot 17).

Site Geology and Hydrogeology: Bedrock is present beneath the site at depths ranging from three to 18 feet below grade. A fill layer comprised of sand, gravel, boulder, concrete, and brick fragments is present from grade to bedrock and is underlain by a 3 to 6 foot thick native glacial silty sand in the western portion of the site. Groundwater was encountered at a depth of approximately 12 feet.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C231094>

Brownfield Cleanup Program: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses may include recreation, housing, business or other uses.

A **brownfield** is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit: <http://www.dec.ny.gov/chemical/8450.html>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

New York Public Library
Attn: John Balow
Science, Industry and Business Library
188 Madison Avenue at 34th Street
New York, NY 10016
Tel: 917-275-6975

Who to Contact

Comments and questions are always welcome and should be directed as follows:

Project-Related Questions

Sarah Quandt
NYS Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Tel: 518-402-9824
Email: sarah.quandt@dec.ny.gov

Site-Related Health Questions

Chris Doroski
New York State Department of Health
Bureau of Environmental Exposure Investigation
Corning Tower, Empire State Plaza, Room 1787
Albany, NY 12237
Tel: 518-402-7860
Email: BEEI@health.ny.gov

We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

Note: Please disregard if you already have signed up and received this fact sheet electronically.



Figure 1 Site Map

509 West 34th Street
Manhattan, New York 10001
Site No. C231094

