



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Former U-Haul Facility
555 West 22nd Street
New York, NY 10001

April 2018

SITE No. C231101
NYSDEC REGION 2

Where to Find Information:

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

New York Public Library – Muhlenberg Branch

209 West 23rd Street
New York, NY 10011
Call for hours: (212) 924-1585

NYSDEC, Albany Office

652 Broadway, 12th Floor
Albany, NY 12233
Call in advance: (518) 402-9767

Who to Contact:

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

Project Related Questions

Nathan Freeman, Project Manager
NYSDEC, Albany Office
652 Broadway, 12th Floor
Albany, NY 12233
(518) 402-9767

Nathan.Freeman@dec.ny.gov

Public Health questions:

Kristin Kulow
NYSDOH
Oneonta District Office
28 Hill Street, Suite 201
Oneonta, NY 13820
(518) 402-7860

kristin.kulow@health.ny.gov

**For additional information on the New York's
Brownfield Cleanup Program, visit:**

www.dec.ny.gov/chemical/8450.html

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the Former U-Haul site (the "Site") located at 555 West 22nd 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 on the left-hand side of this page under "Where to Find Information."

Based on the findings of the investigation, NYSDEC, in consultation with the New York State Department of Health (NYSDOH), has determined that the site does not pose a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the Site; the potential for off-site migration of contaminants in the groundwater; and the potential for human exposure to site-related contaminants via soil vapors.

How to Comment: NYSDEC is accepting written comments about the proposed plan for 45 days, from **April 11** through **May 26, 2018**. The proposed plan is available for public review at the location(s) identified on the left-hand side of this page under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area on the left-hand side of this page.

Draft Remedial Action Work Plan: The cleanup plan is described in a detailed "Remedial Action Work Plan". The proposed Track 2 with a Track 4 component Restricted Use remedy consists of:

- Development and execution of plans for the protection of on-site workers, community, and environment during remediation and construction activities;
- Removal of approximately 13,000 cubic yards of onsite soil exceeding Restricted Residential Use Soil Cleanup Objectives for remedial purposes from grade to 10-15 feet(ft) below grade. Removal of approximately 20,000 cubic yards of material for development purposes from 10-15 ft below grade to varying depths up to 29 ft below grade.
- Design and construction of a support to maintain an open excavation incorporating perimeter vibrated interlocking sheet piles anchored into a clay confining layer;
- Removal of all previously identified and any unknown underground or aboveground storage tanks and petroleum-impacted material, if present;
- Dewatering and treatment of impacted groundwater;
- Collection and analysis of endpoint soil samples to confirm and document removal of targeted materials;

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- Collection and analysis of post-remedial soil vapor samples within the areas adjacent to existing occupied buildings to determine if a vapor barrier is required;
- Collection and analysis of groundwater samples from existing monitoring wells to evaluate the presence of emerging contaminants;
- Importation of fill meeting the NYSDEC DER-10 soil criteria;

The proposed remedy was developed by 22nd and 11th Associates, LLC (the “applicant(s)”) after performing a detailed investigation of the site under New York’s Brownfield Cleanup Program (BCP). A “Remedial Investigation Report”, which describes the results of the site investigation was submitted concurrently with the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

Site Description: The Site is located in a mixed-use area of the West Chelsea section of the Borough of Manhattan. The Site is comprised of five tax lots (approximately 33,671 SF) identified on New York City tax maps as Block 694 Lots 2, 5, 60, 61, and 65. The Site is bounded to the north by West 23rd Street, to the east by 10th Avenue, to the south by West 22nd Street, and to the west by 11th Avenue. The Site is developed with four building of various stories all of which are currently being demolished. The Site has been vacant since May 2017. Previously, the Site was used as a U-Haul storage and trucking facility.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC’s Environmental Site Remediation Database (by entering the Site ID, C231101) at:

<http://www.dec.ny.gov/cfmx/extapps/derexternal/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the Site are semi-volatile organic compounds (SVOCs) and metals which are present site-wide in soil and are consistent with the presence of historic fill material. Petroleum-related VOCs were found onsite during previous investigations, but not during the performance of the Remedial Investigation (RI). Petroleum-related VOCs were found during the RI in soil and groundwater samples offsite along West 23rd Street.

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft RAWP is revised as needed to describe the selected remedy, and will be made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

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 site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<http://www.dec.ny.gov/chemical/8450.html>

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:

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.

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Site Location Map



Basemap Source: ESRI, World Topo Map.



<http://gis.nyc.gov/finance/financemap.html>

Department of Finance Digital Tax Map

0 155 310 620 Feet



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