



<h1>FACT SHEET</h1>	<h2>Brownfield Cleanup Program</h2>
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Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

**Site Name:** 555 West 22nd Street  
**DEC Site #:** C231101  
**Address:** 555 West 22nd Street  
 New York, NY 10011

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 555 West 22nd Street site ("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 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 by 23rd and 11th Associates, L.L.C. ("applicant(s)") 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 **September 21, 2016** through **October 21, 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, groundwater, soil vapor and any other parts of the environment that may be affected. The investigation will include approximately 16 soil borings, 5 monitoring wells and 5 soil vapor points.

#### 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 in an urban area, in a mixed use area of the West Chelsea section of Manhattan. The site is comprised of four tax lots (0.73 acres and approx. 31,820 SF) identified on New York City tax maps as Block 694, Lots 5, 60, 61 and 65. In addition to 555 West 22nd Street, the site is also known as 548 West 23rd Street (Lot 60), 552 West 23rd Street (Lot 61) and 170 11th Avenue (Lot 65). The site is bounded to the north by West 23rd Street, to the east by commercial/residential buildings and 10th Avenue, to the south by West 22nd Street, and to the west by 11th Avenue.

### **Site Features:**

The site is improved with multiple connected one-to-three-story brick buildings used entirely by U-Haul as a retail and commercial U-Haul facility which consist of the following uses: vehicle rental, vehicle washing (hand), parking, moving supply retail, and mini-storage unit rental. An asphalt paved lot, facing 11th Avenue, is used for truck storage.

### **Current Zoning and Land Use**

The site is zoned C6-3, C6-3A (Commercial) and M1-5 (Manufacturing) as part of the Special West Chelsea District. Per the NYC Department of City Planning website, "The Special West Chelsea District (WCh) provides a regulatory framework for the continued development of a dynamic mixed residential and commercial area centered around the public open space created by reuse of the High Line, a former elevated rail line running north-south through the length of the district." The site is currently an active U-Haul facility. Adjacent properties include mixed use commercial/residential to the north, industrial/manufacturing and commercial/residential to the east, office space and commercial/residential to the south and the West Side Highway to the west.

### **Past Use of the Site:**

Historic Site uses included: lumber yard, iron works, garage, automotive repair services, chemical storage and storage and dispensing of petroleum products. It is unknown whether U-Haul continued to dispense gasoline after taking title to the property in the late 1970's/early 1980's. Currently, no vehicle repair or fueling takes place onsite.

### **Site Geology and Hydrogeology:**

The site consists of fairly level land and is located approximately 7 feet above sea level (NAVD 88). The subsurface consists of an approximate 8-9 foot thick layer of historic fill material, followed by sand and gravel deposits. Depth to water is approximately 8-9 ft below ground surface. Based on the proximity to the Hudson River groundwater is expected to flow to the west.

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

<http://www.dec.ny.gov/cfm/xtapps/derexternal/haz/details.cfm?pageid=3&progno=C231101>

**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>

## FOR MORE INFORMATION

### Where to Find Information

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

Manhattan Community Board 4  
330 West 42nd Street, 26th Floor Suite 2618  
New York, NY 10036  
Tel: (212) 736-4536  
Email: (info@manhattancb4.org)

New York Public Library - Muhlenberg Branch  
209 West 23rd Street  
New York, NY 10011  
Tel: (212) 924-1585

### Who to Contact

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

#### Project-Related Questions

Nathan Freeman  
NYS Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7016  
Tel: (518) 402-9608  
Email: nathan.freeman@dec.ny.gov

#### Site-Related Health Questions

Kristin Kulow  
New York State Department of Health  
ESP, Corning Tower Rm 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**

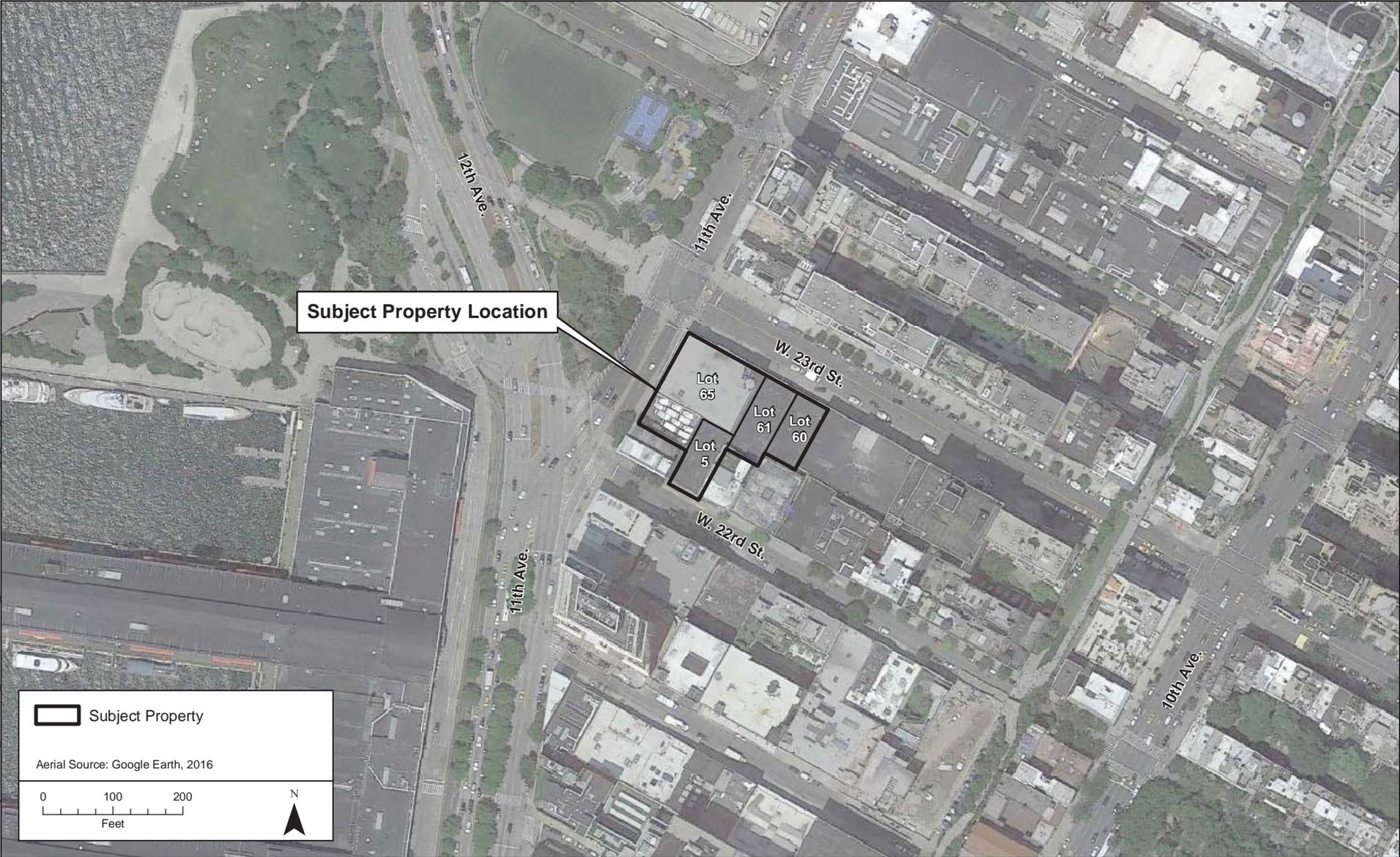
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better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

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Subject Property Location

Lot 65

Lot 61

Lot 60

Lot 5

W. 23rd St.

W. 22rd St.

12th Ave.

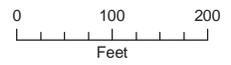
11th Ave.

11th Ave.

10th Ave.

 Subject Property

Aerial Source: Google Earth, 2016



61 Broadway, Suite 1601  
New York, New York 10006  
www.integral-corp.com

**Attachment C**  
Site Location  
Citizen Participation Plan  
555 West 22nd Street, Manhattan, NY 10011