

**NEW YORK STATE
DEPARTMENT OF**



**ENVIRONMENTAL
CONSERVATION**

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New York Public Library
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**For more information about New York's
Inactive Hazardous Waste Disposal Site
Program, visit:**

www.dec.ny.gov/chemical/8439.html

FACT SHEET

**2350 Fifth Avenue (aka PS 141)
Manhattan, New York 10037**

SITE No. 231004

JUNE 2010

NYSDEC REGION 2

Remedial Investigation Report Available for Review

This Fact Sheet is being provided to you pursuant to New York State Environmental Conservation Law and the New York State Department of Environmental Conservation's ("NYSDEC") Inactive Hazardous Waste Disposal Site Remedial Program ("Superfund"). You have been sent this Fact Sheet because you own or live on property near the 2350 Fifth Avenue Site ("Site") or because the NYSDEC believes you may otherwise be interested in activities at the Site. The Site is located along the western side of 5th Avenue between 141st Street and 142nd Street in Manhattan.

2350 Fifth Avenue Corporation (the Responsible Party, or "RP") has submitted a Remedial Investigation Report ("RIR") to NYSDEC and the New York State Department of Health ("NYSDOH") for review. The RIR and other project documents are available for your review at the document repositories identified on the left side of this page.

Site Description: The Site is located at 2350 Fifth Avenue, in the Harlem section of Manhattan (see attached figure). The site covers about 1.7 acres, and is occupied by a building comprising three connected sections: a two-story section along Fifth Avenue, a three-story section in the center of the Site, and a one-story section to the west. The building was originally used as an ice cream factory. Subsequently, the building was used as a commercial laundry, which included dry cleaning operations, from 1970 to 1994. Testing shows that the insulation between two floor slabs, and the soil and groundwater beneath the Site are contaminated with tetrachloroethene (PCE) and its breakdown compound trichloroethylene (TCE). The Site is listed in the Registry of Inactive Hazardous Waste Disposal Sites in New York State as Class 2. A Class 2 site poses a significant threat to the public health or environment and therefore, action is required.

Interim Remedial Measures: In 1997, Interim Remedial Measures (IRMs) to prevent impacts to indoor air were initiated. The IRM consisted of: removal of a portion of the contaminated insulating material; installation of an Inter-Slab Vapor Extraction System (ISVES); and sealing all penetrations through the slab. The ISVES operated continuously between 1997 and 2005. In 2005 the ISVES was shut down to evaluate the remedy's performance. After the ISVES was turned off, air monitoring detected TCE concentrations above the New York State Department of Health guidance values and PCE concentrations above background levels. The ISVES was re-activated in December 2006. Investigations proposed in the Remedial Investigation Work Plans (RIWPs) were completed to fully characterize contamination at the Site in all media (soil, soil gas and groundwater). The RIR documents the findings and conclusions from the additional investigations

Highlights of the Remedial Investigation Report:

- Advancement of 40 of 43 attempted soil borings across the project Site and collection of at least one soil sample for laboratory analysis from each of the soil borings;
- Installation and sampling of 8 deep and 4 shallow groundwater monitoring wells at the Site, on the north adjacent property and along adjacent sidewalks;
- Sub-slab insulation material was collected from 17 locations at the project site;
- PCE and associated decomposition products were only detected in soil samples from the northwestern portion of the site;
- Insulation material was primarily brown cork 3 to 12 inch thick at depths ranging from 6 inch to 3.5 feet below grade with PCE concentrations up to 560 mg/kg

Continued on back

INACTIVE HAZARDOUS WASTE DISPOSAL SITE REMEDIAL PROGRAM

Highlights of the Remedial Investigation Report (continued):

- Installation of 19 permanent soil vapor points and 3 temporary sub-slab vapor monitoring points, re-installation of a damaged permanent soil vapor point, and collection soil vapor samples for laboratory analysis;
- PCE was detected in all the soil gas samples collected from 2007 to 2009. The highest concentration was detected beneath the West 142nd Street sidewalk near the old loading dock entrance. This is also the area where the highest soil and groundwater contaminant levels have been found. Levels of PCE in other soil gas samples are much lower, and decrease with distance from the source area;
- Elevated PCE and TCE levels which exceed the NYSDOH guidance have previously been detected in 4 of 10 indoor air sampling locations, two of which are presently unoccupied spaces. Indoor air in the building continues to be monitored. Over the past six months, this sampling has show that the level of PCE and TCE are consistent with background levels;
- Soil Vapor intrusion sampling from the Armory to the north of the site indicates that site-related contaminants are not migrating into the Amory Building;
- PCE and PCE decomposition products were detected at levels that exceeded class GA (drinking water) Ambient Water Quality Standards from 7 of the 24 groundwater monitoring

wells. The highest levels were present on the west 142nd street sidewalk just north of the source area.

Next Steps: A Feasibility Study will be conducted using information developed during the investigation to achieve the following: 1) define the objectives of the site cleanup program; 2) develop cleanup alternatives; 3) screen and analyze the remedial alternatives. NYSDEC and NYSDOH will work with the responsible party and their consultant to develop and select the appropriated remedy to address the site contamination. The goal of the selected remedy will be to ensure the protection of public health and the environment. Additional fact sheets will be provided to keep you informed of the project's progress.

State Superfund Program Overview: The Superfund Program is the State's program for identifying, investigating and cleaning up sites where disposal of hazardous waste is known. The Superfund process begins with the identification of a possible source of hazardous waste related contamination at a property. The identification of a site can come from many different places, such as the local county health department, a concerned citizen, or the investigation of a nearby site. Once identified these sites go through a process of investigations, evaluation, cleanup and monitoring. For more information about the Superfund Program, visit:

www.dec.ny.gov/chemical/8439.html

If you know someone who would like to be added to the project mailing list, have them contact the NYSDEC project manager. 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.

Figure 1 – Site Location



150 75 0 150 Feet

2350 Fifth Avenue Site (Site No. 231004)