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Hours: Mon. to Fri. 8AM to 4 PM

Project Contacts:

Bryan Wong, Project Manager
NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, New York 11101
(718) 482-4905
yywong@gw.dec.state.ny.us

For Public Health questions:

Dawn Hettrick
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860
beei@health.state.ny.us

For additional information on the New
York State Superfund Program, visit:
www.dec.ny.gov/chemical/8439.html

FACT SHEET

**Inactive Hazardous Waste
Disposal Site Remedial Program**

2350 Fifth Ave. (aka PS 141)
Manhattan, NY 10037

**SITE No. 231004
NYSDEC REGION 2**

November 2012

**Project Update
Expanded Citizen Participation Activities**

The New York State Department of Environmental Conservation (NYSDEC), in conjunction with the New York State Department of Health (NYSDOH), has approved the Remedial Action Work Plan ("RAWP") for Phase 1 of the remediation at the 2350 Fifth Avenue Site ("Site"). See Figure 1 for a Site location map. The responsible party, 2350 Fifth Avenue Corporation ("the Responsible Party"), will soon begin additional action to remediate the Site, with oversight provided by NYSDEC and NYSDOH under the Inactive Hazardous Waste Disposal Site Remedial Program ("State Superfund"). The February 2012 RAWP for Phase 1 of the remediation implements a portion of the remedy which was approved in the March 2011 Record of Decision ("ROD"). The remaining remedial elements will be specified in a forthcoming RAWP for Phase 2 of the remedial action. The RAWP for Phase 1 and other previous project documents are available for your review at the document repositories identified on the left hand side of this page.

The information on this Fact Sheet was originally mailed to the Site Contact List in May 2012. Because some licensees of the Site did not receive a Fact Sheet at that time and have expressed concern about timely notification of upcoming on-site activities which may impact use of their space, this Fact Sheet is being mailed a second time to an updated list of Site licensees. In an effort to ensure that all current licensees are provided timely notification of upcoming activities, NYSDEC has directed the Responsible Party to establish an email listserv for building licensees. The listserv will be used by the Responsible Party's consultant to send emails directly to licensees to notify them of upcoming investigative and remedial activities within the building. In order to receive emails from the listserv, you MUST REGISTER YOUR E-MAIL ADDRESS at the following web page:

<http://www.2350fifthaveenvironmental.com/subscribe.html>

In addition, NYSDEC has directed the Responsible Party to set up an on-line document repository at the following web address:

<http://www.2350fifthaveenvironmental.com/documents.html>

Site Description and Background: The Site is located at 2340 and 2350 Fifth Avenue in the Harlem section of Manhattan. The entire site covers approximately 1.7 acres identified as Block 1739, Lot 33 and a portion of Lot 22. A Site location map is included as Figure 1. The Site 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 constructed and used as an ice cream factory. Subsequently, the building was used as a commercial laundry, which included dry cleaning operations, from 1970 to 1994. A Remedial Investigation ("RI") was completed at the site in various phases between April 1997 and December 2009. Environmental samples were collected from soil, groundwater, soil vapor, ambient air, and the remaining insulation between floor slabs to characterize the nature and extent of contamination at the Site. The RI revealed that past releases associated with dry-cleaning

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operations at the Site have resulted in the disposal of hazardous wastes including chlorinated volatile organic compounds (“CVOCs”) such as perchloroethylene (“PCE”) and its breakdown products. These wastes have contaminated the soil, groundwater and soil vapor at the site. The Site is listed in the Registry of Inactive Hazardous Waste Disposal Site in New York State as Class 2.

Interim Remedial Measures: In 1997, Interim Remedial Measures (IRMs) to mitigate impacts to indoor air were initiated. The IRM consisted of three measures: removal of a portion of the contaminated insulating material; installation of an Intra-Slab Vapor Extraction System (ISVES); and sealing all penetrations through the floor 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 NYSDOH guidance values and PCE concentrations above background levels. The ISVES was re-activated in December 2006 and continues to operate. Indoor air sampling has been performed routinely throughout the Site building since 1997.

Phase 1 Remedial Activities to be Performed: The remedial elements to be performed under the RAWP for Phase 1 of the remedy consist of the following:

- Construction of an isolation enclosure around the removal area;
- Preparation of a staging area for removed material;
- Installation of negative air pressure units for the isolation enclosure;
- Removal of sub-slab insulation material;
- Classification and segregation of removed material for disposal;
- Restoration and maintenance of an engineered composite cover (concrete);
- Collection and analysis of endpoint samples; and
- Appropriate off-site disposal of all removed material.

A site-specific health and safety plan (HASP) and community air monitoring plan (CAMP) will be implemented during remediation for protection of on-site tenants and off-site residents. Hours of operation will be normal business hours for construction in New York City.

Next Steps: NYSDEC will simultaneously collect indoor air samples alongside the Responsible Party’s consultant in November 2012. The Responsible Party is expected to begin Phase 1 remedial activities (insulation removal) at the Site in the first quarter of 2013. This portion of the remedy is anticipated to take about 1 month. NYSDEC and the New York State Department of Health (NYSDOH) will oversee the remedial activities. Additional remedial elements will be specified in a RAWP for Phase 2 of the remediation. Within 90 days of completing all remedial activities, the responsible party must

submit to NYSDEC a Final Engineering Report (FER). The FER will describe the remedial activities completed and certify that remediation requirements have been achieved or will be achieved. A fact sheet will be sent to the site contact list that describes the content of the FER. The fact sheet will identify any institutional controls (for example, an environmental easement) or engineering controls (for example, a composite cover system) necessary at the Site in relation to the issuance of the Certificate of Completion.

State Superfund Program Overview: The Inactive Hazardous Waste Disposal Site Remedial Program, also known as the State Superfund Program, is New York 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 site. 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 may go through a process of investigations, evaluation, cleanup and monitoring. For more information about the State Superfund program, visit:

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

Contact the NYSDEC project manager if you have any concerns or questions on implementation of the work plan, or if you or someone you know would like to be added to the project contact list to receive future fact sheets for this Site. 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. You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

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Figure 1 – Site Location



2350 Fifth Avenue Site (Site No. 231004)