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**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](mailto: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  
[bee@health.state.ny.us](mailto:bee@health.state.ny.us)

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

**February 2013**

**Project Update**

This fact sheet is being provided to you because you own or live on property near the 2350/2340 Fifth Avenue site (the Site) or because the New York State Department of Environmental Conservation (NYSDEC) believes you may otherwise be interested in activities at the Site. NYSDEC, in consultation with Department of Health (NYSDOH), has issued a Record of Decision (ROD) dated March 2011 which outlined the remedial actions selected to address contamination at the Site. The Responsible Party, 2350 Fifth Avenue Corporation, is planning to implement the approved remedy in two phases. The February 2012 Remedial Action Work Plan (RAWP) for Phase 1 of the remediation implements a portion of the selected remedy consisting of removal and off-site disposal of insulation material contaminated with volatile organic compounds (VOCs) from beneath the floor slab in the northwestern portion of the on-Site building. 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. In an effort to ensure that the public is kept informed of site information, NYSDEC has also directed the Responsible Party to set up an on-line document repository at the following web address:

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

The March 2011 ROD directed the Responsible Party to conduct additional soil vapor sampling at the residential property located south and west of the Site. That sampling was completed in November 2011. Results from that sampling event have been reviewed by NYSDEC and NYSDOH, which have concluded that supplemental Soil Vapor Intrusion (SVI) sampling is warranted. The SVI sampling consists of five samples collected concurrently: one soil vapor sample from beneath the bottom grade of each of the two buildings, one indoor air sample from the lowest occupied level of each of the two buildings, and one outdoor ambient air sample. In addition, due to the recent public concern about the Site, NYSDEC has directed the Responsible Party to resample soil vapor to the east of the Site (towards a residential property) and to the north of the Site (towards the Harlem Armory). Previous samples collected in these areas during the Remedial Investigation (RI) did not identify potential SVI concerns. NYSDEC has also directed the Responsible Party to perform semi-annual groundwater sampling of representative monitoring wells surrounding the Site.

**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. An 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

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## INACTIVE HAZARDOUS WASTE DISPOSAL SITE REMEDIAL PROGRAM

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contamination at the Site. The RI revealed that past releases associated with dry-cleaning operations at the Site have resulted in the disposal of hazardous wastes including chlorinated VOCs 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 trichloroethene (TCE) concentrations above the NYSDOH guidance value in the basement (former boiler room) 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.

**Proposed Soil Vapor and Vapor Intrusion Monitoring:** In order to confirm results of the RI, the Responsible Party will conduct the following activities:

- Conduct SVI investigation at two residential buildings west/southwest of the Site;
- Re-sample soil vapor to the southeast of the Site near the residential building on the east side of Fifth Avenue;
- Re-sample five off-site soil vapor locations around the Site, including north of the Site towards the Harlem Armory; and
- Re-sample five on-site and off-site groundwater monitoring wells surrounding the Site.

**Next Steps:** The Responsible Party is currently arranging for access with the off-site property owners to allow sampling to occur on their property. The additional soil vapor and SVI sampling is expected to be conducted in the first quarter of 2013 and, upon receipt of the lab data, the NYSDOH and NYSDEC will evaluate

the data to assess if additional work is needed. Future fact sheets will be issued to keep the public informed of the project status.

**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 to have occurred. The Superfund process begins with the identification of a possible source of hazardous waste contamination at a 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 investigation, evaluation, cleanup and monitoring. For more information about the State Superfund program, visit:

[www.dec.ny.gov/chemical/8439.html](http://www.dec.ny.gov/chemical/8439.html)

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*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.*

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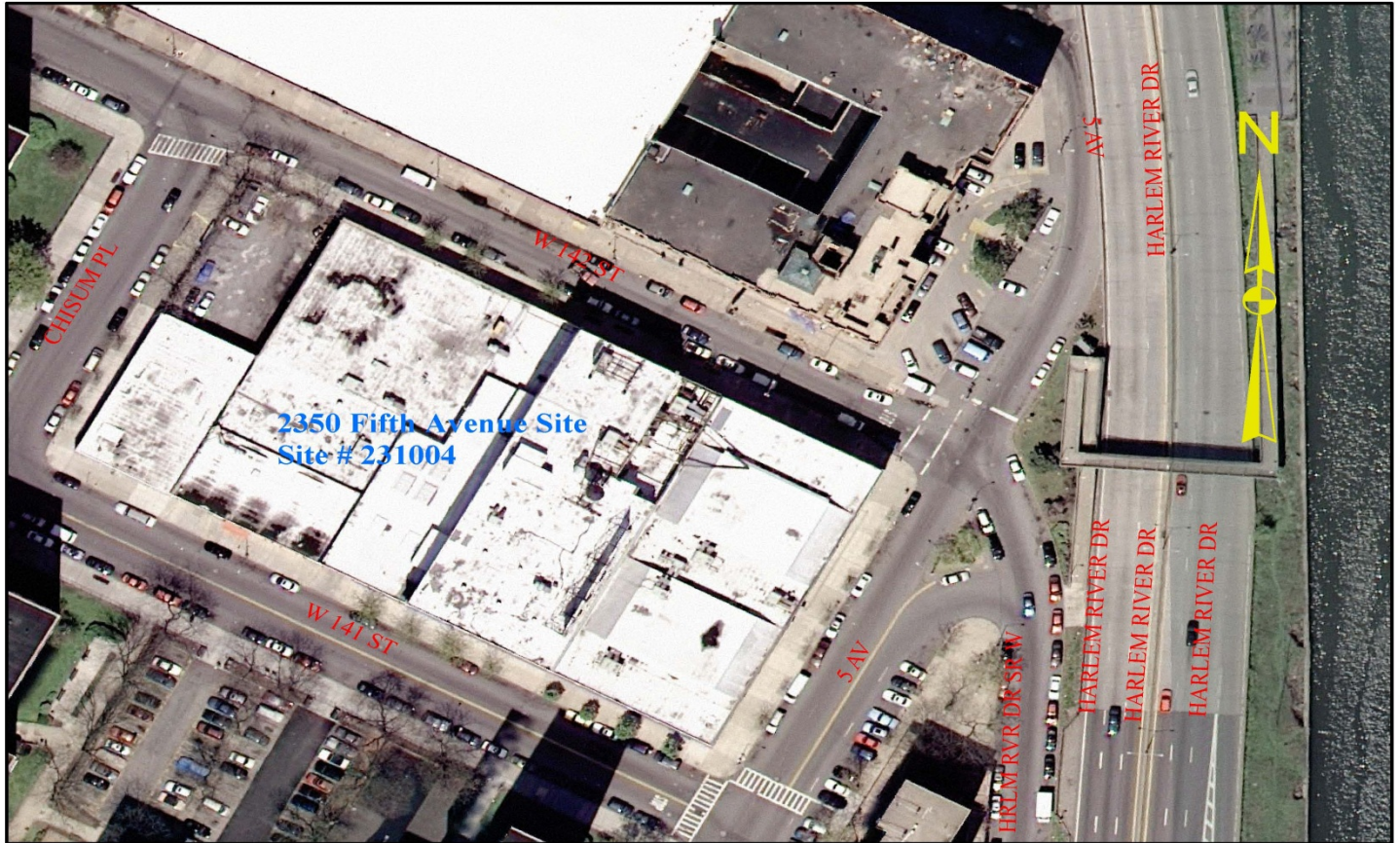
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:

[www.dec.ny.gov/chemical/61092.html](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. 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.

# INACTIVE HAZARDOUS WASTE DISPOSAL SITE REMEDIAL PROGRAM

Figure 1 – Site Location Map



150 75 0 150 Feet

2350 Fifth Avenue Site (Site No. 231004)