

**NEW YORK STATE
DEPARTMENT OF**



**ENVIRONMENTAL
CONSERVATION**

Where to Find Information:

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

New York Public Library
Couttee Cullen Branch
104 West 136th Street
New York, NY 10030
Call for hours: (212) 491-2070

NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, New York 11101
Call in advance: (718) 482-4900

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

Who to Contact:

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

Project Related Questions

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NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, New York 11101
(718) 482-4905
yukyin.wong@dec.ny.gov

Public Health Questions

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

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**

February 2015

NYSDEC Announces Reclassification of Site on Superfund Registry; Certifies Cleanup Requirements Achieved at State Superfund Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the 2350 Fifth Avenue site ("Site") located at 2340 and 2350 Fifth Avenue, New York, New York County under New York State's Inactive Hazardous Waste Disposal Site Remedial Program ("State Superfund") have been met. Please see the map for the site location.

The cleanup activities were performed by 2350 Fifth Avenue Corporation ("Responsible Party") with oversight provided by NYSDEC and New York State Department of Health (NYSDOH). NYSDEC has approved a Final Engineering Report and issued a Certificate of Completion (COC) for the site. Copies of the Final Engineering Report and notice of the COC are available at location(s) identified under "Where to Find Information" on the left side of the page.

Completion of Project: The following activities have been completed to achieve the remedial action objectives:

- Construction of an temporary isolation enclosure around the insulation removal area and installation of negative air pressure units for the isolation enclosure;
- Removal and off-site disposal of the insulation materials present beneath the floor slab in northwest portion of the site near room 119, and collection and analysis of endpoint samples;
- Construction and operation of a sub-slab depressurization system throughout the existing site building;
- Construction and operation of a soil vapor extraction system beneath the northwestern portion of the building;
- Injection of a chemical oxidation reagent to treat the unsaturated soils, saturated soils and groundwater at the site;
- Installation of recovery wells to delineate and recover light non-aqueous phase liquid (LNAPL) on the northern side of the site;
- Closure in-place of an underground storage tank;
- Maintenance of an existing engineered site cover consisting of concrete building foundations, sidewalks/pathways, asphalt roadways to prevent human exposure to residual contaminated soil remaining under the site;
- Implementation of Site Management Plan (SMP) for long term maintenance of the remedy including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) Monitoring; (3) Operation and maintenance; and (4) reporting; and
- Recording of an Environmental Easement to ensure implementation of SMP.

Final Engineering Report Approved: NYSDEC has approved the Final Engineering Report which:

- Describes the cleanup activities completed.
- Certifies that cleanup requirements have been or will be achieved for the site.

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INACTIVE HAZARDOUS WASTE DISPOSAL SITE REMEDIAL PROGRAM

- Describes any institutional/engineering controls to be used. An institutional control is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An engineering control is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- Certifies that a Site Management Plan for any engineering controls used at the site has been approved by NYSDEC.

The following Institutional Controls have been or will be put in place on the site:

- Environmental Easement
- Site Management Plan
- Operation and Maintenance Plan
- Institutional Control/Engineering Control Plan
- Groundwater Use Restriction
- Land Use Restriction

The following Engineering Controls have been or will be put in place on the site:

- Cover System
- Vapor Mitigation
- Soil Vapor Extraction System (SVE)

Next Steps: With its receipt of a COC, the remedial party is eligible to redevelop the site. In addition, the remedial party has no liability to the state for contamination at or coming from the site, subject to certain conditions.

A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

With the issuance of the COC, NYSDEC has reclassified the site from Class 2 (significant threat to public health or environment - action required) to Class 4 (site properly closed – requires continued management).

Site Description: The Site is located at 2340 and 2350 Fifth Avenue in the Harlem section of Manhattan. The entire site covers approximately 1.54 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 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 was previously listed in the Registry of Inactive Hazardous Waste Disposal Site in New York State as Class 2.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, 231004) at:

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

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

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:

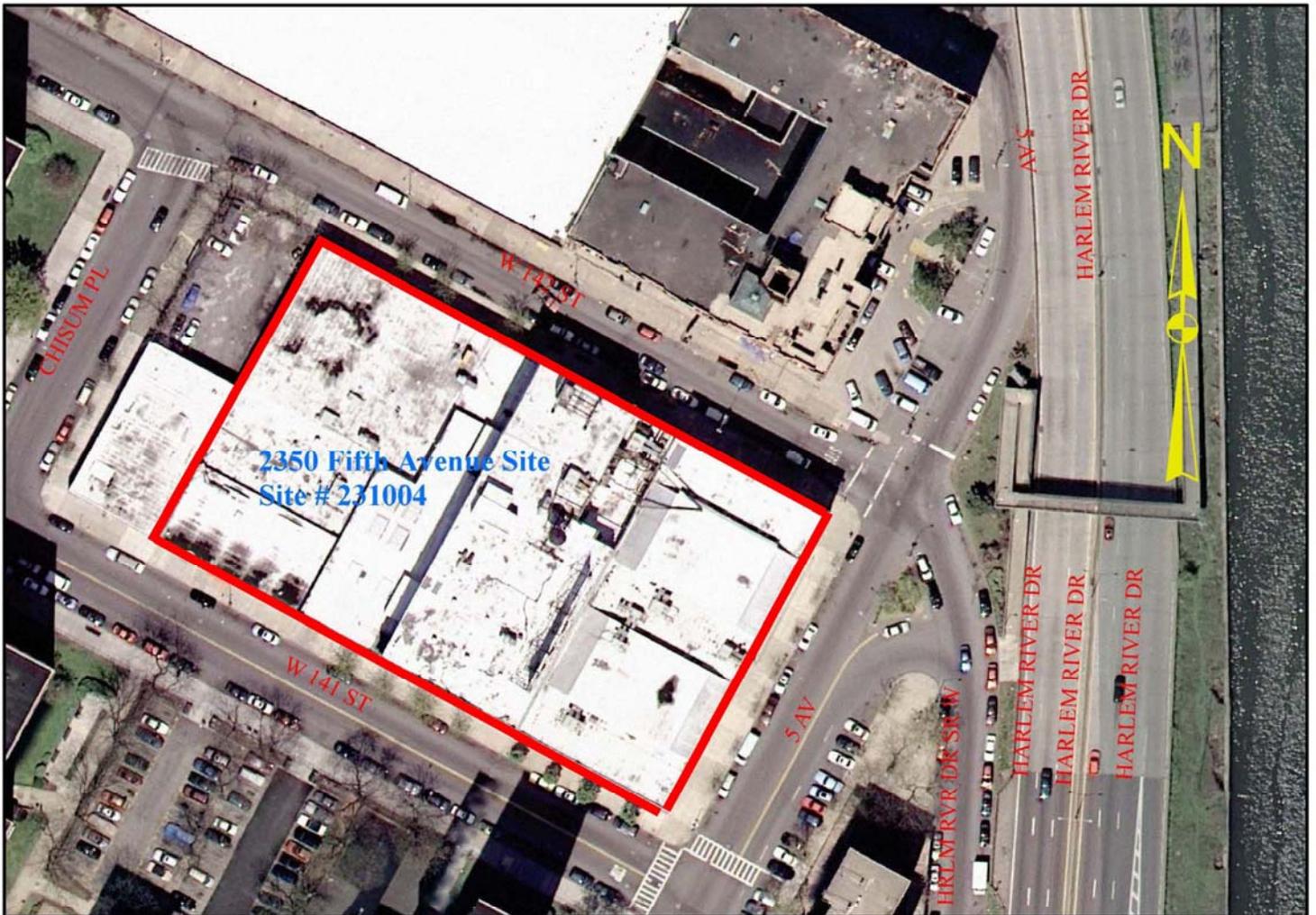
www.dec.ny.gov/chemical/61092.html

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.

INACTIVE HAZARDOUS WASTE DISPOSAL SITE REMEDIAL PROGRAM

Figure 1 – Site Location



150 75 0 150 Feet

2350 Fifth Avenue Site (Site No. 231004)