

NEW YORK STATE
DEPARTMENT OF



ENVIRONMENTAL
CONSERVATION

Public Comment Period

April 28, 2005 to May 28, 2005

West 61st Street Site

229-251 West 60th Street and
218-240 West 61st Street
New York, NY

What Happens Next: Written comments on the application and Remedial Investigation Work Plan will be accepted until May 31, 2005. These documents can be viewed at the Document Repositories listed in this Fact Sheet. Comments expressing objection or opposition to the BCP application or remedial work plan must explain the basis of that opposition and identify the specific grounds which could lead the Department to impose significant changes to the work plan. Based on these comments, the NYSDEC may require the applicant to make revisions to the work plan. No Formal response will be made to comments received by the Department.

For Public Health questions:

NYSDOH
547 River Street
Troy, NY 12180
Telephone: (800) 458-1158 X 27780
Attn: Yvette A Mitchell

For information regarding New York State's Brownfield Cleanup Program, please visit the Department's web Site at: <http://www.dec.state.ny.us/webSite/der/bfield>.

FACT SHEET #1

APRIL 2005

West 61st Street Site

New York

Public Comment Period Announcement

Brownfield Clean Up Application
Remedial Investigation (RI) Work Plan

The New York State Department of Environmental Conservation (NYSDEC) working cooperatively with the New York State Department of Health (NYSDOH), has received an application for the Brownfield Cleanup Program for the West 61st Street Site (Site # C231043).

Site Description: The site, approximately 1.44 acres, comprised of 9 parcels, is located on West 60th Street between West End Avenue and Amsterdam Avenue in the Borough of Manhattan, New York. These parcels are currently occupied by vacant land used for outdoor storage or parking lots, or occupied by buildings undergoing and scheduled for demolition. Past uses of the Site included automobile repair, gasoline stations, iron works factory, metal works factory and residences. Numerous aboveground and underground storage tanks were present on-site.

Goals of the Proposed Site Investigations: The purpose of the site investigation is to characterize the type and extent of contamination and produce data sufficient to develop a remedial action work plan to address any environmental concerns. The RI will include identifying the location of suspected underground storage tanks, removing any tanks encountered, and characterization of the site soil and groundwater.

The site redevelopment includes the demolition of all structures currently occupying the site and the construction of a mixed-use residential and retail complex with a parking garage.

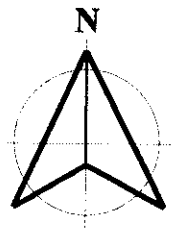
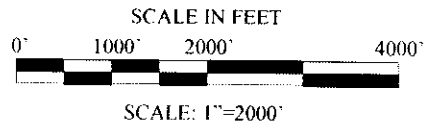
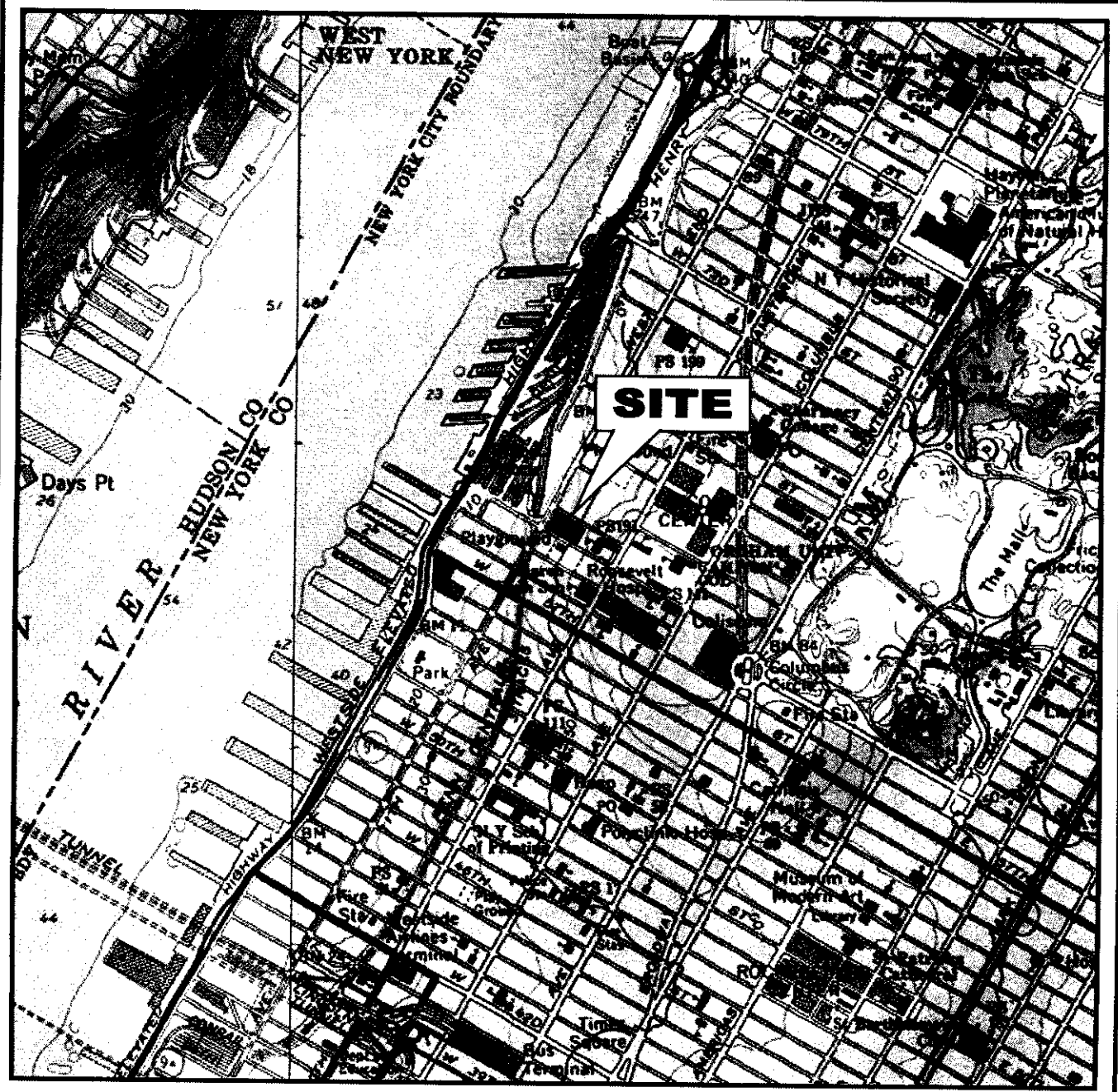
Your Opportunity to Comment on the application: The BCP application and the RI work plan are available for your review at the Document Repositories listed below. Your comments are important and strongly are encouraged. Comments should be submitted during the comment period, which ends May 28, 2005. Please direct comments to:

Shaminder Chawla
NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, New York 11101
(718) 482-4995

Document Repository: To view the complete application and other Site information:

NY Public Library-Riverside Branch	NYSDEC Region 2 Office
127 Amsterdam Avenue	47-40 21 st Street
New York, NY 10023	Long Island City, NY 11101
212-534-2930	718-482-4891

Citizen Information: As the project progresses various Fact Sheets will be sent to the public. You are encouraged to contact the representatives of the NYSDEC or the NYSDOH at any time with questions, comments or concerns.



SOURCE:
 USGS TOPOGRAPHIC MAP - CENTRAL PARK, N.Y.
 QUADRANGLE - DATED 1966, PHOTOREVISED 1979

ALGIN PROPERTIES
 West 61st Street Project
 New York, New York

AKRF, Inc.

Environmental Consultants
 440 Park Avenue South, New York, N.Y. 10016

DATE
04.05.04
 PROJECT NO.
10321

FIGURE NO.
1

PROJECT SITE LOCATION



ENVIRONMENTAL
CONSERVATION

Public Comment Period

March 24, 2006 to May 08, 2006

West 61st Street Site
229-251 West 60th Street and
218-240 West 61st Street
New York, NY

The NYSDEC has prepared this Fact Sheet to provide you basic information and upcoming remedial activities at the West 61st Street site.

For Information, contact:

NYSDEC Region 2 Office
47-40 21st Street
Long Island City, NY 11101
Attn.: Shaminder Chawla

For Public Health questions:

NYSDOH
547 River Street
Troy, NY 12180
Telephone: (800) 458-1158 x 27870
Attn: Julia Guastella

Document Repositories:

NY Public Library-Riverside Branch
127 Amsterdam Avenue
New York, NY 10023
(212) 534-2930
&
NYSDEC Region 2 Office
47-40 21st Street
Long Island City, NY 11101
(718) 482 4897

Remediation Work Plan (RWP)

Public Comment Period Announcement

The New York State Department of Environmental Conservation (NYSDEC), working cooperatively with the New York State Department of Health (NYSDOH), has received a Remediation Work Plan under the Brownfield Cleanup Program for the West 61st Street Site (Site # C231043).

Site Description: The site comprises 9 parcels that total approximately 1.44 acres and is located on West 60th Street between West End Avenue and Amsterdam Avenue in the Borough of Manhattan, New York (see map). These parcels currently comprise vacant land, except for the northeastern corner of the Site, which is presently used as a commercial parking lot. Past uses of the Site included automobile repair, gasoline stations, an iron works factory, a metal works factory and residences.

Summary of the Remedial Investigation Report: The January 2006 Remedial Investigation Report (RIR) indicated the presence of seven on-site areas of concern. These areas include (1) three locations where underground storage tanks were discovered, (2) one location of elevated lead in the soil, (3) one location where acetone-contaminated soil was detected, (4) one location of a suspected vaulted tank in a former basement, and (5) one location of petroleum-contaminated soil and groundwater. Analysis of the environmental samples collected from the soil, groundwater, and soil vapor revealed that the contaminants do not pose a threat to public health or the environment. The report recommends that contaminants identified in the areas of concern, detected in concentration above applicable cleanup standards, be removed from the Site, and transported to an appropriate beneficial use or disposal facility.

Interim Remedial Measure Work Plan: A February 2006 Interim Remedial Measure Work Plan (IRMWP) was submitted to the NYSDEC and NYSDOH to investigate and cleanup the areas of concern listed in Items 1-3 in the RIR Summary. This document is currently under review by both state agencies and is available for review at the document repositories listed on the left. The deadline of comments for the IRMWP is April 9, 2006.

Remediation Work Plan: A March 2006 Remediation Work Plan (RWP) has been recently submitted to NYSDEC and NYSDOH for review. The RWP lists the following tasks to be performed: to remove the remaining areas of concern (Items 4 and 5 in the RIR Summary); to remove other on-site waste and materials, such as construction and demolition debris, urban or historic fill, any previously unknown underground storage tanks, and petroleum or any other contaminated materials discovered during construction excavation; and to construct a foundation and cellar walls with waterproofing / vapor barrier to prevent or minimize off-site contaminants from entering and re-contaminating the Site. The RWP includes: measures to mitigate any particulate and/or vapors generated during the excavation and removal of the waste materials; measures to reduce noise, dust, odors and traffic congestion from the hauling vehicles, and adherence to a Remediation Health and Safety Plan, which



Environmental Cleanup to Begin Remediation Work Plans Approved

The New York State Department of Environmental Conservation (NYSDEC), in cooperation with the New York State Department of Health (NYSDOH), has approved the Interim Remedial Measure Work Plan (IRMWP) and the Remediation Work Plan (RWP) under the Brownfield Cleanup Program for the West 61st Street Site (Site # C231043). These documents and other related information are available for public review as discussed below. Remedial activities will commence in early July 2006

Site Description: The Site, comprising 9 parcels that total 1.44 acres in size, is located on West 61st Street between West End Avenue and Amsterdam Avenue in the Borough of Manhattan, New York (see map). The Site currently consists of vacant land. Past uses of the Site include an automobile repair, gasoline stations, an iron works factory, a metal works factory, residences, and a commercial parking lot.

Summary of the Remedial Investigation Report (RIR) and Waste Characterization Sampling (March and April 2006): The January 2006 Remedial Investigation Report (RIR) and the waste characterization sampling indicated the presence of eleven on-site areas of concern. The Areas of Concern include three locations where underground storage tanks were discovered, four locations where elevated lead in the soil were detected, one location where acetone-contaminated soil was detected, one location where a suspected vaulted tank may be present in a former basement, and two locations where petroleum-contaminated soil and/or groundwater were discovered. The report recommends removal of contaminants identified in the Areas of Concerns at concentrations above applicable cleanup standards from the Site, and transportation to an appropriate beneficial use or disposal facility.

Remediation Work Plan and Interim Remedial Measures: The tasks to be performed under the approved IRMWP and RWP include:

1. remove the underground storage tanks and any petroleum-contaminated soil around the tanks;
2. remove the lead-contaminated soil at four locations;
3. remove other on-site waste and materials, such as construction and demolition debris, urban or historic fill, underground storage tanks, and petroleum or any other contaminated materials discovered during construction excavation; and
4. construct a foundation and cellar walls with waterproofing/vapor barrier to prevent or minimize off-site contaminants from entering and re-contaminating the Site.

The RWP includes a Community Air Monitoring Plan, designated truck routes, and measures taken to reduce noise, dust, odors and traffic congestion from the hauling vehicles.

Public Notice **Remedial Work to Commence in early July, 2006**

West 61st Street Site
229-251 West 60th Street and
218-240 West 61st Street
New York, NY

The NYSDEC has prepared this Fact Sheet to provide you basic information and upcoming remedial activities at the West 61st Street site.

For Information, contact:

NYSDEC Region 2 Office
47-40 21st Street
Long Island City, NY 11101
Attn.: Shaminder Chawla
(718) 482-4897

For Public Health questions:

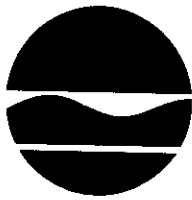
NYSDOH
547 River Street
Troy, NY 12180
Attn: Julia Guastella
Telephone: (800) 458-1158 x 27860

Document Repositories:

NY Public Library-Riverside Branch
127 Amsterdam Avenue
New York, NY 10023
(212) 534-2930

NYSDEC Region 2 Office
47-40 21st Street
Long Island City, NY 11101
(718) 482-4897

**NEW YORK STATE
DEPARTMENT OF**



**ENVIRONMENTAL
CONSERVATION**

Public Notice

**Remedial Action Complete
at the**

West 61st Street Site
229-251 West 60th Street and
218-240 West 61st Street
New York, NY

The NYSDEC has prepared this Fact Sheet to provide you basic information about the West 61st Street Site.

For Information, contact:

NYSDEC Region 2 Office
47-40 21st Street
Long Island City, NY 11101
Attn: Shaminder Singh
(718) 482-4909
spsingh@gw.dec.state.ny.us

For Public Health questions:

NYSDOH
547 River Street
Troy, NY 12180
Attn: Bridget Callaghan
Telephone: (800) 458-1158 x 27860
BEEI@health.state.ny.us

Document Repositories

NY Public Library-Riverside Branch
127 Amsterdam Avenue
New York, NY 10023
(212) 534-2930
Mon. – Tues. 10 a.m. to 6 p.m.
Wed. – Thurs. 12 p.m. to 8 p.m.
Fri. 10 a.m. to 6 p.m.
Sat. 10 a.m. to 5 p.m.

NYSDEC Region 2 Office
47-40 21st Street
Long Island City, NY 11101
(718) 482-4909
Mon. – Fri. 9 a.m. to 3 p.m.

FACT SHEET #5

West 61st Street Site
New York, New York

DECEMBER 2007

Site No. C 231043
NYSDEC Region 2

**Remedial Action Complete at
the West 61st Street Site
Final Engineering Report Available**

This fact sheet is being provided pursuant to New York State Environmental Conservation Law and the New York State Department of Environmental Conservation (NYSDEC) policies under the Brownfield Cleanup Program (BCP) to address contamination at the West 61st Street Site (Site). This Fact Sheet references the Track 1 (unrestricted use) area, also referred to as BCP ID C231043 and for which a Final Engineering Report (FER) has been prepared. The FER certifies that remediation requirements have been achieved to protect public health and the environment for the proposed use. The FER is currently under NYSDEC and New York State Department of Health (NYSDOH) review, and is available for your review at the document repositories identified in this fact sheet (see box at left).

Site Description and Background: The Site is located on West 61st Street between West End Avenue and Amsterdam Avenue in the Borough of Manhattan, New York as shown on Figure 1. The Site is defined as a 1.09-acre as shown on Figure 2, and consists of former Lots 5, 8, 10, 11, 12, 13, 52, 53, 55, and a part of 43. These lots have been consolidated into Lots 8 and 13 of which the Track 1 area comprises Lot 8 and part of Lot 13. Past uses of the Site include an automobile repair shop, gasoline stations, an iron works factory, a metal works factory, residences, and a commercial parking lot. The Site is currently developed for a mixed-use residential, retail, and community facilities complex with a parking garage.

Components of Remedy - The following is a summary of remedial activities:

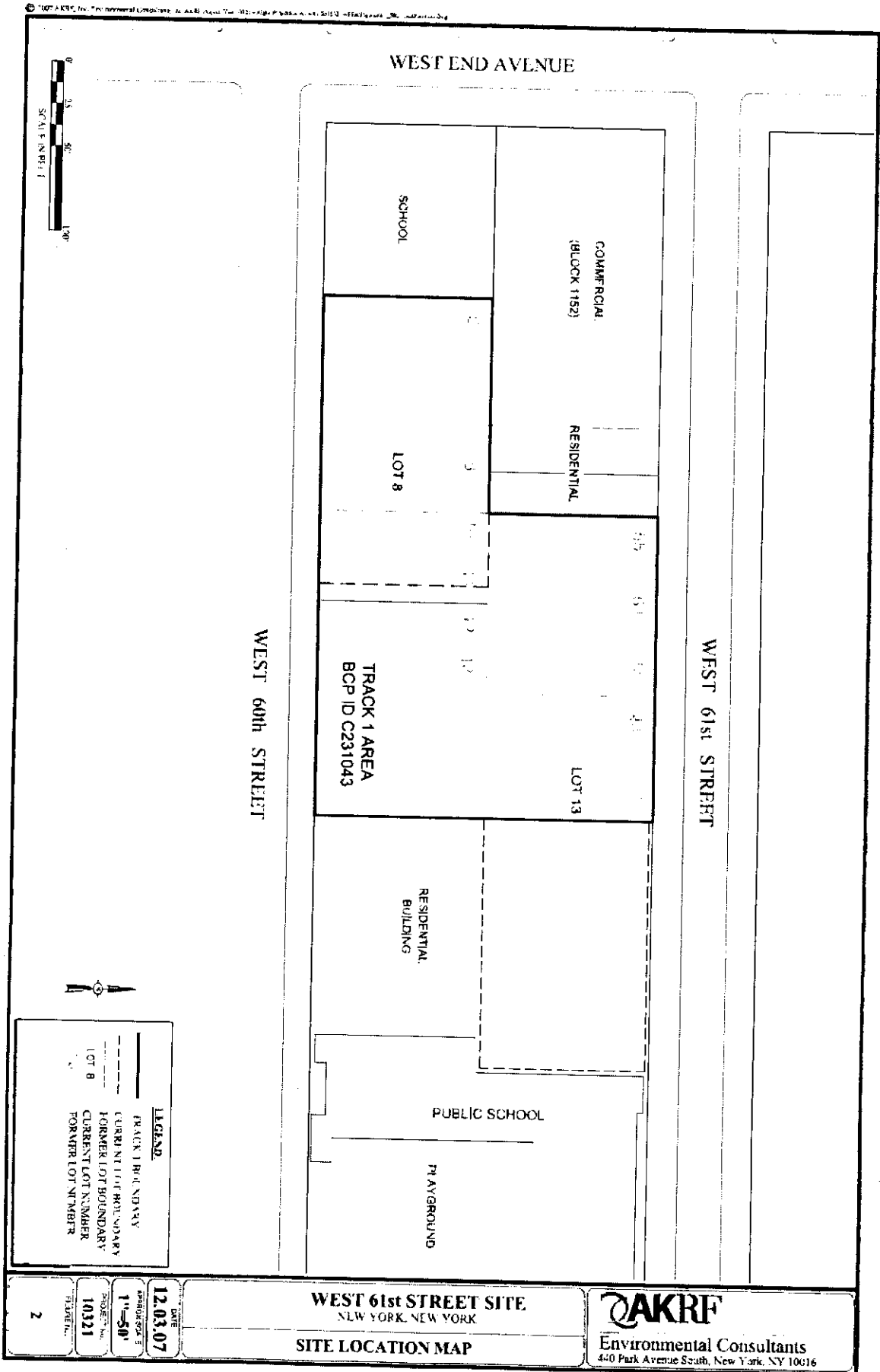
- excavation of soils to bedrock and off-site disposal of 39,600 tons of contaminated and 77 tons of hazardous soil;
- removal of seventeen aboveground and underground storage tanks;
- installation of waterproofing and vapor barrier below foundations;
- confirmation of post-excavation soil/bedrock and groundwater conditions; and
- off-Site investigation of groundwater and soil vapor.

Highlights of Final Engineering Report: The FER has the following goals:

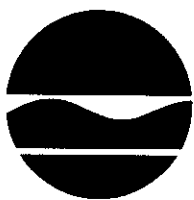
- describe all remedial activities completed;
- describe the metes and bounds of the Site; and
- certify that remediation requirements have been achieved.

Final remediation proceeded under Track 1 cleanup objectives. Track 1 objectives include "unrestricted use" of the Site. After completion of remedial actions, the Site will remain protective of human health and the environment for any intended use.

FIGURE 2 - SITE MAP



**NEW YORK STATE
DEPARTMENT OF**



**ENVIRONMENTAL
CONSERVATION**

Public Notice

Certificate of Completion

issued for the

West 61st Street Site

229-251 West 60th Street and
218-240 West 61st Street
New York, NY

The NYSDEC has prepared this Fact Sheet to provide you basic information about the West 61st Street Site.

For Information, contact:

NYSDEC Region 2 Office

47-40 21st Street
Long Island City, NY 11101
Attn: Shaminder Singh
(718) 482-4909
spsingh@gw.dec.state.ny.us

For Public Health questions:

NYSDOH

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BEEI@health.state.ny.us

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NYSDEC Region 2 Office

47-40 21st Street
Long Island City, NY 11101
(718) 482-4909
Mon. – Fri. 9 a.m. to 3 p.m.

FACT SHEET #6

West 61st Street Site

New York, New York

Site No. C 231043

NYSDEC Region 2

DECEMBER 2007

**NYSDEC Certifies
Remediation Requirements Achieved at the
West 61st Street Site
Certification of Completion Issued**

This fact sheet is being provided pursuant to New York State Environmental Conservation Law and the New York State Department of Environmental Conservation (NYSDEC) policies under the Brownfield Cleanup Program (BCP) to address contamination at the West 61st Street Site (Site). This Fact Sheet references the Track 1 (unrestricted use) area, also referred to as BCP ID C231043 and for which a Final Engineering Report (FER) has been prepared. The FER certifies that remediation requirements have been achieved to protect public health and the environment for the proposed use. NYSDEC and NYSDOH have reviewed the FER. The NYSDEC has issued a Certificate of Completion (COC), a copy of which is available at the document repositories identified in this fact sheet (see box at left).

Site Description and Background: The Site is located on West 61st Street between West End Avenue and Amsterdam Avenue in the Borough of Manhattan, New York as shown on Figure 1. The Track 1 area of the Site is 1.09-acres as shown on Figure 2, and consists of former Lots 5, 8, 10, 11, 12, 13, 52, 53, 55, and a part of 43. These lots have been consolidated into Lots 8 and 13 of which the Track 1 area comprises Lot 8 and part of Lot 13. Past uses of the Site include an automobile repair shop, gasoline stations, an iron works factory, a metal works factory, residences, and a commercial parking lot. An Interim Remedial Measure Work Plan (IRMWP) and Remediation Work Plan (RWP) were approved in July 2006. The IRMWP and RWP summarized the requirements for the cleanup of the Site and have been fully implemented. The Site is currently under construction and when completed, the Site will contain a mixed-use residential, retail, and community facilities complex with a parking garage.

Certificate of Completion: The COC issued by the NYSDEC contains:

- a description of the remedial activities completed;
- a certification that remediation requirement has been achieved; and
- a description of the Site boundaries.

Remediation included removal of aboveground and underground storage tanks and the removal of identified contaminated soil such that soil remaining on-site contained levels of contaminants below Track 1 Unrestricted Use Soil Cleanup Criteria. Track 1 cleanup has been achieved and there are no Site use restrictions and Site management is not required. The Site will remain protective of human health and the environment for any intended use.

Next Steps: The NYSDEC issued the COC based on review and approval of the FER. The FER describes the remedial activities completed and certified that remediation requirement have been achieved to Track 1 standards.

BROWNFIELD CLEANUP PROGRAM

Citizen Information: As each project progressed, various Fact Sheets are issued to the public. You are encouraged to contact the representatives of the NYSDEC or the NYSDOH (listed in the left column of the first page) at any time with questions, comments or concerns.

Brownfield Cleanup Program (BCP) Overview - New York established its BCP to address the environmental, legal, and financial barriers that often hinder the redevelopment and reuse of contaminated properties and to enhance private sector cleanups. New York's BCP is a cooperative approach among the NYSDEC, the NYSDOH, and Volunteers/Participants to investigate and/or remediate contaminated Sites. Under the BCP, a Volunteer enters into a Brownfield Cleanup Agreement with the NYSDEC and thereafter submits one or more work plans to investigate and, if necessary, remediate a site. The goal under the BCP is to remediate sites to a level that is protective to public health and the environment consistent with the proposed uses of the site. When the Volunteers complete work, a release from liability from the NYSDEC is provided with standard reservations. A Certificate of Completion is issued and the Site becomes eligible for tax benefits.

For information regarding New York State's Brownfield Cleanup Program, please visit our web Site at:
<http://www.dec.ny.gov/chemical/brownfields.html>

FIGURE 1 – SITE LOCATION MAP



What Can I Do?: If you would like to learn more or if you have any questions or comments on the project you can call, mail or e-mail the project managers shown on the left-hand side of the above page. You can also go to any of the document repositories, also shown on the left-hand side of the first page to review the project documents. Comments and questions are welcome at any time- before, during or after the remedial work.

FIGURE 2 - SITE MAP

