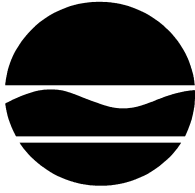


NEW YORK STATE
DEPARTMENT OF



ENVIRONMENTAL
CONSERVATION

Brownfield Cleanup Program:

New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses include recreation, housing and business.

A **brownfield** is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about New York State's Brownfield Cleanup Program, visit:
www.dec.state.ny.us/website/der/bcp

The project documents are available for review at the following document repositories:

**New York Public Library
Mid-Manhattan Library
5th Floor
455 5th Avenue
New York, N.Y. 10016
(212) 340-0991**

**NYSDEC Region 2 Office
1 Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101
(718) 482-4905
Attn: Shaun Bollers, Project
Manager**

FACT SHEET # 2
**BROWNFIELD CLEANUP
PROGRAM**

June 2007

605/615 West 42nd Street
Development Site
Manhattan, New York

**BCP Site No: C231051
NYSDEC Region 2**

**Draft Remedial Work Plan Available for Public
Comment**

The New York State Department of Environmental Conservation (NYSDEC) requests public comments as it reviews a proposed remedy to address contamination related to the 605/615 West 42nd Street Development Site located at 605/615 West 42nd Street in New York, New York. See map for the location of the site. The proposed remedy is described in a draft "Remedial Work Plan" that was submitted by 605 West 42nd LLC, 605 West 42nd Owner LLC, 605 West 42nd Administrative Member LLC, CUIP 605 West 42nd LLC (respectively referred to as the "Volunteer") under New York's Brownfield Cleanup Program (BCP).

NYSDEC previously accepted an application submitted by the Volunteer to participate in the BCP. The application proposes that the site will be used for unrestricted residential and commercial uses.

Public Comments About the Draft Remedial Work Plan

NYSDEC is accepting written public comments about the draft Remedial Work Plan for 45 days, from 6/27/2007 through 8/10/2007. The draft Remedial Work Plan is available for public review at the document repository identified in this fact sheet left hand column.

Written comments should be submitted to:

Shaun Bollers, Project Manager
New York State Department of Environmental Conservation
47-40 21st Street
Long Island City, NY 11101

Highlights of the Draft Remedial Work Plan

The Remedial Work Plan has several goals:

- 1) The proposed cleanup objectives for the site are 6 NYCRR Part 375-6 - Track 1 Unrestricted Use Soil Cleanup Objectives and Division of Water Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values and Groundwater Effluent Limitations - Class GA
- 2) The remediation will protect public health and the environment by removing all soil and groundwater that exceeds the above mentioned cleanup objectives
- 3) The proposed remediation would remove contaminated soils to a depth of 20 feet across the site. Groundwater would be treated through the construction dewatering system. Subsequent to excavation, samples will be collected from the excavated area to confirm that the cleanup objectives for the Site have been met. The work will be performed by the Volunteer with oversight by NYSDEC and the New York State Department of Health (NYSDOH). "Remediation" means all necessary actions to address any known or suspected contamination associated with the site.

Significant Threat Determination

NYSDEC has determined that 605/615 West 42nd Street Development Site does not pose a significant threat to human health and the environment. The New York State Department of Health (NYSDOH) concurred in the determination that the site does not pose a significant threat to human health.

(Continued on next page)

Next Steps

NYSDEC will consider public comments when it completes its review, has any necessary revisions made and, if appropriate, approves the Remedial Work Plan. NYSDOH must concur in the approval of the Remedial Work Plan. The approved Remedial Work Plan will be placed in the document repository. When NYSDEC approves the Remedial Work Plan, the Volunteer may proceed with the design and construction of the site remedy. It is estimated that design and construction activities will take about two years to complete.

The remedial action proposed for 605/615 West 42nd Street Development Site is relatively simple. NYSDEC has determined that site-specific technical plans that have been added will allow the Remedial Work Plan to serve as a Remedial Action Work Plan that will guide construction of the remedy.

NYSDEC will keep the public informed during the remediation of 605/615 West 42nd Street Development Site.

Background

The Site is approximately 0.36 acres and is located in a commercial, residential, and manufacturing section of Manhattan. The site was used as a coal and coke yard from at least 1890 to before 1911. A can manufacturer occupied the property from the late 1890's to early 1900's, until 1930 when the Site was occupied by a metal manufacturer. A portion of the Site was occupied by a candy manufacturer from the 1950's to 1968. The current building was erected in 1968 and has been occupied by the New York Telephone Company (AT&T, NYNEX, Bell Atlantic, and Verizon Communications). Previous site investigations identified subsurface investigation in the vicinity of three 550-gallon unleaded gasoline underground storage tanks (USTs) that were present at the site. Sampling indicated exceedances of petroleum-related volatile organic compounds (VOCs) and semivolatile organic compounds (SVOCs) above NYSDEC soil cleanup objectives. Groundwater sampled at two locations on the Site contained dissolved petroleum constituents, primarily VOCs, above NYSDEC Class GA groundwater standards. The three USTs were closed in place in 1992. Elevated SVOCs and metals were also identified in the shallow soils beneath the existing building at levels typical of urban fill material. Contamination appears to extend to approximately 15 feet below grade. A sample collected at 20-22 feet did not contain any detectable contaminant concentrations. Contaminants are contained within the Site boundaries. Offsite impacts to adjacent properties have also been assessed during previous investigations some of which were conducted under NYSDEC oversight. Based on the historical onsite and offsite reports reviewed during preparation of this RIWP, and data obtained during the geotechnical investigation, on- and offsite contamination has been adequately characterized and no additional soil and/or groundwater investigation is recommended for the Site. The Brownfield Cleanup Agreement for this site was executed on 11/16/2006; the Remedial Workplan/Remedial Investigation Report was approved on 6/22/2007.

FOR MORE INFORMATION

Document Repository

A local document repository has been established at the following location to help the public to review important project documents. These documents include the draft Remedial Work Plan and the application to participate in the BCP accepted by NYSDEC. The location of this repository is presented on the front page of this document in the left-hand column.

Who to Contact

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

For more information contact:

Shaun Bollers, Project Manager
New York State Department of Environmental Conservation
47-40 21st Street
Long Island City, NY 11101
(718) 482-4608

For public health-related information contact:

Steve Karpinski, Project Manager
New York State Department of Health
547 River Street
Troy, NY 12180
(518) 402-7880 or (800) 458-1158

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

