

# 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**

Columbus Branch  
742 10<sup>th</sup> Avenue  
New York, NY 10019  
(212) 586-5098  
Call for hours

#### **NYSDEC, Region 2 Office**

47-40 21st Street  
Long Island City, NY 11101  
Call in advance: (718) 482-4900  
Hours: Mon. to Fri. 8AM to 4 PM

### Who to Contact:

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

#### **Project Related Questions**

Dana Kaplan, Project Manager  
NYSDEC, Region 2 Office  
47-40 21st Street  
Long Island City, NY 11101  
(718) 482-7541  
[dpkaplan@gw.dec.state.ny.us](mailto:dpkaplan@gw.dec.state.ny.us)

#### **Public Health questions:**

Dawn Hettrick  
NYSDOH  
547 River Street  
Troy, NY 12180  
(800) 458-1158 ext 2-7880  
[beci@health.state.ny.us](mailto:beci@health.state.ny.us)

For additional information on the New York's  
Brownfield Cleanup Program, visit:  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

# FACT SHEET #4

## Brownfield Cleanup Program

Mid Block #57 Project

615-649 W. 57th St. &  
614-650 W. 58th St.,  
Manhattan, New York 10019

November 2013

SITE No. C231062

NYSDEC REGION 2

## Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Mid Block #57 Project site ("Site") located at 615-649 West 57<sup>th</sup> Street and 614-650 West 58<sup>th</sup> Street, New York, New York under New York State's Brownfield Cleanup Program. Please see the map for the site location.

The cleanup activities were performed by Durst Development L.L.C. and affiliated entities (the "Volunteer") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The Volunteer has submitted a draft Final Engineering Report for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed Site use.

**Site Description and Background:** The Site was formerly occupied by an Airborne Express parcel warehouse and vehicular maintenance building (631-649 West 57th Street), a Potamkin Toyota auto service repair facility (623-629 West 57th Street), the Copacabana Night Club (615-621 West 57th Street), and Dynasty Auto Body Facility (616-618 West 58th Street). Prior uses on the Site including storage, transfer, and usage of petroleum products and chlorinated solvents have resulted in impacts to soil, groundwater and soil vapor from volatile organic compounds ("VOCs"), semi-volatile organic compounds ("SVOCs") and metals.

**Highlights of the Site Cleanup:** The following activities have been completed to achieve the remedial action objectives:

- Excavation and off-site disposal of all soil/fill above bedrock exceeding the Unrestricted Use Soil Cleanup Objectives (UUSCOs);
- Groundwater remediation during construction activities consisting of excavation dewatering, treatment and off-site disposal;
- Site Monitoring of airborne VOCs and particulates in accordance with a NYSDEC approved Community Air Monitoring Plan (CAMP) for all intrusive and soil handling activities;
- Import of materials to be used for backfill and cover in compliance with the UUSCOs;
- Installation of a vapor barrier and sub-slab depressurization system as a contingency to prevent intrusion of potentially contaminated soil vapor, if necessary;
- Recording of an Environmental Easement for the Site to ensure implementation of any required Institutional or Engineering controls.
- Publication of a Site Management Plan (SMP) for management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting.

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# BROWNFIELD CLEANUP PROGRAM

**Next Steps:** When NYSDEC approves the Final Engineering Report, it will be made available to the public (see "Where to Find Information" below). NYSDEC then will issue a Certificate of Completion which will be announced in a fact sheet that is sent to the site contact list. The applicant(s) would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant(s):

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

**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 may include recreation, housing, business or other uses. 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 the BCP, visit:

<http://www.dec.ny.gov/chemical/8450.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](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.

## Site Location Map

