



FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: 511 West 21st Street
DEC Site #: C231080
Address: 511 West 21st Street
New York, NY 10011

Have questions?
See
"Who to Contact"
Below

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to 511 West 21st Street ("site") located at 511 West 21st Street in Manhattan, NY. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

The cleanup activities will be performed and funded by 510 West 22nd Street Partners LLC with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **February 10, 2015** through **March 27, 2015**. The draft Remedial Action Work Plan (RAWP) containing the proposed site remedy is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area below.

The proposed remedy will be comprised of two cleanup tracks, whereby a Track 2 cleanup meeting the commercial use or protection of groundwater soil cleanup objectives (CSCOs/PGWSCOs), as applicable, would be implemented on the eastern portion of the site, while a Track 4 cleanup would be implemented on the western portion of the site. The elements of the selected remedy consist of:

1. Excavation of up to 10 feet of soil from the several "hot spot" areas across the eastern portion of the building;
2. Excavation of 10 feet of soil from the former Underground Storage Tank (UST) field area in the eastern portion of the building;
3. Excavation of two feet of soil from the rest of the eastern portion of the building footprint and dispose off-site;
4. Clean fill meeting the requirements of Part 375-6.7(d) will be brought in to replace excavated soil and establish the designed grades at the site;

5. Collect "endpoint" samples after excavation to evaluate the effectiveness of the remedy;
6. If necessary, in-situ treatment of on-site groundwater will be implemented within two years of source removal; and
7. Passive sub-slab depressurization systems (SSDS) will be installed in buildings, if necessary. A post construction soil vapor intrusion evaluation will be performed to determine whether or not an action is required (e.g., convert the passive SSDS to an active system).

If Track 2 cleanup cannot be achieved in the eastern portion of the site, a Track 4 cleanup will be implemented side-wide, which consists of items 1-5, above, plus maintenance of the existing concrete building slab and/or installation of a composite cover system consisting of a concrete building slab (as part of the site development), a Site Management Plan for long-term maintenance of the engineering controls, and an Environmental Easement filed for the site to ensure implementation of the Site Management Plan and allowing the use and development of the controlled property for restricted-commercial uses.

Summary of the Investigation

The following investigations were performed at this site: Phase II Subsurface Investigation in August 2008, an additional Phase I Environmental Site Assessment in November 2011, and the Remedial Investigation in December 2013-June 2014.

The primary contaminants of concern at the site include some metals, semi-volatile organic compounds (specifically polycyclic aromatic hydrocarbon [PAHs]), and volatile organic compounds (e.g., petroleum-related products). Analytical results from soils sampling reported a metal (copper) and PAHs above Commercial Use Soil Cleanup Objectives (SCOs) and Protection of Groundwater SCOs. Petroleum-related products (e.g., benzene, ethylbenzene and toluene) were noted above Protection of Groundwater SCOs. The metals and SVOC are present in the shallow soils (0-5 feet below ground surface). The VOCs are mostly present at the deeper soils near and/or below the water table (6-10 feet below ground surface). The metals and Semi-Volatile Organic Compounds (SVOCs) are likely due to the presence of historic fill, while the petroleum is related to past site use.

Groundwater sampling indicates petroleum-related products and some metals contamination above groundwater standards (with groundwater at 6-7 feet below ground surface). The metals were found in relative low levels in groundwater and are likely related to the presence of historic fill.

Petroleum-related compounds, methyl ethyl ketone and dichlorodifluoromethane were also detected in sub-slab soil vapor. While there is currently no standard or guidance addressing these particular contaminants, they could potentially impact indoor air in the building through soil vapor intrusion.

Next Steps

NYSDEC will consider public comments received on the proposed remedy presented in the draft RAWP and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The final Remedial Action Work Plan (with revisions if necessary) and the Decision Document will be made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location: The Brownfield Cleanup Program (BCP) site is located at 511 West 21st Street in Manhattan, NY. The property is bound by West 21st Street to the south and West 22nd Street to the north between 10th Avenue and 11th Avenue in Manhattan. The property has frontage on the north side of West 21st Street and the south side of West 22nd Street.

Site Features: The site is approximately 0.45 acres in size, and includes a vacant 5-story parking garage with a 1-story annex in the southwest corner. The property is flat with average elevation approximately 10 feet above mean sea level and the elevated High Line Park runs along the eastern property boundary.

Current Zoning and Land Use: The area is zoned for manufacturing and commercial use, and the City's zoning code for the site is M1-5.

Past Use of the Site: The site has been used for manufacturing by a gas meter company and also as a service station. Most recently it has been used by a television cable company for vehicle parking and maintenance, storage and offices.

Site Geology and Hydrogeology: The site is underlain by 13 to 17 feet of man-made/historic fill. Native soils beneath the fill layer consist of organic silty clay of estuarine origin as well as sand and silt of glacial origin. The depth-to-bedrock varies from approximately 33 feet below grade at the northern end of the site to 65 feet below grade at the southern end of the site.

The depth-to-groundwater at the site is approximately 6 to 7 feet below sidewalk grade and the local groundwater flow direction is to the southwest.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C231080>

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, 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>

FOR MORE INFORMATION

Where to Find Information

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

Muhlenberg Library
209 West 23rd Street
New York, NY 10011-2379
phone: 212-924-1585

Who to Contact

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

Project-Related Questions

Javier Perez-Maldonado
NYS Dept. of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Tel: 518-402-9768
Email: javier.perez-maldonado@dec.ny.gov
{ Call for an appointment }

Site-Related Health Questions

Steve Karpinski
New York State Department of Health
Bureau of Environmental Exposure
Investigation
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
Tel: 518-402-7860
Email: beei@health.ny.gov

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: <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.

Note: Please disregard if you already have signed up and received this fact sheet electronically.



Figure 1

Site Location Map

511 West 21st Street Site
New York, New York
Site No. C231080



Department of
Environmental
Conservation

