



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

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the 511 West 21st Street site ("site") located at 511 West 21st Street, New York, NY under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

The cleanup activities were performed by 510 West 22nd Street Partners LLC and 510 West 22nd Street Owner, LLC with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site. Copies of the FER and Notice of the CO C are available at the location(s) identified below under "Where to Find Information."

Completion of Project

- 1. Demolition of the eastern portion of the existing building at the site;
2. Excavation and off-site disposal of up to 10 feet of soil from the several areas of concern across the eastern portion of the building footprint and two feet of soil from the remainder of the eastern portion of the building footprint;
3. Removal of one (1) Underground Storage Tank found during the excavation;
4. If necessary, in-situ ("in-place") treatment of on-site groundwater will be implemented within two years of source removal;
5. Import of clean material for use as backfill;
6. Administrative controls including a Site Management Plan and Environmental Easement to ensure proper use of the site; and
7. Passive Sub-Slab Depressurization Systems (SSDS) will be installed in the new building. 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).

Final Engineering Report Approved

NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls required. 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.
- 4) 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:

- Groundwater Use Restriction
- Land Use Restriction
- Site Management Plan
- Institutional Control/Engineering Control Plan
- Soil Management Plan
- Monitoring Plan

The following engineering controls have been put in place on the site:

- Cover System
- Passive SSDS to be activated if necessary pending the results of the post-construction soil vapor intrusion evaluation

Next Steps

With its receipt of a CO C, the applicant is eligible to redevelop the site. In addition, the applicant:

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

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

Background

Location: The site is located at 511 West 21st Street in Manhattan, NY. The property is bounded 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, is currently an active construction site and there are no site occupants. The property is flat with an 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.

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/cfmx/extapps/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 site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

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.

New York Public Library
Muhlenberg Branch
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:

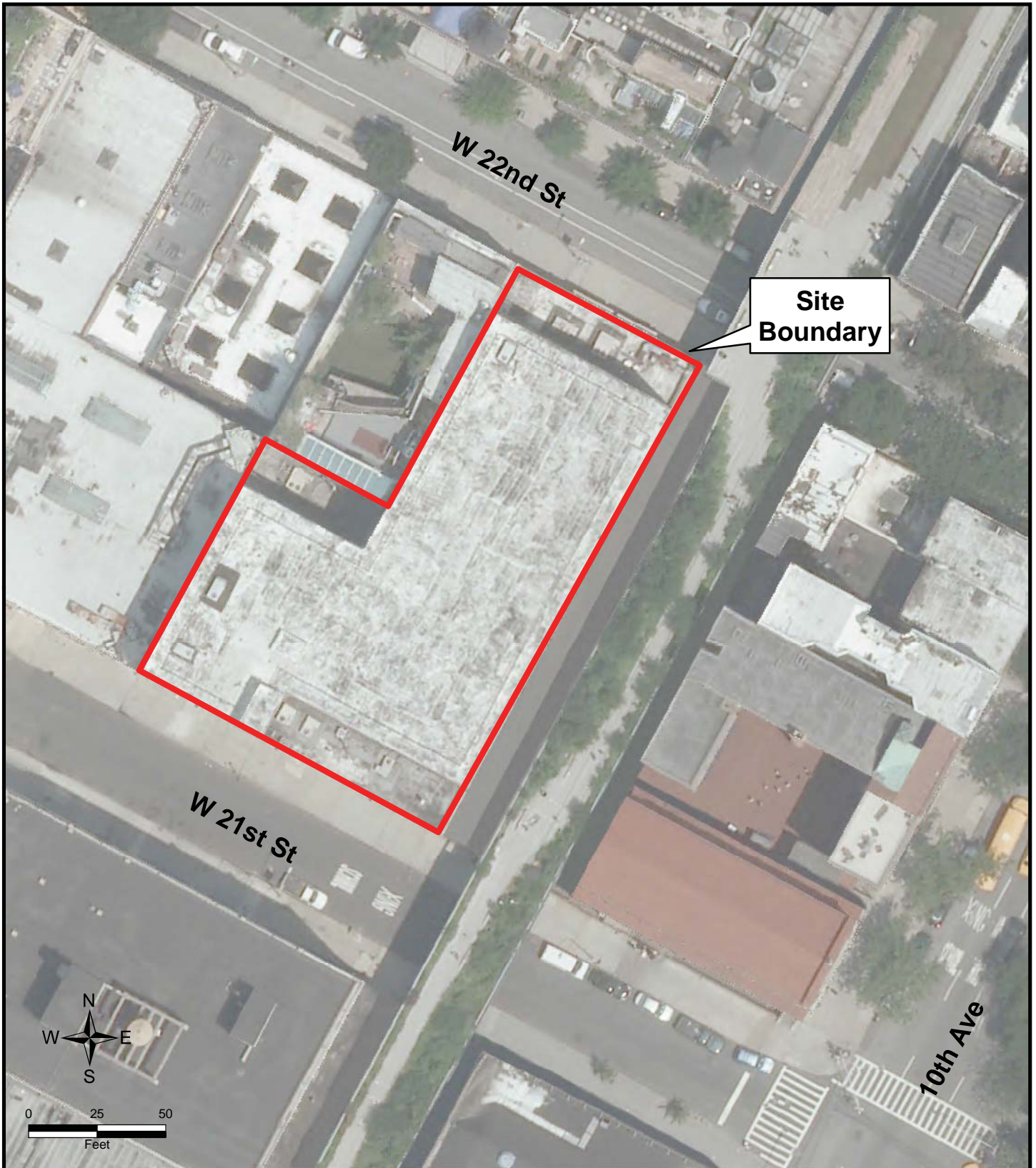
Project Related Questions

Javier Perez-Maldonado
NYS Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Tel: 518-402-8172
Email: javier.perez-maldonado@dec.ny.gov

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.



Legend

 PROPERTY LINE

Figure 1

Site Location Map

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