



# FACT SHEET

## Brownfield Cleanup Program

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

**Site Name:** 515 West 18<sup>th</sup> Street

**DEC Site #:** C231093

**Address:** 511 W 18<sup>th</sup> Street and 131 10<sup>th</sup> Avenue, NYC 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 515 West 18<sup>th</sup> Street site ("site") in New York City, located at 511 West 18th Street and 131 10th Avenue, Manhattan, NYC. Please see the map for the site location. Documents related to the cleanup of this site can be found at the locations identified below under "Where to Find Information."

The cleanup activities will be performed and funded by 18th Highline Associates, L.L.C. with oversight provided by NYSDEC. When NYSDEC is satisfied that the 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.

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=C231093>

#### How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from January 25, 2017 through March 10, 2017. The draft Remedial Work Plan (RWP) 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 consists of:

- Removal of on-site soil and fill to at least 17 feet below ground, except in small areas where removal would compromise the stability of adjacent structures;
- Removal and proper disposal of all on-site coal tar and petroleum-impacted material, where practicable;
- Removal of the gas holder walls to approximately 17 feet below ground and removal of all of the contents of the holders down to the holder bottoms at 20 to 22 feet below ground;
- Removal of all previously unidentified/unknown Underground Storage Tanks (USTs) and

- petroleum-impacted material, where practicable;
- Extraction and proper disposal of separate phase petroleum and/or coal tar, if present;
- Collection and analysis of endpoint soil samples to confirm and document the removal of targeted materials;
- Placement of a vapor/waterproofing membrane beneath the building slab and along foundation side walls;
- Installation of an active mechanical ventilation system within the building basement;
- Implementation of long-term Institutional Controls in the form of an Environmental Easement; and
- Development and execution of plans for the protection of on-site workers, community, and environment during remediation and construction activities.

An *institutional control* is a non-physical restriction on use of the site, such as an environmental easement, when contamination left 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.

The only on-site soils above 17 feet depth that are to remain in place are 1) against an adjacent building, whose removal could compromise that building's foundation, and 2) soils underneath the foundations for the High Line, which are inaccessible. Upon completion of construction of the two new buildings planned for the site, these remaining soils will be situated behind both a vapor/waterproofing membrane and concrete foundation walls, and therefore, no exposure to these soils will be possible.

The membrane and concrete walls and floor, coupled with the garage's mechanical ventilation system will assure that any vapors from the contamination remaining below 17 feet or behind the walls will not pose an exposure risk. To ensure protection in the long-term a site management plan will be developed and implemented which will require the site owner to perform periodic inspections of these engineering controls to make sure they are working properly.

All coal tar and petroleum that might move off-site will be removed as part of the remedy.

This remedy will attain a level of cleanup which meets the standards for restricted residential use, which includes apartments, condominiums and active recreational uses.

#### *Summary of the Investigation*

Over the course of nine studies conducted between April 2005 and June 2016, soil and groundwater were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, polychlorinated biphenyls (PCBs), and pesticides. Based on these investigations, the primary contaminants of concern are: SVOCs (primarily polycyclic aromatic hydrocarbons (PAHs)) associated with the former manufactured gas plant (MGP) on the property, and VOCs (primarily benzene, toluene, ethylbenzene, and xylenes) associated with both the MGP and buried tanks formerly used to store petroleum. During the investigations, coal tar residue was observed at a depth of 20-22 feet, inside the two former gas holder structures on the site.

#### **Next Steps**

NYSDEC will consider public comments received on the proposed remedy presented in the draft RWP and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The final Remedial Work Plan (with revisions if necessary) and the Decision Document will be made available to the public. The applicant 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 515 West 18th Street site is located in an urban area in the West Chelsea section of Manhattan.

**Site Features:** Lot 20 is currently improved with two 2-story buildings, with slab on grade foundations. The first floor is utilized as a parking garage and the second floor, as an art gallery. Lot 29 is a paved parking lot. The High Line Park, an elevated and open recreational walkway, runs north to south over the western portion of Lot 29.

**Current Zoning/Use:** The site is zoned C6-4 for Commercial and Mixed Uses. Lot 20 is currently used as a Garage and Art Gallery. Lot 29 is a parking lot.

**Past Uses of the Site:** Both lots were historically used to support the nearby MGP operations. Lot 20 was used as a storage yard by the West 18th Street Gas Works, a predecessor of Consolidated Edison Company, from about 1870 until the early 1900s. After being sold in 1919, a large garage was constructed on the 19th Street side that included buried gasoline tanks. In 1947, a private garage was built on the 19th Street side. Circa 1848, two open gas holders were constructed on Lot 29 and used for the storage of manufactured gas until the early 1900s. The gas holders were razed in 1914. After being sold in 1917, Lot 29 was used as a wagon yard, automobile parking lot, and commercial truck parking lot with several small structures and underground gasoline tanks.

**Site Geology and Hydrogeology:** A mix of historic fill material and native sands, silts and glacial till underlies the site and surrounding area. The fill, 7 to 30 feet deep, is underlain by sands, silts and glacial till, which extend to bedrock, located between 40 and 60 feet below the surface.

Groundwater occurs between 8 and 9 feet below grade. Regional groundwater flow is westerly towards the Hudson River; local groundwater flow is generally the same.

**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>

### **Project Contacts and Locations of Reports and Information**

## 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  
Attn: Ms. Lee  
Tel: (212) 924-1585

Manhattan Community Board 4  
330 West 42nd Street, Suite 2618  
New York, NY 10036

Monday	10:00 am – 7:00 pm
Tuesday	10:00 am – 7:00 pm
Wednesday	10:00 am – 7:00 pm
Thursday	10:00 am – 7:00 pm
Friday	10:00 am – 5:00 pm
Saturday	10:00 am – 5:00 pm
Sunday	Closed

### Who to Contact

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

#### Project-Related Questions

Elizabeth Lukowski, Project Manager  
NYSDEC  
Division of Environmental Remediation  
625 Broadway, 11th Floor  
Albany, NY 12233-7014  
Tel: (518) 402-9683  
Email: [elizabeth.lukowski@dec.ny.gov](mailto:elizabeth.lukowski@dec.ny.gov)

#### Site-Related Health Questions

Dawn Hettrick  
NYSDOH  
Empire State Plaza  
Corning Tower, Room 1787  
Albany, NY 11237  
Tel: (518) 402-7860  
Email: [BEEI@health.ny.gov](mailto: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**

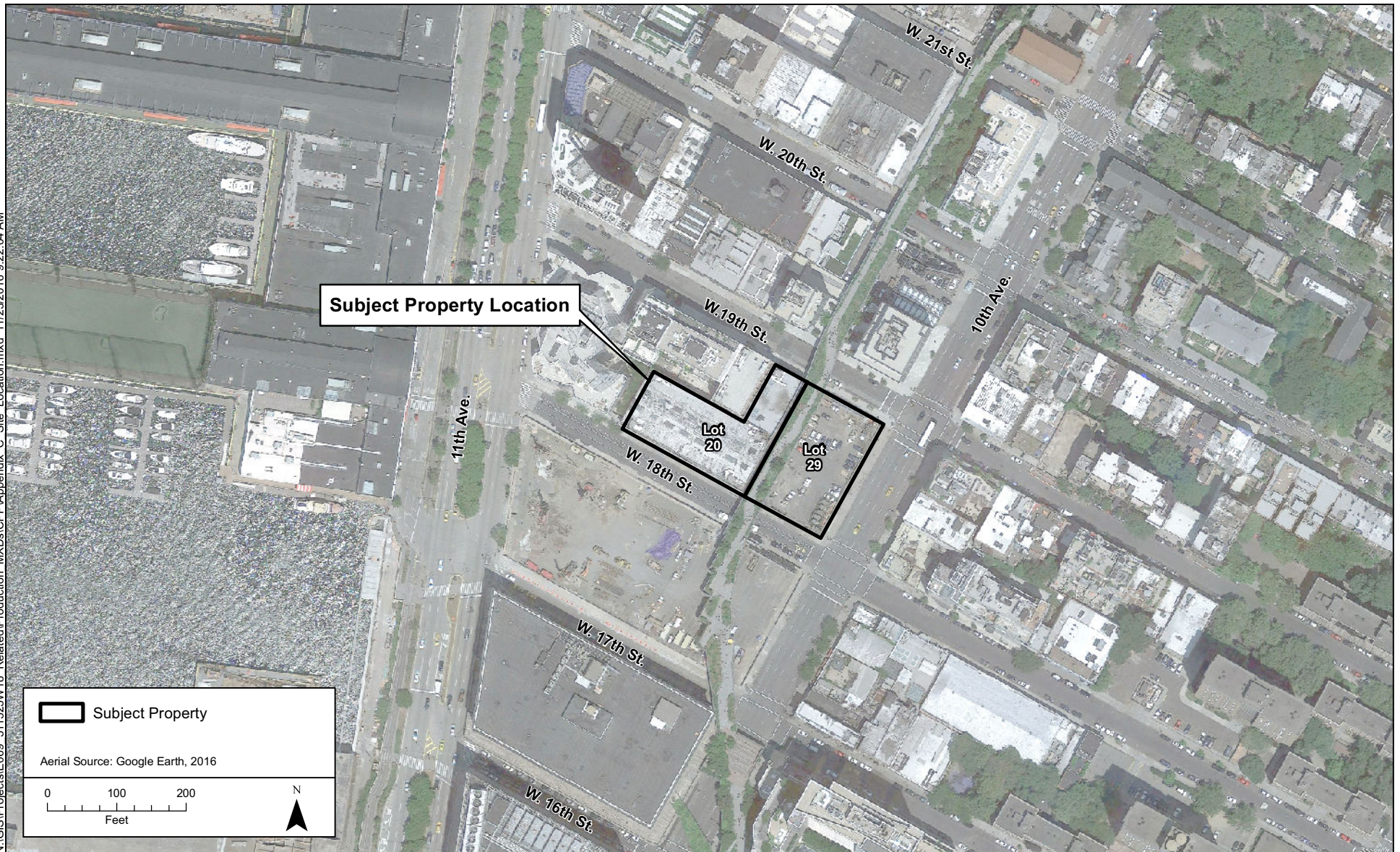
Have site information such as this fact sheet sent right to your email inbox.

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.





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**Site Location Map**  
515 West 18th Street, New York, NY 10011