



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

515 West 18<sup>th</sup> Street

511 West 18<sup>th</sup> Street and 131 10<sup>th</sup> Ave  
New York, NY 10011

**SITE No. C231093**

**NYSDEC REGION 2**

December 2018

## Where to Find Information:

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

**New York Public Library**  
Attn: Ms. Lee  
Muhlenberg Branch  
209 West 23rd Street  
New York, NY 10011-2379  
Phone: (212) 924-1585

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

## Who to Contact:

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

**Project-Related Questions**  
Douglas MacNeal, Project Manager  
NYSDEC  
625 Broadway 11<sup>th</sup> Floor  
Albany, NY 12233-7014  
518-402-9662  
[douglas.macneal@dec.ny.gov](mailto:douglas.macneal@dec.ny.gov)

**Project-Related Health Questions**  
Dawn Hettrick  
NYSDOH  
Empire State Plaza  
Corning Tower Rm 1787  
Albany, NY 12237  
518-402-7860  
[beej@health.ny.gov](mailto:beej@health.ny.gov)

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

## Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the 515 West 18<sup>th</sup> Street Site ("site") located at 511 West 18<sup>th</sup> Street, New York County under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by 18<sup>th</sup> Highline Associates, LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant(s) has submitted a draft Final Engineering Report (FER) 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.

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

- Excavation - Excavation and off-site disposal of 55,000 tons of contaminated soil exceeding the Restricted Residential Use soil cleanup objectives (RRUSCOs), the site-specific cleanup criteria. Clean fill was brought in to replace the excavated soil and to establish the design grades at the site.
- Site Cover System - The new development will maintain a site cover, which consists of the structures (buildings, pavement, sidewalks) comprising the site development and a 2-foot clean soil cover in landscaped areas. The soil cover was placed over a demarcation layer, with the upper 6 inches of the soil of sufficient quality to maintain a vegetation layer.
- Development of a Site Management Plan (SMP) for long-term management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; and (3) reporting.
- Recording of an Environmental Easement as an IC to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

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**Next Steps:** When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information" at left). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicant(s) would be able to redevelop the site after receiving a COC. In addition, the applicant(s):

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

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

**Site Description and Background:** The 515 West 18th Street site is located in an urban area in the West Chelsea section of Manhattan. The High Line Park, an elevated and open recreational walkway, runs north to south over the western portion of Lot 29. The site is zoned C6-4 for Commercial and Mixed Uses. Lot 20 was most recently used as a garage and art gallery. Lot 29 was a parking lot. The site's historic use as a manufactured gas plant contributed to soil and groundwater contamination on the site which includes semi volatile and volatile organic compounds. This contamination was removed under the Brownfield Cleanup Program.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C231093) at:

<http://www.dec.ny.gov/cfmx/extapps/derexternal/index.cfm?pageid=3>

**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 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>

*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 at:

[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.

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

# BROWNFIELD CLEANUP PROGRAM

## Site Location Map



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



61 Broadway, Suite 1501  
New York, New York 10005  
www.integral-corp.com