

**VOLUNTARY CLEANUP PROGRAM  
DECISION DOCUMENT**

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**CE-West 18<sup>th</sup> Street Gas Works Site  
Operable Unit No. 3  
New York, New York  
Site No. V00530**

**Statement of Purpose and Basis**

This Voluntary Cleanup Program (VCP) Decision Document presents the remedy approved by the Department of Environmental Conservation (Department) for Operable Unit #3 of the CE-West 18<sup>th</sup> Street gas Works site. This operable unit addresses contamination at 524 W. 19<sup>th</sup> Street. This parcel is also known as the “Gasser Property”.

**Description of the Site** -The 524 W. 19<sup>th</sup> Street property is approximately 4,500 square foot, with an existing building covering virtually the entire lot at this time. The contemplated use of the site is a multistory (currently assumed to be 10 story) residential and commercial building. The foundation of the building will cover the entire lot and will accommodate a full basement. The basement and first floor will be commercial space (an art gallery initially), with residential space in the floors above.

This property is located within the boundary of the CE-West 18<sup>th</sup> Street Gas Works site, which includes numerous properties between 16th St, 20th St, Tenth Avenue, and the Hudson River in Manhattan. One additional parcel is located on 18th Street, east of Tenth Avenue. The site is the location of the former 18th Street Gas Works, which operated from 1833 to approximately 1900. The gas holders remained in operation until 1914.

A Site Characterization Work Plan for the entire 18<sup>th</sup> Street site was approved in February 2004. The SC Report was submitted in January 2006 and was approved in April 2006. A RI work plan was included with the SC report and was also approved in April 2006. Field work for the RI is ongoing and has been slow to complete due to property access problems with the numerous property owners at the site.

Three other development projects are located within the site:

- 1) Georgetown Development: The West 19th street Site (C231017) has been remediated and has received its final Certificate of Completion.
- 2) West Chelsea Development: A property at 535 W 19th is being remediated as Operable Unit 2 to facilitate development. Remedial action is ongoing at this site.

- 3) Edison Property (Highline Towers): The property located between 17th and 18th Street, and 10th and 11th Avenues (currently an at-grade parking lot) is also to be developed, and will likely be tracked as Operable Unit 4. A remedial investigation is ongoing on this parcel.

### **Assessment of the Site**

Contamination was identified by the Remedial Investigation of this site, which represents a threat to public health and the environment, requiring a remedial program to address the contamination identified below.

Nature of contamination: The Remedial Investigation identified the presence of coal tar in the subsurface soil. Contaminants of concerns in the tar include polycyclic aromatic hydrocarbons (PAHs) and the volatile compounds benzene, toluene, ethylbenzene and xylene (BTEX).

Extent of contamination: Soil at the site is grossly impacted by coal tar and the associated site contaminants from a depth of approximately 5 feet to 24 feet below ground surface. Site groundwater is impacted by PAHs and BTEX. While it is clear that the coal tar came from the gas works located in this area, there were no known gas plant related operations on this property. The exact source of this contamination is not known.

### **Description of Selected Remedy**

Based on the results of the Alternatives Analysis and the criteria identified for evaluation of alternatives, the NYSDEC has approved the remedy for this site set forth in the Remedial Action Work Plan. The components of the remedy are as follows:

1. Excavation to a depth of 14 feet below ground surface.
2. Installation of a subsurface barrier wall. The wall will be located at the perimeter of the site on 3 sides. The new barrier will be sealed to the existing subsurface barrier previously constructed for the adjacent site (C231017) using compression grouting. The eastern wall of the barrier will a maximum 10 feet in from the property line to accommodate adjacent structural components. The barrier wall will be constructed using water tight sheet piling. If the installation of the sheet piling is not possible due to unanticipated difficulties, other technologies (slurry wall or secant wall) may be used if approved by the NYSDEC.
3. The subsurface floor and walls of the new building will be isolated from the remaining contamination. The barrier will include a cement bentonite “mud slab” at the bottom of the excavation. A waterproofing/vapor barrier will then be placed over this mud slab and on the outside of the basement walls. A concrete floor will overlay the waterproofing/vapor barrier.
4. Monitoring will be performed to demonstrate the effectiveness of the remedy in preventing contaminated soil vapor from entering the building.
5. Air monitoring consistent with the “Community Air Monitoring Plan” will be carried out

during all site work to ensure that excess dust and vapors are not released off-site.

6. All work will be done in such a way as to avoid strong or persistent odors in addition to meeting the requirements of the NYSDOH approved Community Air Monitoring Plan.

**Public Review and Comment**

This Draft Decision Document and the Remedial Work Plan for the site were provided to the public for review and comment for a 30 day period which closed on June 18, 2007. No comments were received.

**Declaration**

The selected remedy is protective of human health and the environment, complies with State and Federal requirements that are legally applicable or relevant and appropriate to the remedial action and will allow for the identified use of the site. This remedy utilizes permanent solutions and alternative treatment to the maximum extent practicable, and satisfies the preference for remedies that reduce remove or otherwise treat or contain sources of contamination and protection of groundwater.

Date

6/26/07



Robert Schick, Director  
Remedial Bureau C  
Division of Environmental Remediation

**Form No. 4: RAWP Recommendation Memo to Bureau Director (or Director, DER)**

**TO:** Robert Schick, Director, Remedial Bureau C, DER  
**FROM:** Gardiner Cross  
**BY:** William Ottaway  
**SUBJECT:** Remedial Action Work Plan  
Con Ed West 18<sup>th</sup> Street MGP OUS- 524 W. 19<sup>th</sup> Street (Gasser Property)  
JUS Approved 6/26/07 Date

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Attached is a Remedial Action Work Plan for the subject site. As discussed below, we believe the remedy will be protective of public health and the environment for the Contemplated Use.

**Volunteers Name:** Con Edison is the PRP. This is a non-owned site.

**Site Location:** The site is located in Region 2, New York City, Manhattan. The address is 524 W. 19<sup>th</sup> Street between 11<sup>th</sup> Ave (the West Side Highway) and 10<sup>th</sup> Ave.

**Date of Agreement:** September 23, 2002

**Project Description:** The site occupies approximately 4,500 square feet, with an existing building covering virtually the entire lot at this time. The contemplated use of the site is a multistory (currently assumed to be 10 story) residential and commercial building. The foundation of the building will cover the entire lot and will accommodate a full basement. The basement and first floor will be commercial space (an art gallery initially), with residential space in the floors above.

This site was a storage yard for a the West 18<sup>th</sup> Street Gas Works, a large MGP which operated from 1834 until approximately 1902. While there is no record of MGP structures located on this site, significant MGP contamination has been found in the subsurface. The gas plant was closed and the properties were sold off in the 1910's.

A site characterization for the West 18<sup>th</sup> Street Gas Works was completed as described in the January 2006 Site Characterization Study Report. Significant amounts of coal tar were found. Development pressure in the surrounding neighborhood is currently quite strong, and some pieces of the 18<sup>th</sup> Street Works site have already been redeveloped within the past few years.

The proposed remedy at this site will include:

- Excavation to a depth of 14 feet below ground surface.
- Installation of a subsurface barrier wall. The wall will be located at the perimeter of the site on 3 sides. The new barrier will be sealed to the existing subsurface barrier previously constructed for the adjacent site (C231017) using compression grouting. The eastern wall of the barrier will a maximum 10 feet in from the property line to accommodate adjacent structural components. The barrier wall will be constructed using water tight sheet piling. If the installation of the sheet piling is not possible due to unanticipated difficulties, other technologies (slurry wall or secant wall) may be used if approved by the NYSDEC.
- The subsurface floor and walls of the new building will be isolated from the remaining

contamination. The barrier will include a cement bentonite “mud slab” at the bottom of the excavation. A waterproofing/vapor barrier will then be placed over this mud slab and on the outside of the basement walls. A concrete floor will overlay the waterproofing/vapor barrier.

- Monitoring will be performed to demonstrate the effectiveness of the remedy in preventing contaminated soil vapor from entering the building.
- Air monitoring consistent with the “Community Air Monitoring Plan” will be carried out during all site work to ensure that excess dust and vapors are not released off-site.
- All work will be done in such a way as to avoid strong or persistent odors in addition to meeting the requirements of the NYSDOH approved Community Air Monitoring Plan.

**Registry Status:** No listing package has been prepared.


**Quality Assurance/Quality Control:** Appropriate QA/QC procedures have been followed and a DUSR documenting that data are useable is included in the January 2006 Site Investigation Report.

**Citizen Participation:** An ENB notice has been posted and the public comment period ran from May 16 to June 20, 2007. A fact sheet was prepared and distributed to the mailing list. A public meeting was held on June 11<sup>th</sup>. No public comments on the remedy were received.

**Health Department Concurrence:** A letter of concurrence from NYSDOH was received on June 22, 2007.

**Recommendation:** The Remedial Action Work Plan has been reviewed and is acceptable for approval.

Attachment

cc: w/o att. D. Desnoyers  
L. Eckhaus  
D. Walsh, Region 2  
D. Hettrick/ Laccetti, NYSDOH  
C. Costopoulos

# STATE OF NEW YORK DEPARTMENT OF HEALTH

Flanigan Square, 547 River Street, Troy, New York 12180-2216

Richard F. Daines, M.D.  
*Commissioner*

June 22, 2007

Mr. Dale Denoyers, Director  
Division of Environmental Remediation  
NYS Dept of Environmental Conservation  
625 Broadway  
Albany, New York 12233-7011

Re: Proposed Remedy for 524 West 19<sup>th</sup> Street  
Former West 18<sup>th</sup> Street MGP  
Site# V00530-2  
New York, New York County

Dear Mr. Desnoyers:

Staff reviewed the March 2007 "Remedial Action Selection Report and Remedial Action Work Plan" for 524 West 19<sup>th</sup> Street. I understand that your staff requested the title of this report be changed to "Alternatives Analysis". This parcel is one of many that overlie the Former West 18<sup>th</sup> Street Manufactured Gas land (MGP) site.

Based on this review, I understand that MGP-related (tar-like material) was found in a relatively thin layer ranging from 10 feet to 30 feet below grade surface. Most of these impacts were primarily found along the western portion of the site and that a remedy has been implemented on the parcel to the west of this site.

The proposed remedy includes containment of MGP-impacted soil and groundwater. A new building is being constructed on the site and its construction includes a containment barrier wall keyed into the underlying clay layer, the floor of the buildings foundation will consist of a two-foot mud-slab with a waterproofing/vapor barrier. This remedy will also include institutional controls and verification that the remedy prevents vapor intrusion. Although not technically part of the remedy, the site to be excavated to about 14 feet below grade to accommodate the basement and the excavation will remove some contaminated material.

Letter to Mr. Dale Denoyers  
Re: 524 West 19<sup>th</sup> Street  
Dated June 22, 2007

Since this remedy will eliminate human exposures, I believe it is protective of public health. If you have any questions, please call Mr. Geoff Laccetti at (518) 402-7860.

Sincerely,

Steven M. Bates, Assistant Director  
Bureau of Environmental Exposure Investigation

cc: G.A. Carlson, Ph.D  
G. Litwin/G. Laccetti/D. Hettrick/file  
A. Devine – MARO  
J. Prudhomme – NYCDOHMH  
R. Schick/G. Cross/W. Ottoway – DEC  
A. Nagi/D. Walsh – DEC, Region2