



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

West 29th Street
601 West 29th Street
New York, NY 10001

SITE No. C231107
NYSDEC REGION 2

December 2018

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

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
212-924-1585

Manhattan Community Board 4
330 West 42nd Street, 26th Floor
New York, NY 10036
212-736-4536

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

Project-Related Questions
Steve Walsh, Project Manager
NYSDEC
625 Broadway
Albany, NY
518-402-9824
Steven.walsh@dec.ny.gov

Project-Related Health Questions
Jacquelyn Nealon
NYSDOH
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
518-402-7850
beej@health.ny.gov

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

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the West 29th Street site ("site") located at 601 West 29th Street, Manhattan, New York County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified to the left under "Where to Find Information."

Based on the findings of the investigation and the supplemental soil and soil vapor sampling to be performed, NYSDEC in consultation with the New York State Department of Health (NYSDOH) will determine whether or not the site poses a significant threat to public health or the environment. This decision will be based on the potential for human exposure to site-related contaminants via soil vapors.

How to Comment: NYSDEC is accepting written comments about the draft investigation report and proposed plan for 45 days, from **December 19, 2018** through **February 2, 2019**. The investigation report and proposed plan are available for public review at the location(s) identified at left under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed Restricted Residential and Commercial combined use remedy consists of:

- Removing free-phase gasoline and groundwater through pumping and off-site disposal;
- Removal and disposing off-site underground storage tanks (USTs) and associated piping;
- Excavation and off-site disposal of contaminated soil from 2 to 18 feet below surface grade across the site;
- Collection and analysis of end-point soil samples to evaluate the effectiveness of the remedy;
- Importation and placement of clean backfill, where necessary;
- In-place treatment of contaminated groundwater via chemical oxidant injections which will breakdown the contaminants;
- Installation and maintenance of a site cover system to prevent exposure to remaining contamination in soil;
- Evaluation of the potential for vapor intrusion in any occupied buildings on the site;
- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;

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- Implementation of a Site Management Plan (SMP) for long term maintenance of the remedial systems and residual contamination;
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed remedy was developed by DD West 29th LLC ("applicant(s)") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. 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.

Remedial Investigation Report: The Remedial Investigation Report (RIR) describes the results of the site investigation and recommends development of a remedy to address the contamination that was found. The RIR was submitted by DD West 29th LLC ("applicant(s)").

Highlights of the Remedial Investigation Report: Polycyclic aromatic hydrocarbons (PAHs) and metals were found in subsurface soils at concentrations above use-specific soil cleanup objectives. The PAHs and metals are present at depths up to 15 feet below grade and are likely the result of past site uses and historic fill, which is present throughout the site. Groundwater has volatile organic compounds (VOC) and semi-VOC exceedances. Soil vapor has detections of several VOCs.

Site Description: The site is located at 601 West 29th Street, in the Chelsea section of Manhattan. The Site now consists of one lot (lot 12), comprising approximately 61,719 square feet (1.42 acres). The site consists of an asphalt-paved parking lot, a one-story office and locker room structure, a one-story and a four-story (plus basement) brick building and, a one-story brick and concrete building. The surrounding area is largely developed with industrial and commercial uses with residential and commercial uses located to the east. Past uses include a lumber yard and an auto house, a smelting and refining works, an asbestos distribution warehouse,

freight/transportation businesses, iron works, woodworking and scenery manufacturer. The site was occupied by Express Depot and contained gasoline tanks. The eastern portion of the site was home to a gasoline station until the beginning of 2018.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C231107) at:

<http://www.dec.ny.gov/cfm/x/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 available at the following web page:

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

