



FACT SHEET # 5

Brownfield Cleanup Program

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

Site Name: 17th Street Development Project
DEC Site #: C231036
Address: 76 11th Avenue
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 17th Street Development Project site ("site") located at 76 11th Avenue, New York, New York County 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 HLP Properties, LLC and West 17th Property, LLC (collectively the "Volunteer") with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report and issued a Certificate of Completion for the site. Copies of the Final Engineering Report and Notice of the Certificate of Completion are available at the location(s) identified below under "Where to Find Information."

Completion of Project:

The project was completed between October 25, 2013 and July 9, 2014. The following was performed as part of the remedy:

- Excavation and disposal of historical fill and coal tar-impacted soil, extending to 3 feet for areas below and east of the High Line structure, and to 7 feet for all areas west of the High Line;
- Collection and analysis of documentation soil samples at the base of the excavation;
- Cleaning, removal, and closure of six underground storage tanks;
- In situ stabilization of coal tar-impacted soil;
- Installation of a subsurface containment wall along the western part of the property;
- Extraction of dense, nonaqueous-phase liquid (coal tar) via pumping and bailing;
- Backfilling of the excavated areas with a clean soil cover that meets Restricted Residential Soil Clean up Objectives to prevent human exposure to residual contaminated soil remaining at the site;
- Execution and recording of an Environmental Easement to restrict land use and prevent future exposure to any contamination remaining at the site;
- Development and implementation of a Site Management Plan (SMP) for long-term management of remaining contamination as required by the Environmental Easement, including Institutional and Engineering Controls, monitoring, operation and maintenance, and reporting; and,
- Development and submission of a Final Engineering Report to document all site work completed.

After the completion of the cleanup, the site was partially restored as an active parking lot with the remainder remaining a secured construction site pending the start of development.

Final Engineering Report Approved:

NYSDEC has approved the Final Engineering Report, 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 to be used. 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.

Institutional Controls:

Institutional controls associated with the site include restricted uses of the property in the form of

1. Environmental easements,
2. Controlled method of installation of foundation components for development,
3. Controlled excavation and proper handling of any soil or groundwater generated during excavation or development activities, and
4. Land use restrictions.

Engineering Controls:

Engineering controls were placed at the site as part of the remediation to prevent further migration of and exposure to residual coal tar contamination. A subsurface containment wall was installed along the western boundary of the site into a natural geologic confining silt layer. The central portion of the site was stabilized to the top of the confining layer, also preventing migration of coal tar and contaminated groundwater. A remedial cap with an underlying demarcation barrier was placed across the entire site, on top of the excavation and in-situ-stabilization soil. The cap consists of a 4-foot-thick soil cover placed above the stabilized soil area and a minimum of 2 feet in all other areas, and acts as a barrier to prevent human exposure to residual contamination. In addition, any future buildings will be constructed with vapor mitigation measures, such as a vapor barrier membrane and depressurization system, to mitigate potential vapor intrusion. In accordance with the Site Management Plan, dense, nonaqueous-phase liquid (coal tar) recovery must continue until the NYSDEC approves the stoppage of recovery activities.

Next Steps:

With its receipt of a Certificate of Completion, the Volunteer is eligible to redevelop the site. In addition, the Volunteer:

- 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 Certificate of Completion may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Site Background:

Location: The 17th Street Development Project site encompasses the entire block between 17th and 18th Streets, and between 10th and 11th Avenues in the lower west side of Manhattan. The site is relatively flat and was formerly used as a parking lot until remediation took place, with no distinguishing features other than a repurposed elevated rail line that cuts across the eastern edge of the site. This site was one parcel in the larger Consolidated Edison West 18th Street Former Manufactured Gas Plant (MGP) site, ID No. V00530. In the 1950s an automobile fueling and service station was built on the west end of the site. In the 1980s the service station was demolished and since then the site has been used exclusively as a parking lot.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C231036>

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 is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

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.

Office of Manhattan Borough President
Attn: Scott M. Stringer
One Centre Street
Municipal Building, 19th Floor South
New York, NY 10007
phone: 212-669-8300
(bp@manhattanbp.org)

Mid-Manhattan Library
Attn: Theresa Mirhol
455 Fifth Avenue
New York, NY 10016
phone: 212-340-0863

Hudson Park Branch Library
Attn: John Flood
66 Leroy Street
New York, NY 10014-3929
phone: 212-243-6876

Who to Contact

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

Project Related Questions

Richard Dana
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9680
richard.dana@dec.ny.gov

Site-Related Health Questions

Dawn Hettrick
New York State Department of Health
BEEI, New York State Department of Health Empire
State Plaza, Corning Tower, Rm 1787
Albany, NY 12237
518-402-7860
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.

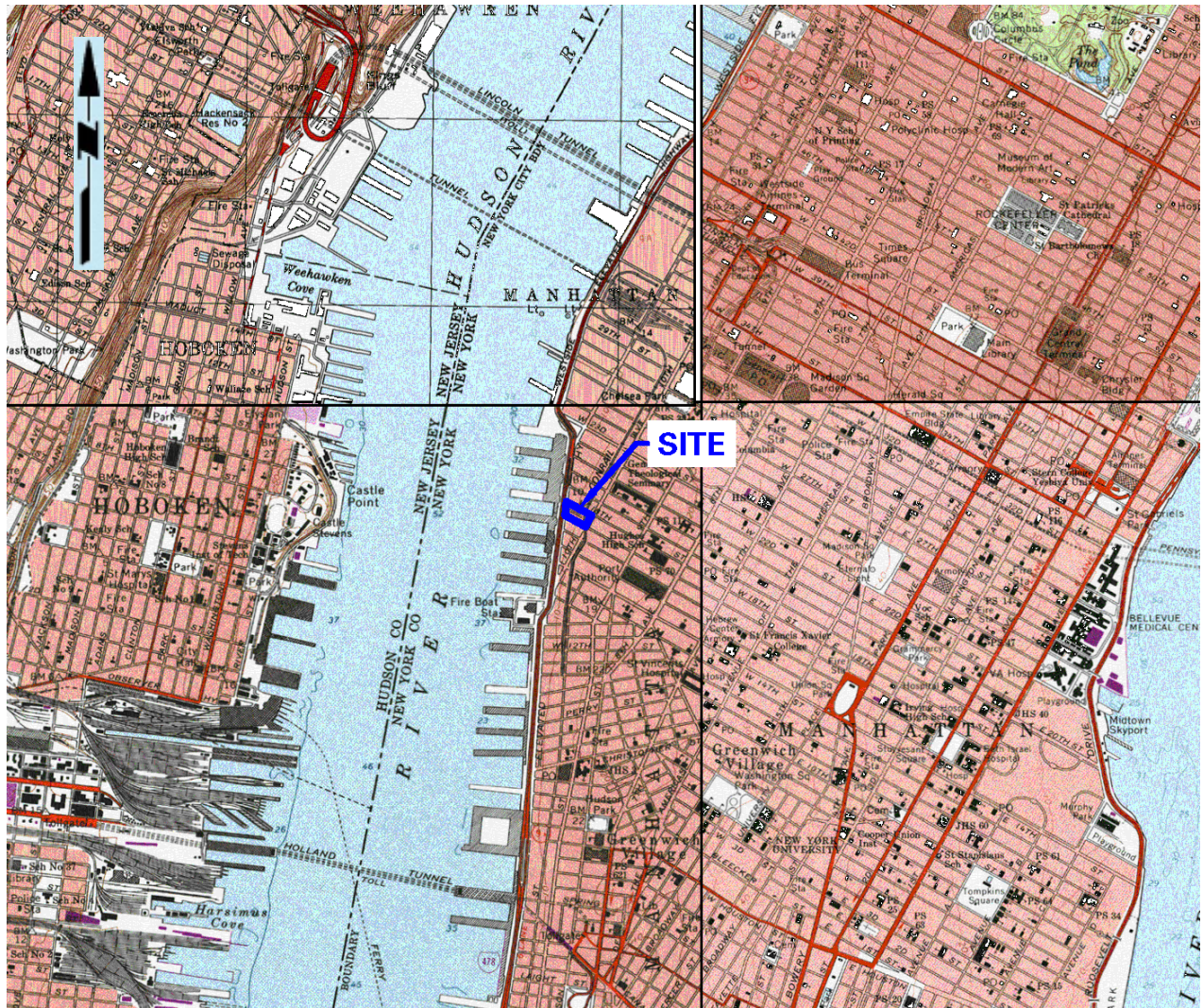
Receive Site Fact Sheets by Email

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.



Site Location Map