

PHASE I ENVIRONMENTAL SITE ASSESSMENT

VERIZON FACILITY
555 West 34th Street
New York, New York 10001

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Phase I Environmental Site Assessment

**VERIZON FACILITY
555 West 34th Street
New York, New York 10001**



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6-28-2004
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1.0 INTRODUCTION

1.1 General

EnviroTrac Ltd. (EnviroTrac) was contracted by Verizon to complete a Phase I Environmental Site Assessment (ESA) in compliance with the American Society for Testing Materials (ASTM) Standard Practice E1527-00, for the subject property located at 555 West 34th Street, New York, New York. The subject property is an active Verizon Work Center containing offices, vehicle storage and maintenance facilities.

Figure 1 is an annotated 7.5 minute series United States Geological Survey quadrangle map (New York, NY) showing the site location, surface topography, drainage patterns, and cultural features. Figure 2 is a Site Plan illustrating the active and closed-in-place underground storage tanks (USTs).

1.2 Purpose and Scope

The purpose of this Phase I ESA was to identify Recognized Environmental Conditions, as defined by ASTM, in connection with the property, using the methodology recommended by ASTM. Specifically, this methodology is referred to as "*Standard Practice for Environmental Site Assessments; Phase I Environmental Site Assessment Process, Designations E1527-00.*"

In general, the scope of this assessment consisted of reviewing readily available information and environmental data relating to the subject property; interviewing readily available persons knowledgeable about the site; reviewing readily available maps and records maintained by federal, state, and local regulatory agencies; and conducting a site visit. The specific scope of this assessment included the following:

- A site reconnaissance was conducted on April 9, 2004 to characterize on-site conditions and assess the subject property's location with respect to surrounding property uses and natural surface features. In addition, the inspection included surrounding roads and readily assessable properties to identify the presence or absence of visually apparent environmental conditions on neighboring properties.

- A review and interpretation of readily available historical documents, as needed, such as topographic maps and Sanborn maps to identify previous activities on or in the vicinity of the property. A review of readily available environmental databases maintained by the USEPA, state, and local agencies, within the approximate ASTM minimum search distances was performed.

1.3 Limitations of the Assessment

This Phase I ESA was prepared in accordance with the scope of work described in Section 1.2. The work conducted by EnviroTrac is limited to the services agreed to with Verizon and no other services beyond those explicitly stated should be inferred or are implied.

The conclusions presented in this report are professional opinion based solely upon EnviroTrac's visual observations of the site and immediate site vicinity, and upon EnviroTrac's interpretations of the readily available historical information, and other readily available information, as referenced in the report.

This report is intended to be used in its entirety and for the sole use of Verizon. The scope of services performed during this investigation may not be appropriate for other uses, and any use or re-use of this document, or the findings, conclusions, or recommendations presented herein are at the sole risk of said user.

This assessment was not intended to be a definitive investigation of possible contamination at the subject property. The purpose and scope of this assessment was to determine if there is reason to suspect the possibility of contamination at the subject property.

2.0 SITE DESCRIPTION

The subject property is located between 10th and 11th Avenues at 555 West 34th Street in Manhattan, New York (Figure 1). The subject property is approximately twenty-five (25) feet above mean sea level. Ground water is estimated to occur at approximately 30 to 35 feet below ground surface. Surface drainage is toward the Hudson River which is approximately 1,500 feet west of the subject property. Subway rail tracks are located beneath the northwestern portion of subject property. The surrounding area consists primarily of retail and commercial businesses.

EnviroTrac personnel, Mr. Jeff Bohlen, Certified Environmental Inspector, performed a site walkthrough on April 9, 2004 to visually and physically observe the subject property and any structures located on the property to the extent not obstructed by obstacles. The following discussion describes conditions observed during the site visit.

Refer to photograph documentation presented at the end of this report. These photographs, showing site conditions at the subject property, depict the exterior areas and the building structures associated with the subject property.

The building is two-stories in size and is constructed of masonry, steel and wood. The building is heated by natural gas and is connected to the municipal sewer and water systems. The building also contains water sprinklers for fire suppression. There are two portions of the building that will be described as the west and east portions (Figure 2). Both portions of the building are described as follows:

2.1 West Portion Of Building

The basement is unfinished and contains the elevator shaft and eight (8) 550-gallon diesel/gasoline underground storage tanks (USTs) that have been closed-in-place. The elevator shaft houses an in-ground hydraulic piston that operates the elevator. There were several 5-gallon containers of hydraulic oil in the vicinity of the elevator shaft during the time of the site walk through. It is not known as to whether or not the containers of hydraulic oil were for routine maintenance or to replace fluid that has leaked from the

hydraulic piston beneath the ground. The interior of the elevator shaft was not inspected during the ESA, since the elevator was in operation.

Closure activities for the eight (8) USTs are summarized in the "Underground Storage Tank Closures" report prepared by Lexicon Environmental Associates, Inc., dated March 27, 1996. Based on the findings of the report, semi-volatile organic compounds (SVOCs) were detected in soil samples collected in the vicinity of the USTs at concentrations exceeding the New York State Department of Environmental Conservation (NYSDEC) TCLP Alternative Guidance Values for fuel oil contaminated soils. Although these findings revealed SVOCs at concentrations above Guidance Values, the NYSDEC reportedly closed the active spill numbers assigned to this incident.

The first floor is at ground level and contains an area for vehicle parking and contains caged areas for telecommunications equipment. The second floor houses a vehicle repair shop, vehicle storage, offices, conference room, kitchen and locker rooms. A 275-gallon aboveground storage tank (AST) containing used motor oil was located near the vehicle repair shop. Additionally, two (2) 55-gallon drums of virgin motor oil, three (3) 55-gallon drums of virgin anti-freeze, one (1) 55-gallon drum of used anti-freeze, two (2) 55-gallon drums of automatic transmission fluid, and a small container of gasoline were noted in the repair shop area.

Access was not available to the Special Services Radio and T.V. Bureau Locker room, room 204 and room 202. The roof of the building was accessed and the surface is paved with asphalt and is used for vehicle and equipment storage. The vehicle elevator and stairway provide access to the roof.

2.2 East Portion Of Building

The east portion of the building is used for vehicle storage and houses two (2) active 4,000-gallon gasoline USTs and associated dispensers. The USTs are reportedly constructed of double-walled fiberglass and are electronically monitored by a Veeder Root system.

The second floor contains a mezzanine level facing West 34th St. that houses offices. The roof over the remainder of the building and above the offices was not accessed during the walk through inspection.

2.3 Surrounding Properties

The property to the north, across West 35th Street, is occupied by a park. Properties to the east, across West 34th Street, include the Copacabana Night Club and Fed Ex. The property to the west, across 11th Avenue, is the Jacob-Javits Convention Center. Properties to the east include commercial operations intermixed with residential apartments on the higher-level floors.

3.0 HISTORICAL LAND USE

To determine the historical use of the subject property and surrounding areas, EnviroTrac reviewed Sanborn maps from the years spanning 1890 to 1996. The Sanborn Maps were created to inform fire fighters of potential dangers based on land use and building construction. The maps are also used for fire insurance purposes. These maps are updated on a rotating basis. The maps were inspected to determine past uses of the subject property and surrounding properties. Refer to Appendix A for a copy of the Sanborn maps. The following discussion summarizes the maps reviewed:

1890 – The subject property consisted of several lots that appear to have been residential and commercial in use. The commercial use consisted of a butcher facility. A lumber yard abutted the subject property to the east, and 11th Avenue, 34th & 35th Streets were present.

1899 – The subject property consisted of several lots that appear to have been residential and commercial in use. The commercial use was a building materials facility.

1911 – The subject property consisted of several lots that appear to have been more commercial in use than residential, as compared to the previous maps. The commercial uses consisted of a wagon house, hay and feed, and the Fleishman Company.

1930 – Two (2) 550-gallon gasoline USTs were present in the southeast portion of the subject property. The subject property consisted of several lots that appear to have been more commercial in use than residential, as compared to the previous map. The commercial uses consisted of a garage, blacksmith & welding, laundry, electrical supplies and general warehousing facilities. The easterly line of New York Central subway was present beneath the subject property.

1950 – The Sanborn map is poor in quality. It appears that the subject property was mostly vacant with a garage facility in the eastern portion.

1976 – The building was occupied by Empire Carriers Corp. The building footprint resembles the building presently at the subject property. Three (3) gasoline USTs were located in the southeast portion of the building. The elevator and subway tracks were also depicted on the map.

1985 – The building was occupied by N.Y. Telephone Company. Three (3) gasoline USTs were located in the southeast portion of the building.

1996 – The building was occupied by N.Y. Telephone Company. Three (3) gasoline USTs were located in the southeast portion of the building.

4.0 ENVIRONMENTAL DATABASE SEARCH

Standard source information and any other reasonably ascertainable records were obtained from local, state, and federal information databases. This information is compiled into a Computerized Environmental Report (CER), which is provided in Appendix B. The following databases were reviewed:

- *New York Inactive Hazardous Waste Registry*
- *CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System)*
- *NPL (National Priority List for Federal Superfund Cleanup)*
- *New York Hazardous Substance Disposal Site Draft Study*
- *New York Solid Waste Facilities Registry, including New York City 1934 Sites*

- *New York State Major Oil Storage Facilities*
- *New York and Federal Hazardous Waste Treatment, Storage or Disposal Facilities*
- *Toxic Spills (active and inactive)*
- *New York and Local Petroleum Bulk Storage Facilities*
- *New York and Federal Hazardous Waste Generators and Transporters*
- *New York Chemical Bulk Storage Facilities*
- *New York Toxic Release Inventory Facilities*
- *Federal Permit Compliance System Toxic Wastewater Discharges*
- *Air Discharges*
- *Federal Civil Enforcement Docket*
- *ERNS: Federal Emergency Response Notification System Spills*

Based on a review of the CER, the subject property was listed on the following databases searched:

NYSDEC Petroleum Bulk Storage Site Database

A review of the NYSDEC Petroleum Bulk Storage (PBS) database revealed the following information:

Tank Number	Tank Status	Tank Content	Capacity Gallons	Tank Location	Install Date	Test Date	Close Date
001	Closed & Removed	Empty	4,000	Underground	6/1/1994	11/1/1991	7/1/1994
002	Closed & Removed	Empty	4,000	Underground	6/1/1994	11/1/1991	7/1/1994
003	Closed In Place	Empty	550	Underground	6/1/1994	10/1/1990	7/1/1994
004	Closed In Place	Empty	550	Underground	6/1/1994	10/1/1990	7/1/1994
005	Closed In Place	Empty	550	Underground	6/1/1994	10/1/1990	7/1/1994
006	Closed In Place	Empty	550	Underground	6/1/1994	10/1/1990	7/1/1994
007	Closed In Place	Empty	550	Underground	6/1/1994	10/1/1990	7/1/1994
008	Closed & Removed	Empty	2,000	Underground	6/1/1994	10/1/1990	7/1/1994
009	Closed & Removed	Empty	2,000	Underground	6/1/1994	10/1/1990	7/1/1994
010	In Service	Unleaded Gasoline	3,000	Underground	7/1/1994	No data	No data
011	In Service	Unleaded Gasoline	3,000	Underground	7/1/1994	No data	No data
012	In Service	Used Oil	275	Aboveground	7/1/1994	No data	No data

Note that the database lists only five (5) 550-gallon USTs and not eight (8) 550-gallon USTs as noted in the UST Closure report described in Section 2.1 of this report. Additionally, the installation dates listed are not accurate for the closed status tanks. The

installation dates for these tanks are unknown. Also unknown are the locations of the former two (2) 2,000-gallon USTs.

NYSDEC Closed Status Spills Database

NYSDEC Spill Number 90-07995 was assigned to the subject property on October 22, 1990 for a tank test failure associated with two (2) 4,000-gallon gasoline USTs. The NYSDEC closed the spill incident on August 6, 1996.

NYSDEC Spill Number 93-14833 was assigned to the subject property on March 18, 1994 for a gasoline spill associated with tanks. The NYSDEC closed the spill incident on August 6, 1996.

NYSDEC Spill Number 96-14443 was assigned to the subject property on March 13, 1997 for a gasoline spill with no cause. The NYSDEC closed the spill incident on March 13, 1997.

NYSDEC Spill Number 95-12079 was assigned to the subject property on December 26, 1995 for a gasoline spill caused by a fuel tank leak from a vehicle. The NYSDEC closed the spill incident on December 26, 1995.

The closed status of the above-mentioned spills indicates that the spills have been remediated to the satisfaction of the NYSDEC and no further action was required at the time of spill closure.

Hazardous Waste Generators & Transporters Database

The subject property appears on the database for 100 pounds of solid waste that exhibits the characteristic of ignitability in 1997. The facility Id# is NYP000933622.

Surrounding properties that are located in close proximity to the subject property and identified on the CER databases include the following (Appendix B):

545 West 34th Street – The facility at this address appears on the NYSDEC Closed Status database for a 50-gallon spill of diesel fuel on October 30, 2001. This facility abuts the subject property to the east.

35th Street & 11th Avenue – A spill of petroleum occurred at this location on July 28, 2003 (NYSDEC Spill # 03-04463). To date, the spill incident remains active.

Based on a review of surrounding properties identified on the CER databases, these properties appear to pose a recognizable problem to the environmental quality of the subject property (i.e., active status spill at 35th Street & 11th Avenue).

5.0 Summary and Conclusions

EnviroTrac has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 for the subject property located at 555 West 34th Street, New York, New York. This assessment has revealed the following recognized environmental conditions associated with the subject property:

1. The condition of the in-ground hydraulic piston associated with the elevator is unknown. Subsurface soil and/or ground water sampling is recommended in the vicinity of the hydraulic piston.
2. Based on a review of the Underground Storage Tank Closures report prepared by Lexicon Environmental Associates in 1996, residual petroleum contamination exists in the vicinity of the eight (8) closed-in-place 550-gallon USTs. Note that the NYSDEC closed the active spill assigned to this incident, indicating that the petroleum spill was remediated to the satisfaction of the NYSDEC at the time of spill closure.

3. The active spill incident at 35th Street and 11th Avenue (NYSDEC Spill # 03-04463) may pose a recognizable problem to the environmental quality of the subject property. Mr. Joe Sun from the NYSDEC Region 2 office was contacted my EnviroTrac on June 23, 2004 in reference to the spill incident. Mr. Sun stated that the spill incident is associated with the installation of a soil boring for the New York City Transit Authority. No further information was available.
4. A review of Sanborn maps indicated that approximately three (3) underground storage tanks were present in the southeast portion of the building. A geophysical survey and subsurface investigation is recommended to confirm the presence or absence of these tanks along with soil and/or ground water quality, if applicable.
5. The NYSDEC Petroleum Bulk Storage sites database should be changed to indicate the correct number of storage tanks at the subject property. Additionally, the location of the 2,000-gallon USTs that were reportedly removed from the subject property should be confirmed and a subsurface investigation may be warranted.
6. Based on the age of the building, lead based paint and asbestos containing materials (ACM) may be present. Additionally, fluorescent light fixtures could have ballasts that contain PCB dielectric fluid. An asbestos and lead paint survey are out of scope services for this Phase I ESA.

6.0 ASTM Deviations

Deviations from ASTM Practice E 1527 include the following:

- Legal Property Description

A legal description was not provided in this report, however is reportedly available from the property owner.