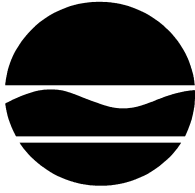


NEW YORK STATE  
DEPARTMENT OF



ENVIRONMENTAL  
CONSERVATION

The project documents are  
available for review at the following  
document repositories:

**New York Public Library  
Mid-Manhattan Library  
5<sup>th</sup> Floor  
455 5<sup>th</sup> Avenue  
New York, N.Y. 10016  
(212) 340-0991**

**NYSDEC Region 2 Office  
1 Hunters Point Plaza  
47-40 21st Street  
Long Island City, NY 11101  
(718) 482-4905  
Attn: Shaun Bollers, Project  
Manager**

For more information about New  
York State's Brownfield Cleanup  
Program, visit:  
[www.dec.state.ny.us/website/der/bcp](http://www.dec.state.ny.us/website/der/bcp)

# FACT SHEET #1A

## BROWNFIELD CLEANUP PROGRAM

May 2007

605/615 West 42nd Street  
Development Site  
Manhattan, New York

BCP Site No: C231051  
NYSDEC Region 2

### Proposed Remedial Investigation Work Plan West 42nd Street Development Site

This fact sheet is being distributed to the Site Contact List for the West 42nd Street Development Site pursuant to New York State Environmental Conservation Law (ECL) and the New York State Department of Environmental Conservation's (NYSDEC) policies under the Brownfield Cleanup Program. **Please Note:** The address of the document repository for this site has changed from the New York Public Library Annex on 43<sup>rd</sup> Street to the Mid-Manhattan Library on 5<sup>th</sup> Avenue (see new address in left column). This Fact Sheet #1A is identical to the one previously issued for this site (Fact Sheet # 1) with the exception of this address change. You have been sent this fact sheet because you own property near or live near the West 42nd Street Development Site or because the NYSDEC believes you may otherwise be interested in activities at the Site. The Site is located at 605/615 West 42<sup>nd</sup> Street, New York, New York between 11<sup>th</sup> and 12<sup>th</sup> Avenues in Midtown Manhattan.

#### Remedial Investigation Work Plan

**Public Comment Period: May 8, 2007 to June 7, 2007**

Written and oral comments on the Remedial Investigation Work Plan (RIWP) will be accepted until June 7, 2007. The Work Plan can be viewed at the NYSDEC Region 2 Office at the address below or in the Annex of the New York Public Library. Written and oral comments expressing objection or opposition to the Work Plan must explain the basis of that opposition and identify the specific grounds which could lead the Department to impose significant changes to the Work Plan. Based on these comments, the NYSDEC may require the Volunteer to make revisions to the Work Plan. No formal response will be made to comments received by NYSDEC.

#### Remedial Investigation Work Plan (RIWP)

The Remedial Investigation Work Plan for the Site was prepared pursuant to the Brownfield Cleanup Agreement executed in November 2006 between 605 West 42nd LLC, 605 West 42nd Owner LLC, 605 West 42nd Administrative Member LLC, CUIP 605 West 42nd LLC (respectively referred to as the "Volunteer") and the NYSDEC. The purpose of the Remedial Investigation process is to define the nature and delineate the extent of onsite and offsite contaminant impacts to soils and groundwater, to identify the source of any such contamination, to assess the impact of contamination to public health and the environment and to gather information to select and implement a remedial action for the Site. This RIWP describes the findings of previous investigations of the Site and adjacent properties and presents recommendations regarding additional investigation.

#### Site Description

The street address of the Site is 605/615 West 42<sup>nd</sup> Street, New York, New York. The Site is approximately 0.36 acres and comprises a portion of a proposed redevelopment project that encompasses the following properties : 561 11<sup>th</sup> Avenue, 563 11<sup>th</sup> Avenue, 604 West 43<sup>rd</sup> Street and 605/615 West 42<sup>nd</sup> Street (the Site). A map of this site is provided on the back of this fact sheet.

The Site was most recently occupied by a three-story garage which was used by Verizon Communications for vehicle parking. Verizon has recently ceased operations at the Site.

(continued on back of page)

# BROWNFIELD CLEANUP PROGRAM

Adjacent properties include a one-story warehouse/maintenance building to the north, a former Mobil station to the east, an asphalt parking lot to the south, and a residential high-rise building to the west.

The overall redevelopment (including the Site) calls for a rental tower of approximately 56 stories containing approximately 1,000 units. The foundation depth for the building will extend to approximately 20 feet below grade (ft-bg), varying based upon foundation thickness, with elevator pits extending deeper to approximately 34 ft-bg. The structure will include a residential lobby to be located on the ground floor. There will be residential amenity spaces of 20,000 square feet in the basement and 12,000 square feet on the second floor and an outdoor residential terrace at the third floor. There will be a retail component of approximately 20,000 square feet on the ground floor, 10,000 square feet at the second floor and 50,000 square feet at the basement level. The basement level will include automobile maintenance facilities associated with a retail car dealership to be located in the building. There will be an accessory garage of 90,000 square feet above grade.

## History and Previous Site Investigations

The site was used as a coal and coke yard from at least 1890 to before 1911. A can manufacturer occupied the property from the late 1890's to early 1900's, until 1930 when the Site was occupied by a metal manufacturer. A portion of the Site was occupied by a candy manufacturer from the 1950's to 1968. The current building was erected in 1968 and has been occupied by the New York Telephone Company (AT&T, NYNEX, Bell Atlantic, and Verizon Communications). There have been two reported petroleum spills on site. Spill No. 0133392 and Spill No. 910588. Corrective action was implemented for Spill No. 0133392 and the spill was closed in June 2002. Corrective action pertaining to Spill No. 910588 is ongoing.

The Site and the adjacent properties have been extensively characterized in several previous studies, including a Phase I Environmental Site Assessments (ESAs), which reviewed and described historic uses of the Site, and Phase II subsurface investigations, which involved sampling of soil, groundwater and soil vapors. These reports and other project documents are available for your review at the document repositories identified on the left-hand side of the previous page.

The initial subsurface investigation (Woodward and Clyde, 1991) in the vicinity of three 550-gallon unleaded gasoline underground storage tanks (USTs) that were present at the site indicated exceedances of petroleum-related volatile organic compounds (VOCs) and semivolatiles organic compounds (SVOCs) above NYSDEC soil cleanup objectives. Groundwater sampled at two locations on the Site contained VOCs above NYSDEC Class GA groundwater standards. The three USTs were closed in place in 1992. A subsequent Phase I Environmental Site Assessment (Langan, 2000) also noted the presence of an oil/water separator in the basement. Later subsurface investigations (EnviroTrac, 2004, Fleming-Lee Shue, 2005, 2006, 2007) confirmed levels of petroleum-related VOCs and SVOCs above NYSDEC guidance levels and standards in soil and groundwater in the vicinity of the three abandoned gasoline USTs. Elevated SVOCs and metals were also identified in the shallow soils beneath the existing building at levels typical of urban fill material.

## Summary

Site soils have been impacted by petroleum releases from the three on-site gasoline USTs which were closed in place in 1992. Soil contamination extends to approximately 13 feet below

sidewalk grade (bg). A sample collected during a recent geotechnical investigation at 20-22 feet bg did not contain any detectable contaminant concentrations. Sampling of previously installed groundwater wells indicates the presence of dissolved gasoline constituents above NYSDEC Class GA groundwater standards. Contaminants are contained within the Site boundaries except for groundwater beneath the adjoining sidewalk along 42nd street, immediately downgradient southwest of the site. Offsite impacts to adjacent properties have also been assessed during previous investigations some of which were conducted under NYSDEC oversight. Based on the historical onsite and offsite reports reviewed during preparation of this RIWP, and data obtained during the geotechnical investigation, on- and offsite contamination has been adequately characterized and no additional soil and/or groundwater investigation is recommended for the Site.

## What Happens Next

Future fact sheets will be sent to the public to keep the public up to date on this remediation project. You are encouraged to review the project documents located at the repositories noted on the front page of this fact sheet and to contact representatives of NYSDEC or NYSDOH at any time with questions, comments or concerns. If you know anyone who would like to be added to the mailing list for this project, please have them contact the NYSDEC representative identified in this Fact Sheet

## For more information contact:

Shaun Bollers, Project Manager  
New York State Department of Environmental Conservation  
47-40 21st Street  
Long Island City, NY 11101  
(718) 482-4608

## For public health-related information contact:

Dawn Hettrick, Project Manager  
New York State Department of Health  
547 River Street  
Troy, NY 12180  
(518) 402-7880 or (800) 458-1158 (ext. 2-7880)

