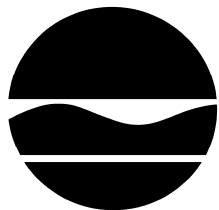


**NEW YORK STATE
DEPARTMENT OF**



**ENVIRONMENTAL
CONSERVATION**

Document Repositories:

The New York Public Library
Columbus Branch Library
% Jeanne Czarny, Branch Manager
742 10th Avenue
New York, New York 10019
(212) 586-5098
Call for hours

NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, New York 11101
(Call in advance): (718) 482-4900
Hours: Mon. to Fri. 8AM to 4 PM

...

Project Contacts:

Ioana Munteanu-Ramnic, P.E.
NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, New York 11101
(718) 482-4065
ixmuntea@gw.dec.state.ny.us

For Public Health questions:

Charlotte Bethoney
NYSDOH
547 River Street
Troy, NY 12180
(800) 458-1158 Ext. 2-7880
beei@health.state.ny.us

For further information on the BCP visit:
www.dec.ny.gov/chemical/8450.html

**FACT SHEET #1
BROWNFIELD CLEANUP
PROGRAM**

Mid-Block #57 Project
615-649 W. 57th St.
614-650 W. 58th St.
Manhattan, NY 10019

August 2009

SITE # C231062
NYSDEC REGION 2

**Draft Remedial Action Work Plan Available
For Public Comment**
Comment period runs from August 21, 2009 through October 5, 2009

This fact sheet is being provided to you pursuant to New York State Environmental Conservation Law and the New York State Department of Environmental Conservation's ("NYSDEC") Brownfield Cleanup Program ("BCP"). You have been sent this fact sheet because you own or live on property near the Mid Block #57 Project (the "Site") or because the NYSDEC believes you may otherwise be interested in activities at the Site. The Site is located at 615-649 West 57th Street and 614-650 West 58th Street and is bounded by 57th Street to the south, 58th Street to the north, The Helena residential tower to the east and the former Airborne Express lot to the west. See the site location map on the last page of this fact sheet.

Durst Development L.L.C., 57 Sandwich LLC, 57 Mini LLC, Mid Block #57 LLC, Nations Developer 57 LLC and Devco Nations LLC (collectively the "Volunteer") have submitted a draft Remedial Action Work Plan ("RAWP") to NYSDEC and the New York State Department of Health ("NYSDOH") for review. The draft RAWP and other project documents are available for your review at the document repositories identified on the left hand side of this page. NYSDEC is accepting written public comments about the draft Remedial Action Work Plan from August 21, 2009 through October 5, 2009.

Site Description: The Site formerly contained an Airborne Express parcel warehouse and vehicular maintenance building (631-649 West 57th Street), a Potamkin Toyota auto service repair facility (623-629 West 57th Street), the Copacabana Night Club (615-621 West 57th Street), and Dynasty Auto Body Facility (616-618 West 58th Street). Prior uses on the Site including storage, transfer, and usage of petroleum products and chlorinated solvents have resulted in impacts to soil, groundwater and soil vapor from volatile organic compounds ("VOCs"), semi-volatile organic compounds ("SVOCs") and metals.

Investigations to Date: A Remedial Investigation was conducted by the Volunteer's consultant in 2007 to characterize environmental conditions at the Site. The results of the investigation were documented in the Remedial Investigation Report (RIR) dated December 2007, which was submitted as part of the BCP application and was approved by NYSDEC in August 2009. The RIR concluded that subsurface soil, groundwater and soil vapor contain contaminants related to former Site uses and historic fill, and that remediation of the Site is necessary.

Components of the Remedy:

The Volunteer has proposed a remedy in accordance with the requirements of 6NYCRR Part 375 - Track 2 Restricted Residential Use. The proposed remedial action will include:

- Excavation of all soil/fill to 15 feet below land surface (ft bls);
- Excavation of soil exceeding the Protection of Groundwater Soil Cleanup Objectives listed in 6NYCRR Part 375-6.8(b) deeper than 15 ft bls to remove potential sources of groundwater contamination;
- Groundwater remediation during construction activities consisting of excavation dewatering, treatment and off-site disposal
- *In situ* groundwater treatment;

Continued on back

BROWNFIELD CLEANUP PROGRAM

- Installation of a vapor barrier below the proposed building slab and outside foundation walls to prevent potential vapor intrusion, if any, from the residual contamination that may remain in place after completion of the remedy; and
- Installation of an active ventilation system to prevent contaminated vapors from accumulating in the building.

The Volunteer will perform the work with oversight by NYSDEC.

Next Steps: NYSDEC is accepting public comments on the RAWP from August 21, 2009 through October 5, 2009. Comments and questions are encouraged and should be directed to the NYSDEC project manager identified on the front page. The RAWP and previous NYSDEC-approved documents for the project are available for review at the document repositories shown on the front page. Public comments are an important part of the review and approval process. NYSDEC will consider public comments as it completes its review of the RAWP, have any necessary revisions made prior to approving the RAWP. NYSDOH must concur in the approval of the RAWP. When the NYSDEC approves the RAWP, the Volunteer may proceed with the design and construction of the site remedy.

Significant Threat Determination: As part of every BCP project NYSDEC, in conjunction with NYSDOH, is required to make a determination whether the conditions at the Site pose a significant threat to human health or the environment, as defined in the NYSDEC's regulations 6 NYCRR Part 375. Based on the results presented in the RIR, NYSDEC and NYSDOH have determined that the Site represents a significant threat to human health and the environment. This decision is based on the nature of the existing contaminants identified at the Site; the potential for off-site migration of contaminants in the groundwater; and the potential for human exposure to site-related contaminants via soil vapors. As such, funding for a Technical Assistance Grant, or TAG, will be available to qualifying community groups.

Technical Assistance Grants (TAGs) are a citizen participation tool available to eligible community groups to increase public awareness and understanding of remedial activities taking place in their community. Eligible community groups may apply to receive grants for up to \$50,000 per eligible site. There is no matching contribution required on the part of the grant recipient. Eligible community groups can use a TAG to help the community affected by a remediation project understand existing environmental data developed about the Site, comment on Site remedial activities and proposals, and share information about the project with the public.

For additional information please visit:

<http://www.dec.ny.gov/regulations/2590.html>

or contact the NYSDEC project manager for information on how to apply for a TAG.

Brownfield Cleanup Program Overview: New York established its BCP to address the environmental, legal, and financial barriers that often hinder the redevelopment and reuse of contaminated properties and to enhance private sector cleanups. New York's BCP is a cooperative approach among the NYSDEC, the NYSDOH, and Volunteers or Participants to investigate and/or remediate contaminated sites. The goal under the BCP is to remediate sites to a level that is protective to public health and the environment consistent with the proposed uses of the Site. When a Volunteer or Participant completes work, a release from liability from the NYSDEC is provided with standard reservations.

If you know someone who would like to be added to the project mailing list, have them contact the NYSDEC project manager. 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.

Site Location Map

