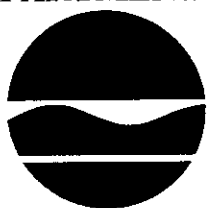


NEW YORK STATE  
DEPARTMENT OF



ENVIRONMENTAL  
CONSERVATION

**FACT SHEET #2**  
BROWNFIELD CLEANUP PROGRAM

**March 2010**

Site No: C231062

**Mid-Block #57 Project**  
**615-649 W. 57th St. & 614-650 W. 58th St.,**  
**Manhattan, New York 10019**

**Public Announcement**  
**Environmental Cleanup to Begin**  
**Remediation Design Approved**

**Public Notice**

**Remedial work to commence  
in April 2010**

**Document Repositories**

**NYSDEC Region 2 Office**  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
Call in advance – (718) 482-4900  
Hours: Mon. to Fri. 9 a.m. to 4 p.m.

**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

**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](mailto:ixmuntea@gw.dec.state.ny.us)

**For Public Health-related Questions:**

Charlotte Bethoney  
NYSDOH  
547 River Street  
Troy, NY 12180  
(800) 458-1158 Ext. 27860  
[bee@health.state.ny.us](mailto:bee@health.state.ny.us)

**For additional information visit:**  
**[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)**

The New York State Department of Environmental Conservation (NYSDEC), in conjunction with the New York State Department of Health (NYSDOH), has approved the Remedial Action Work Plan (RAWP) for the Mid-Block #57 Project property (the Site), located at 615-649 West 57<sup>th</sup> Street, Manhattan, NY. See map on last page for location of Site. The Site developers, Durst Development LLC, 57 Sandwich LLC, 57 Mini LLC, Mid Block #57 LLC, Nations Developer 57 LLC and Devco Nations LLC (collectively the Volunteer) will soon begin action to remediate contaminated materials, with oversight provided by the NYSDEC and NYSDOH. The RAWP, submitted under the Brownfield Cleanup Program (BCP) by the Volunteer in July 2009 and revised in February 2010, has been found by the NYSDEC and the NYSDOH to be protective of public health and the environment and was approved for implementation on March 5, 2010. The approved RAWP is available for public review at the document repositories listed in the box at left, or by contacting the NYSDEC project manager. Remedial activities are expected to commence in April 2010.

**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. The Mid Block #57 Project site has been determined by the NYSDEC and the NYSDOH to pose a significant threat to public health and to the environment. This decision is based on the nature of the 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. Notice of this determination was provided in the August 2009 Fact Sheet No. 1. Funding for a Technical Assistance Grant (TAG) will be available to qualifying community groups. Please visit: <http://www.dec.ny.gov/regulations/2590.html> or contact the NYSDEC project manager for more information on how to apply for a TAG.

**HIGHLIGHTS OF THE REMEDIAL ACTION:** The upcoming remedial action work is planned to commence in April 2010. All of the work will be done on-site. Key components of the work are as follows:

- Excavation of all soil/fill exceeding the Unrestricted Use Soil Cleanup Objectives (UUSCOs) criteria presented in the NYSDEC Part 375 Regulations at any depth above bedrock for soil impacted from historic releases;
- Post-excavation sampling to assess conformance with the remedial action objectives;
- Groundwater remediation during construction activities consisting of excavation dewatering, treatment and off-site disposal, and *in situ* treatment;
- Installation of a vapor barrier below the proposed building slab and outside foundation walls to prevent potential vapor intrusion, if any, from the underlying and adjacent soils and groundwater not removed as part of this remedy;
- Installation of an active ventilation system to prevent contaminated vapors from accumulating in the building following completion of the remedial action tasks;

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## BROWNFIELD CLEANUP PROGRAM

- A site-specific health and safety plan (HASP) will be implemented during remediation for protection of on-site workers and off-site residents and will include a community air monitoring plan (CAMP);
- Implementation of dust and odor suppression measures, as necessary during remediation;
- Institutional controls, including a long term Site Management Plan and environmental easements, if required;
- Hours of operation will be normal business hours for construction in New York City; and
- Remedial action tasks are expected to be complete in eight to twelve months.

**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.

**HIGHLIGHTS OF PREVIOUS ENVIRONMENTAL INVESTIGATIONS:** 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 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.

**NEXT STEPS:** The Volunteer plans to begin the remedial action work in April 2010. All work will be implemented in accordance with the approved RAWP and is anticipated to take approximately eight to twelve months. Installation of the active ventilation system is expected to occur following completion of the remedial action and is therefore not included in the aforementioned timeframe. NYSDEC and NYSDOH will oversee the implementation of the RAWP. Within 90 days of completing the work, the Volunteer must submit to NYSDEC a final engineering report which describes in detail the implemented remedial actions.

*Contact the NYSDEC project manager if you have any concerns or questions on implementation of the work plan, or if you or someone you know would like to be added to the project contact list to receive future fact sheets for this Site. 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.*

### BROWNFIELD CLEANUP PROGRAM (BCP)

**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 features a cooperative approach among the NYSDEC, the NYSDOH, and Volunteers to investigate and/or remediate contaminated sites. Under the BCP, a Volunteer enters into a Brownfield Cleanup Agreement (BCA) with the NYSDEC and thereafter submits one or more work plans to investigate and, if necessary, remediate a site. The primary goal of the BCP is to remediate sites to a level that is protective of public health and the environment consistent with their proposed uses. When a Volunteer completes work, a release from liability from the NYSDEC is provided with standard reservations and a Certificate of Completion (COC) is issued. With its receipt of a COC, the Volunteer would:

- Have no liability to the State for contamination at or coming from the Site, subject to certain conditions; and
- Be eligible for tax credits to offset the costs of remedial activities and for redevelopment of the Site

A COC may be modified or revoked if, for example, the applicant does not comply with the terms of its BCA with NYSDEC, or if the Volunteer commits fraud regarding its application or its certification that it has met cleanup levels.

