

**NEW YORK STATE
DEPARTMENT OF**



**ENVIRONMENTAL
CONSERVATION**

**FACT SHEET #3
BROWNFIELD CLEANUP PROGRAM**

**June 2012
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**

**Public Notice
Remedial work to commence
in July 2012**

Document Repositories

NYSDEC Region 2 Office
47-40 21st 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
% Jeanne Czarny, Branch Manager
742 10th Avenue
New York, NY 10019
(212) 586-5098
Call for hours

Project Contacts
Dana Kaplan
NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, NY 11101
(718) 482-7541
dpkaplan@gw.dec.state.ny.us

For Public Health-Related Questions:

Dawn Hettrick
NYSDOH
547 River Street
Troy, NY 12180
(800) 458-1158 Ext. 2-7880
bee@health.state.ny.us

**For additional information about NY
State's Brownfield Cleanup Program,
visit:**

www.dec.ny.gov/chemical/8450.html

This Fact Sheet is being sent to you pursuant to the New York State Environmental Conservation Law and the New York State Department of Environmental Conservation ("NYSDEC") Brownfield Cleanup Program ("BCP"). The purpose of this Fact Sheet is to inform you of upcoming Remedial Action at the Mid Block #57 BCP Site (the Site), located at 615-649 West 57th Street in Manhattan, NY (see Site Location Map). In March 2010, the New York State Department of Environmental Conservation (NYSDEC), in conjunction with the New York State Department of Health (NYSDOH), approved the Remedial Action Work Plan (RAWP) for the Site. Although Remedial Action began in 2010, work was delayed due to changes in the development plan. The Site Developers, Durst Development L.L.C., 57 Sandwich LLC, Mid Block #57 LLC, 57 Pyramid LLC (f/k/a DFR 57 LLC), 57th Avenues Developer LLC (f/k/a Nations Developer 57 LLC), 57 West Development LLC (f/k/a 57 Mini LLC) and Devco Nations LLC (collectively the Volunteer) plan to re-commence remedial action in July 2012. 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.

SITE DESCRIPTION: The Site was formerly occupied by 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 THE REMEDIAL ACTION: The remedial action work is planned to re-commence in July 2012. Key components of the work are as follows:

- Excavation and off-site disposal of all soil/fill exceeding the Unrestricted Use Soil Cleanup Objectives (UUSCOs);
- Treatment and disposal of contaminated groundwater generated through dewatering activity;
- Injection of a chemical oxidant into the groundwater to treat VOCs (known as in-situ chemical oxidation);
- Installation of a vapor barrier and sub-slab depressurization system as a contingency to prevent intrusion of potentially contaminated soil vapor, if any; and
- Institutional Controls, including a Site Management Plan and recording of an Environmental Easement, if necessary in the event that any residual contamination remains at the Site.

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) during all invasive work. Dust and odor suppression measures will be implemented as necessary during remediation. Hours of operation will be normal business hours for construction in New York City. Remedial work is expected to take approximately 8 to 12 months.

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BROWNFIELD CLEANUP PROGRAM

NEXT STEPS: The Volunteer has prepared a RAWP that describes the methods to be followed during the remediation. The RAWP was released for public comment for 45 days. NYSDEC and NYSDOH have approved the RAWP as being protective of public health and the environment.

The Volunteer plans to re-commence the remedial action work in July 2012. All work will be implemented in accordance with the approved RAWP and is anticipated to take approximately 8 to 12 months. NYSDEC and NYSDOH will oversee the implementation of the RAWP. After completing the work, the Volunteer must submit to NYSDEC a Final Engineering Report (FER) which describes in detail the implemented remedial actions.

SIGNIFICANT THREAT DETERMINATION: As part of every BCP project NYSDEC, in consultation 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. As such, 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.

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.

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.

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:

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. You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

