

**NEW YORK STATE
DEPARTMENT OF**



**ENVIRONMENTAL
CONSERVATION**

Where to Find Information:

Project documents are available at the following location(s) to help the public stay informed.

New York Public Library
Columbus Branch
742 10th Avenue
New York, NY 10019
(212) 586-5098
Call for hours

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

Who to Contact:

Comments and questions are always welcome and should be directed as follows:

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

Public Health questions:

Dawn Hettrick
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860
beei@health.state.ny.us

**For additional information on the New York's
Brownfield Cleanup Program, visit:**
www.dec.ny.gov/chemical/8450.html

FACT SHEET #5

Brownfield Cleanup Program

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

SITE No. C231062
NYSDEC REGION 2

January 2014

**NYSDEC Certifies Cleanup Requirements Achieved
at Brownfield Site**

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Mid Block #57 Project site ("site") located at 615-649 West 57th Street and 614-650 West 58th Street, New York, under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

The cleanup activities were performed by Durst Development L.L.C. and affiliated entities (the "Volunteers") with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report and issued a Certificate of Completion for the site. Copies of the Final Engineering Report and Notice of the Certificate of Completion are available at the location identified to the left under "Where to Find Information."

Completion of Project: The following activities have been completed to achieve the remedial action objectives:

- Excavation and off-site disposal of all soil/fill above bedrock exceeding the Unrestricted Use Soil Cleanup Objectives (UUSCOs);
- Groundwater remediation during construction activities consisting of excavation dewatering, treatment and off-site disposal;
- Site Monitoring of airborne VOCs and particulates in accordance with a NYSDEC approved Community Air Monitoring Plan (CAMP) for all intrusive and soil handling activities;
- Import of materials to be used for backfill and cover in compliance with the UUSCOs;
- Installation of a vapor barrier and sub-slab depressurization system as a contingency to prevent intrusion of potentially contaminated soil vapor, if necessary;
- Recording of an Environmental Easement for the Site to ensure implementation of any required Institutional or Engineering controls.
- Publication of a Site Management Plan (SMP) for management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting.

Final Engineering Report Approved: NYSDEC has approved the Final Engineering Report, which:

1. Describes the cleanup activities completed.
2. Certifies that cleanup requirements have been or will be achieved for the site.
3. Describes any institutional/engineering controls to be used. An institutional control is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An engineering control is a physical barrier or method to manage contamination such as a cap or vapor barrier.
4. Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

BROWNFIELD CLEANUP PROGRAM

The following institutional controls have been or will be put in place on the site:

- Environmental Easement
- Site Management Plan
- Operation and Maintenance Plan
- Institutional Control/Engineering Control Plan
- Groundwater Use Restriction
- Land Use Restriction

The following engineering controls have been or will be put in place on the site:

- Installation of a vapor barrier and a sub-slab depressurization system, as a contingency against soil vapor intrusion.
- Installation of four groundwater treatment injection points, as a contingency in the event that further groundwater treatment is required.

Next Steps: With its receipt of a Certificate of Completion, the applicant is eligible to redevelop the site. In addition, the applicant:

- has no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, an applicant does not comply with the terms of the order or agreement with NYSDEC.

Background: 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. Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C231062) at:

<http://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

Brownfield Cleanup Program: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses may include recreation, housing, business or other uses. A brownfield is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit:

<http://www.dec.ny.gov/chemical/8450.html>

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:

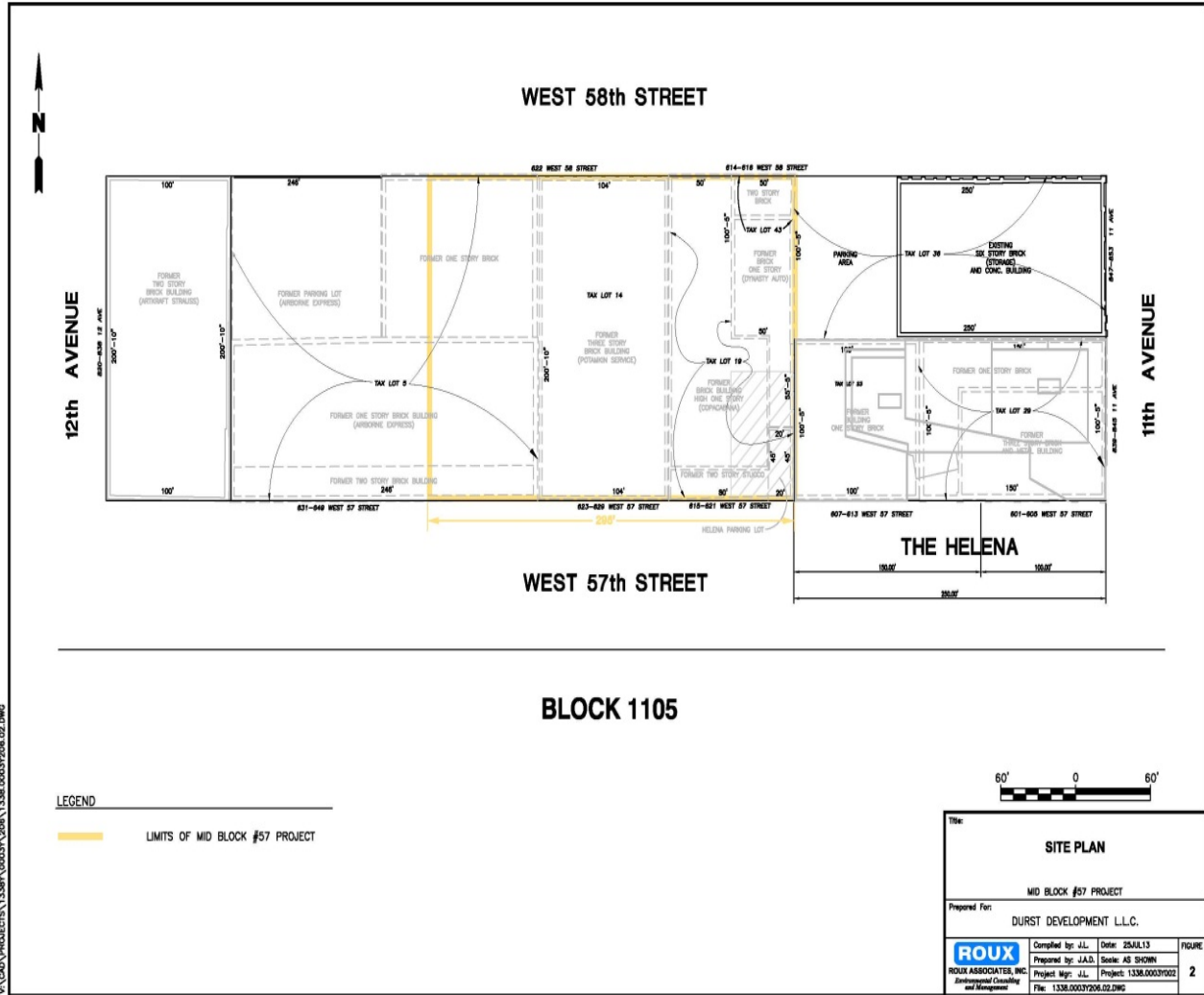
www.dec.ny.gov/chemical/61092.html

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.

Note: Please disregard if you have already signed up and received this fact sheet electronically.

BROWNFIELD CLEANUP PROGRAM

Site Location Map



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