

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

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

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go “Paperless”:

- Get site information faster and share it easily;
- Receive information about all sites in a chosen county - read what you want, delete the rest;
- It helps the environment and stretches your tax dollars.

If “paperless” is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.

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FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: 511 West 21st Street
DEC Site #: C231080
Address: 511 West 21st Street
New York, NY 10011

Have questions?
See
"Who to Contact"
Below

Report Recommends Cleanup of Brownfield Site Contamination

The New York State Department of Environmental Conservation (NYSDEC) is reviewing the Remedial Investigation Report for the 511 West 21st Street site ("site") located at 511 West 21st Street, New York, NY. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

Remedial Investigation Report

NYSDEC is reviewing the "Remedial Investigation Report" that was submitted by 510 West 22nd Street Partners LLC ("applicant(s)"). The report describes the results of the site investigation and recommends development of a remedy to address the contamination that was found.

Based on the findings of the investigation, NYSDEC, in consultation with the New York State Department of Health (NYSDOH), has determined that the site does not pose a significant threat to public health or the environment.

Highlights of the Remedial Investigation Report

An initial Phase I Environmental Site Assessment was conducted in May 2007, a Phase II Subsurface Investigation in August 2008 and an additional Phase I Environmental Site Assessment in November 2011. The Remedial Investigation was conducted in December 2013-June 2014.

The primary contaminants of concern at the site include some metals, semi-volatile organic compounds (specifically polycyclic aromatic hydrocarbon [PAHs]), and volatile organic compounds (e.g., petroleum related products and methylene chloride) mostly in shallow soil (0-5 feet). Analytical results from soils sampling reported metals (e.g., copper, mercury) and PAHs above Commercial Use Soil Cleanup Objectives (SCOs) and Protection of Groundwater SCOs, as well as petroleum-related products (e.g., benzene, ethylbenzene and toluene) and a methylene chloride above Protection of Groundwater SCO's.

Groundwater sampling indicates petroleum-related products, semi-volatile organic

compounds (e.g.,2,4-Dimethylphenol) and metals (e.g., antimony and arsenic) contamination above groundwater standards (depth to groundwater at 6-7 feet below ground surface).

Methylene chloride was detected in indoor air at concentrations below the NYSDOH Air Guideline Value and in sub-slab vapor. Also, elevated petroleum-related compounds, methyl ethyl ketone and dichlorodifluoromethane were also detected in sub-slab soil vapor. While there is currently no standard or guidance addressing the particular contaminants, these elevated levels have a potential to impact indoor air in the building through soil vapor intrusion.

Next Steps

NYSDEC will complete its review, make any necessary revisions and, if appropriate, approve the investigation report. The approved report will be made available to the public (see “Where to Find Information” below). The applicant(s) may then develop a cleanup plan, called a "Remedial Work Plan." This plan describes how contamination will be addressed, with NYSDEC and NYSDOH overseeing the work. NYSDEC will present the draft cleanup plan to the public for its review and comment during a 45-day comment period.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location: The Brownfield Cleanup Program (BCP) site is located at 511 West 21st Street in Manhattan, NY. The property is bound by West 21st Street to the south and West 22nd Street to the north between 10th Avenue and 11th Avenue in Manhattan. The property has frontage on the north side of West 21st Street and the south side of West 22nd Street.

Site Features: The site is approximately 0.45 acres in size, and includes a vacant 5-story parking garage building with a 1-story annex in the southwest corner. The property is flat with average elevation approximately 10 feet above mean sea level, and the elevated High Line Park runs along the eastern property boundary.

Current Zoning and Land Use: The area is zoned for manufacturing and commercial use and the City's zoning code for the site is M1-5.

Past Use of the Site: The site has been used for manufacturing by a gas meter company and also as a service station. Most recently it has been used by a television cable company for vehicle parking and maintenance, storage and offices.

Site Geology and Hydrogeology: The site is underlain by historic fill. Native soils beneath the fill layer consist of organic silty clay of estuarine origin as well as sand and silt of glacial origin. The depth-to-bedrock varies from approximately 33 feet below grade at the northern end of the site to 65 feet below grade at the southern end of the site.

The depth-to-groundwater at the site is approximately 6 to 7 feet below sidewalk grade and the local groundwater flow direction is to the southwest.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C231080>

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>

FOR MORE INFORMATION

Where to Find Information

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

Muhlenberg Library
209 West 23rd Street
New York, NY 10011-2379
phone: 212-924-1585

Who to Contact

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

Project-Related Questions

Javier Perez-Maldonado
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Tel: 518-402-9768
Email: javier.perez-maldonado@dec.ny.gov

Site-Related Health Questions

Steve Karpinski
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza, Corning Tower, Room 1787
Albany, NY 12237
Tel: 518-402-7860
Email: BEEI@health.ny.gov

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: <http://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 already have signed up and received this fact sheet electronically.

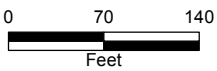
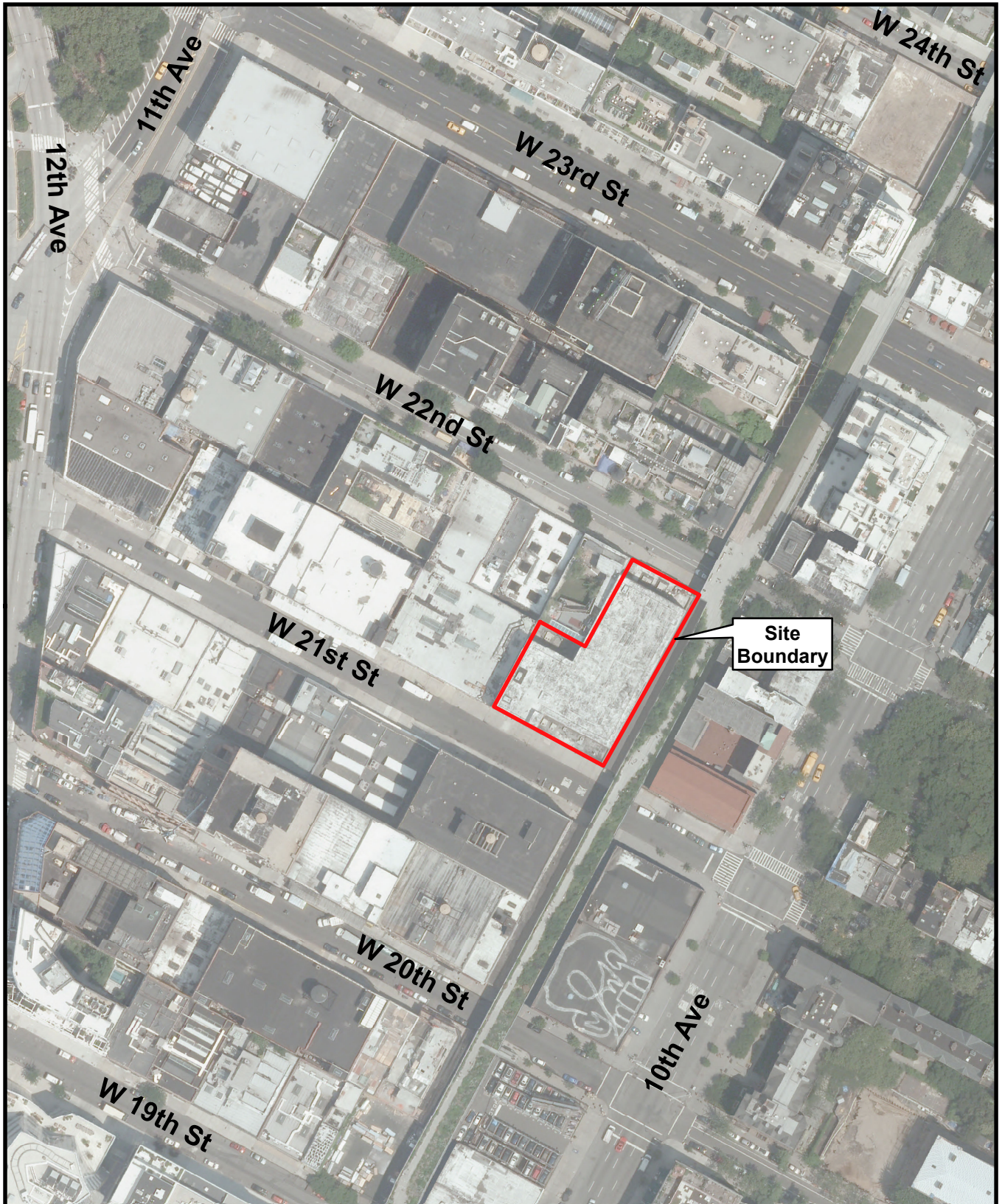


Figure 1
Site Location Map
511 West 21st Street Site
New York, New York
Site No. C231080

