

**FACT SHEET****Brownfield Cleanup
Program****Receive Site Fact Sheets by *Email*.** See "For More Information" to Learn How.**Site Name:** 514-520 West 28th Street**DEC Site #:** C231082**Address:** 514-520 West 28th Street
New York, NY 10001

Have questions?

See

"Who to Contact"

Below

**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 514-520 West 28th Street site ("site") located at 514-520 West 28th Street, New York, New York County 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 28th Highline Associates, L.L.C. 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(s) identified below under "Where to Find Information."

Completion of Project

Remedial activities were completed in October 2014.

The site was dewatered to allow for excavation below the water table. The water extracted from the site during the dewatering was treated prior to discharge to the municipal sewer. A combination of sheet piles, secant piles and battered secant piles were designed and constructed beyond the entire perimeter of the site to allow for excavation to or just beyond the site boundary.

Approximately two-thirds of the site was excavated to bedrock. All on-site soils which exceeded Unrestricted Use Soil Cleanup Objectives (SCOs), as defined by 6 NYCRR Part 375-6.8, were excavated and transported off-site for disposal. Approximately 1,440 tons of concrete and 34,000 tons of soil were excavated and properly disposed of off-site. About 3,980 tons of the soil was disposed of as hazardous waste.

Excavation included removal of three underground storage tanks (USTs), tank vaults and

petroleum impacted soil.

The collection and analysis of endpoint soil samples confirmed the removal of all soils and fill above Unrestricted Use SCOs.

Since the foundation of the planned building will extend below the water table a waterproofing membrane / vapor barrier was placed beneath the building slab and along foundation side walls as part of new construction.

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.

No institutional controls have been or will be put in place on the site.

No engineering controls have been or will be put in place on the site.

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, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Background

Location:

The site is located at 514 - 520 West 28th Street in New York City, New York County and has an area of approximately 0.51 acres. It is located between 10th and 11th Avenues and is bounded to the north by West 28th Street and the south by West 27th Street. Commercial structures are adjacent to the east and west boundaries.

Site Features:

Presently, the site is undergoing redevelopment. Prior to remediation and redevelopment, the two lots that made up the site contained a vehicle rental company and a scrap yard.

Current Zoning and Land Use:

The site is zoned commercial (C6-3) and is located in a commercial and residential area of the West Chelsea section of the Borough of Manhattan.

Past Use of the Site:

The site has been occupied by several residential structures, laundry cleaning, metal works, manufacturing, motor freight storage, automobile repair and a scrap yard.

Site Geology and Hydrogeology:

Prior to remediation, subsurface material present below the site included historic fill from prior developments that may have been used to stabilize soil or to elevate the existing ground. The fill included concrete, brick, cinders, and other construction debris mixed, silt, sand and gravel and was generally present from 1-10 feet below ground. Below the fill the shallow subsurface soil at the site consists of sands and silts, glacial till intermixed with lean clay. Depth to bedrock ranged from 15 to 25 feet below grade.

The surface geology of Manhattan generally includes very thin layers of unconsolidated glacial deposits underlain by bedrock. Groundwater at the site is encountered at approximately 8 to 11 feet below ground surface. Regional groundwater flow direction is westerly toward the Hudson River.

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=C231082>

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 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.

New York Public Library
Attn: Ashley Curran
Muhlenberg Branch
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

Michael MacCabe
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
518-402-9687
michael.maccabe@dec.ny.gov

Site-Related Health Questions

Christopher M. Doroski
New York State Department of Health
Empire State Plaza Corning Tower room 1787
Albany, NY 12237
518-402-7860
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.

Site Location Map

514-520 West 28th Street

