

(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](http://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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<b>FACT SHEET</b>	<b>Brownfield Cleanup Program</b>
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**Receive Site Fact Sheets by *Email*.** See "For More Information" to Learn How.

**Site Name:** 509 West 34th Street  
**DEC Site #:** C231094  
**Address:** 509 West 34th Street  
New York, NY 10001

Have questions?  
See  
"Who to Contact"  
Below

## **Draft Investigation Work Plan for Brownfield Site Available for Public Comment**

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the 509 West 34th Street site ("site") located at 509 West 34th 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."

### **Draft Investigation Work Plan**

The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to NYSDEC under New York's Brownfield Cleanup Program (BCP). The investigation will be performed with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

### **How to Comment**

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from **January 28, 2016** through **February 26, 2016**. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area below.

### **Highlights of the Proposed Site Investigation**

The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

Significant activities identified in the Remedial Investigation (RI) Work Plan are:

1. Soil sampling – Thirteen (13) soil borings will be advanced at the site, three (3) of which will be converted into monitoring wells as noted below. Soil samples will be collected using the Geoprobe® direct push method to characterize site soils above bedrock, which is present from 3-19 feet below land surface (bls). All soil samples will be analyzed for the full Target Compound List (TCL)/Target Analyte List (TAL), including Volatile Organic Compounds (VOCs) and Semi-Volatile Organic Compounds (SVOCs), TAL metals, hexavalent chromium, total cyanide, organochlorine pesticides, Polychlorinated Biphenyls (PCBs), and herbicides ("full TCL/TAL").

2. Groundwater sampling – Three (3) monitoring wells will be installed. These new wells will be sampled along with the three (3) existing monitoring wells on-site. The three proposed monitoring wells will be installed to bridge the water table and will be drilled into bedrock based upon the prior study findings. Bedrock is shallow across the site and groundwater was not previously encountered in the overburden soil borings. Groundwater samples will be collected from the monitoring wells and submitted for laboratory analysis for full TCL/TALs.

3. Soil Vapor sampling – The seven (7) existing soil vapor points installed during past studies will be resampled as part of the RI.

### **Next Steps**

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. The approved work plan will be made available to the public (see “Where to Find Information” below). After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to the NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a cleanup plan, called a “Remedial Work Plan” will be developed and a Decision Document will be proposed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed 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 site is located at 509-527 West 34th Street, 435 Tenth Avenue and 510 West 35th Street in the Borough of Manhattan, NYC. The site is comprised of three separate lots (i.e., lots 17, 20 and 29 of Block 706) and is approximately 1.43 acres in size.

**Site Features:** Lot 17 is approximately .07 acres and is vacant land. Lot 20 is approximately .49 acres and is entirely covered by a four-story structure, with a partial basement. The building is utilized as a parking garage, photography studio, artist studio, elevator services and mixed office and warehouse space. Lot 29 is approximately .87 acres in which the entire lot is a paved parking lot utilized for commercial truck rental and parking.

**Current Zoning and Land Use:** The site is currently used for commercial purposes, and is zoned C6-4. C6 districts permit a wide range of high-bulk commercial uses requiring a central location. The C6-4 district, typically mapped within a major business district, has a maximum floor area ratio (FAR) of 10.0 or 15.0, exclusive of any bonus.

**Past Use of the Site:** Historical uses include an iron and brass foundry, and then a parking garage (Lot 20), a hatter’s fur cutting company (Lot 29), and an electrical conduit company (Lot 17).

**Site Geology and Hydrogeology:** Bedrock is present beneath the site at depths ranging from three to 18 feet below grade. A fill layer comprised of sand, gravel, boulder, concrete, and brick fragments is present from grade to bedrock and is underlain by a 3 to 6 foot thick native glacial silty sand in the western portion of the site. Groundwater was encountered at a depth of approximately 12 feet.

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=C231094>

**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.

New York Public Library  
Attn: John Balow  
Science, Industry and Business Library  
188 Madison Avenue at 34th Street  
New York, NY 10016  
Tel: 917-275-6975

### Who to Contact

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

#### Project-Related Questions

Sarah Quandt  
NYS Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7016  
Tel: 518-402-9824  
Email: [sarah.quandt@dec.ny.gov](mailto:sarah.quandt@dec.ny.gov)

#### Site-Related Health Questions

Chris Doroski  
New York State Department of Health  
Bureau of Environmental Exposure Investigation  
Corning Tower, Empire State Plaza, Room 1787  
Albany, NY 12237  
Tel: 518-402-7860  
Email: [BEEI@health.ny.gov](mailto: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.**

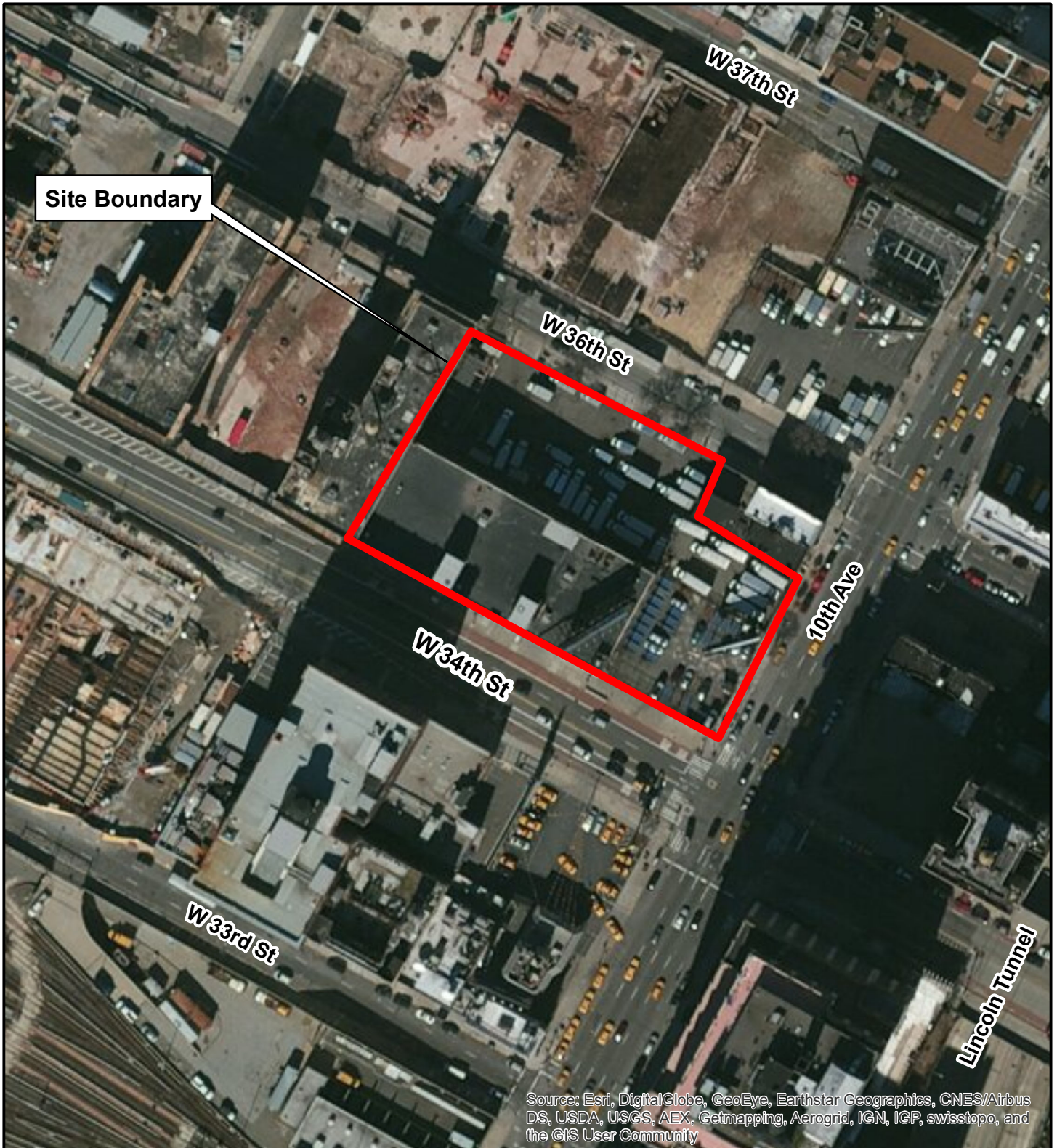
### Receive Site Fact Sheets by Email

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 Map

509 West 34th Street  
Manhattan, New York 10001  
Site No. C231094

