



FACT SHEET

Brownfield Cleanup Program

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

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the 509 West 34th Street site ("site") in Manhattan. 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."

The cleanup activities will be performed and funded by 509 W 34, L.L.C. (applicant) with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

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.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at: <http://www.dec.ny.gov/cfm/external/derexternal/index.cfm?pageid=3>. Enter the site code (located above, next to "DEC Site #"), then click on "Submit".

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from August 2, 2017 through September 15, 2017. The draft Remedial Action Work Plan (RAWP) containing the proposed site remedy is available for public 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.

Summary of the Remedy

The proposed cleanup consists of excavation of site soil exceeding unrestricted use soil cleanup objectives (UUSCOs) to the depth of bedrock, which is present from 2 feet to approximately 30

feet below grade. The cleanup work includes:

- Demolition of all on-site buildings;
- Removal and disposal of all existing underground storage tanks and related petroleum-contaminated soil;
- Installation of a dewatering and groundwater treatment system to be operated during excavation and construction; it is expected this will remove and treat the contaminated groundwater on the site;
- Excavation of on-site soils to bedrock, as well as removal of several feet of bedrock to achieve the foundation depth, with off-site disposal. In the southwest corner of the site where the bedrock is deeper, some soil may remain in place. The amount of soil and bedrock requiring removal is anticipated to be approximately 23,000 cubic yards; and,
- Placement of clean backfill as necessary to meet design grades.

Summary of the Investigation

The following constituents of concern were identified during the Remedial Investigation:

- Mercury, lead and chlorinated volatile organic compounds (CVOCs) such as tetrachloroethene (PCE) and trichloroethene (TCE), were detected in soil at concentrations above UUSCOs. Semi-volatile organic compounds (SVOCs), typical of historic fill, were also found above UUSCOs. Polychlorinated biphenyls (PCBs) and pesticides above UUSCOs were also found sporadically across the site. Most contamination was found in shallow site soils.
- Groundwater has been impacted with concentrations of toluene and mercury, both exceeding groundwater standards. Low levels of toluene were found in only one well and it appears to remain on site. The dissolved mercury was found in three overburden wells near the down-gradient property line and therefore may have migrated off-site. However, the proposed extensive excavation into bedrock, which is not impacted by site-related contaminants, will address the source of the mercury and toluene in the groundwater. Also, no chlorinated solvents were detected in site groundwater.
- PCE, TCE and toluene were detected in site soil vapor.

Next Steps

NYSDEC will consider public comments received on the proposed remedy presented in the draft RAWP and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The final RAWP (with revisions if necessary) and the Decision Document will be made available to the public. The applicant may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH. 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, City of New York in New York County. The site is comprised of five separate lots (i.e., lots 17, 20, 29, 35 and 36 of Block 706) and is approximately 1.548 acres in size.

Site Features: Lot 17 is a 0.07-acre vacant lot and Lot 20 is 0.49-acres that is entirely covered by a four-story structure utilized as a parking garage, photography studio, artist studio, elevator services and mixed office and warehouse space. Lot 29 is a 0.87-acre paved parking lot utilized for commercial truck rental and parking. Lots 35 and 36, located in the northeast corner of the site, include two vacant buildings.

Current Zoning and Land Use: The site, currently used for commercial purposes, is zoned C6-4, which is typically mapped within a major business district.

Past Use of the Site: Historical uses include an iron and brass foundry, a hatter's fur cutting company (Lots 29, 35 and 36), an electrical conduit company (Lot 17) and a parking garage (Lot 20).

Site Geology and Hydrogeology: Bedrock is present beneath the site at depths ranging from less than 2 feet to over 18 feet below grade. A fill layer comprised of sand, gravel, boulders, concrete, and brick fragments is present from grade to bedrock except in the western portion of the site the fill is underlain by a 3 to 6 foot thick native glacial silty sand layer. Groundwater is at a depth of 12 feet and flows towards the Hudson River located 1,500 feet to the west.

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
Science, Industry and Business Library
188 Madison Avenue at 34th Street
New York, NY 10016
Phone: 917-275-6975
Attn: John Balow
Regular Hours:
Mon, Fri and Sat 10 AM to 6 PM
Tues –Thurs 10 AM to 8 PM
Sunday Closed

Manhattan Community Board 4
330 West 42nd Street, Suite 2618
New York, NY 10036
Phone: 212-736-4536
Fax: 212-947-9512
Email: jbodine@cb.nyc.gov
Chair: Delores Rubin
District Manager: Jesse Bodine

Who to Contact

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

Project-Related Questions

John Durnin
NYSDEC
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
518-402-9768
john.durnin@dec.ny.gov

Site-Related Health Questions

Sarita Wagh
NYS Department of Health
Bureau of Environmental Exposure Investigation
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

BCP SITE NO. C231094
509 WEST 34TH STREET, NEW YORK, NEW YORK

Prepared for:

509 W 34, L.L.C.

ROUX
ROUX ASSOCIATES, INC.
Environmental Consulting
& Management

Compiled by: L.J.	Date: 23 JUN 17
Prepared by: G.M.	Scale: AS SHOWN
Project Mgr.: J.L.	Project No.: 2409.0002Y002
File: 2409.0002Y13.1.02.COR	

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