



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

Cleanup Action to Begin at Brownfield Site

Action is about to begin that will address the contamination related to the 509 West 34th Street site ("site") located at 509 West 34th Street, New York, NY under New York State's Brownfield Cleanup Program. 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 by 509 W 34, L.L.C. ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC).

Highlights of the Upcoming Cleanup Activities

The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The cleanup action for the site includes:

Addressing the primary contaminants of concern including Trichloroethene (TCE), Tetrachloroethene (PCE), Toluene, Lead, Nickel, Mercury, PCBs and Poly-Aromatic Hydrocarbons (PAHs). In the Fall of 2017 the following is expected to begin:

- 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 on-site water treatment system with discharge to the city sanitary sewer;
- Excavation of all on-site soil (approximately 25,000 cubic yards) exceeding unrestricted use soil cleanup objectives (UUSCOs) to bedrock (2 ft. to 23 ft. depths) and off-site disposal. In the southwest corner of the site where the bedrock is deeper, some soils below UUSCOs may remain in place;
- Placement of clean backfill, if necessary, to meet design grades;
- A post-excavation groundwater sampling program to evaluate the effectiveness of the remedy; and
- A post-excavation vapor intrusion evaluation to determine whether any actions are necessary to mitigate vapor intrusion.

Next Steps

After the applicant completes the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the FER. NYSDEC will then issue a Certificate of Completion (COC) to the applicant(s).

The applicant(s) would be able to redevelop the site after receiving a COC. In addition, the applicant(s):

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

A fact sheet that describes the content of the FER will be sent to the site contact list. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the COC.

Background

Location: The site is located at 509-527 West 34th Street, 435 Tenth Avenue and 447-449 10th Avenue in Manhattan. The site is comprised of five separate lots (i.e., lots 17, 20, 29, 35 and 36 of Block 706) and is 1.548 acres in size.

Site Features: Lot 17 is a 0.07 acre vacant lot. Lot 20 is 0.49 acres and is entirely covered by a four-story vacant structure formerly 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 formerly 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. There is a parking facility to the north, Hudson Park to the west, commercial development to the south and retail and multi-family residential housing to the east. Southeast of the site is a 16-story building that is utilized as a public school, office space and retail space.

Past Use of the Site: Historic uses included 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 20 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.

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&progn=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 include recreation, housing, business or other uses.

A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

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
phone: 917-275-6975

Manhattan Community Board 4
Attn: Jesse Bodine
330 West 42nd Street, Suite 2618
New York, NY 10036
phone: 212-736-4536
(jbodine@cb.nyc.gov)

Who to Contact

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

Project Related Questions

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

Site-Related Health Questions

Sarita Wagh
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.



<p>Title:</p> <p>SITE LOCATION MAP</p> <p>BCP SITE NO. C231094 509 WEST 34TH STREET, NEW YORK, NEW YORK</p> <p>Prepared for:</p> <p>509 W 34, L.L.C.</p>			
<p>ROUX</p> <p>ROUX ASSOCIATES, INC. Environmental Consulting & Management</p>	Compiled by: L.J.	Date: 23 JUN 17	<p>FIGURE</p> <p>1B</p>
	Prepared by: G.M.	Scale: AS SHOWN	
	Project Mgr.: J.L.	Project No.: 2409.0002.Y002	
	File: 2409.0002.Y13.1.02.COR		