



**Department of  
Environmental  
Conservation**

## Where to Find Information

Access project documents through the DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C231094/>  
and at these location(s):

### New York Public Library

Science, Industry and Business Library  
188 Madison Avenue at 34th Street  
New York, NY 10016  
Phone: 917-275-6975

### Manhattan Community Board 4

330 West 42nd Street, Suite 2618  
New York, NY 10036  
Phone: 212-736-4536  
Email: [jbodine@cb.nyc.gov](mailto:jbodine@cb.nyc.gov)

## Who to Contact

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

### Project-Related Questions

Javier Perez-Maldonado, Project Manager  
NYSDEC  
625 Broadway, 12th Floor  
Albany, NY 12233-7016  
(518) 402-8172  
[javier.perez-maldonado@dec.ny.gov](mailto:javier.perez-maldonado@dec.ny.gov)

### Project-Related Health Questions

Sarita Wagh  
NYSDOH  
Bureau of Environmental Exposure  
Investigation  
Center for Environmental Health  
Corning Tower, Rm 1787  
Albany, NY 12237  
(518) 402-7860  
[beci@health.ny.gov](mailto:beci@health.ny.gov)

For more information about New York's  
Brownfield Cleanup Program, visit:  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

# FACT SHEET

## Brownfield Cleanup Program

509 West 34th Street

34 Hudson Boulevard East  
New York, NY 10001

November 2021

**SITE No. C231094**

**NYSDEC REGION 2**

## Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the 509 West 34th Street site ("site") located at 34 Hudson Boulevard East, Manhattan, NY under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by 509 W 34, L.L.C. ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant has submitted a draft Final Engineering Report (FER) for NYSDEC review which states that cleanup requirements have been achieved to fully protect public health and the environment for the proposed site use.

- Access project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C231094/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

**Highlights of the Site Cleanup:** The following activities have been completed to achieve the remedial action objectives:

- Excavation and proper off-site disposal of 35,145 tons of contaminated soil exceeding the unrestricted soil cleanup objectives (SCOs). Clean backfill was imported from off-site to establish the design grades at the site.
- Removal of eight underground storage tanks.

Post remediation groundwater sampling and vapor intrusion evaluation is not required, all soil has been removed down to bedrock and all source material related to groundwater contamination has been removed. Also, the new building foundation includes a vapor barrier, ensuring that soil vapor intrusion will not occur at the site.

**Next Steps:** When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information"). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicant(s) would be able to redevelop the site after receiving a COC. In addition, the applicant(s) will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

A COC may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

# BROWNFIELD CLEANUP PROGRAM

**Site Description:** The site is located at 34 Hudson Boulevard East in Manhattan, NY and is identified as Block 706, Lot 17 (formerly known as Lots 17, 20, 29, 35 and 36), on the New York City Tax Map. The site is about 1.548 acres and is located on the city block bordered by West 35th Street to the north, 10th Avenue to the east, West 34th Street to the south, and Hudson Boulevard East to the west. Historic uses included an iron and brass foundry, a hatter's fur cutting company, an electrical conduit company, and a parking garage. The site is being redeveloped into a 2.5 million square-foot commercial tower containing office space, ground floor amenity retail space and a basement.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C231094) at:

<https://www.dec.ny.gov/cfm/externalps/derexternal/index.cfm?pageid=3>

**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 site is any real property where a contaminant is present at levels exceeding the SCOs or other health-based or environmental standards, criteria or guidance adopted by NYSDEC that are

applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<https://www.dec.ny.gov/chemical/8450.html>

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***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.***

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## **Stay Informed With DEC Delivers**

Sign up to receive site updates by email:

[www.dec.ny.gov/chemical/61092.html](https://www.dec.ny.gov/chemical/61092.html)

Note: Please disregard if you already have signed up and received this fact sheet electronically.

## **DECinfo Locator**

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

# BROWNFIELD CLEANUP PROGRAM

## Site Location

