

(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

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.



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

241 West 28th Street
241 West 28th Street
New York, NY 10001

SITE No. C231139
NYSDEC REGION 2

November 2020

Where to Find Information

Access project documents through the DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C231139/>
and at these locations:

**New York Public Library
Muhlenberg Branch**
209 West 23rd Street
New York, NY 10111
212-924-1585

Manhattan Community Board 5
Attn: Vikki Barbero
450 Seventh Avenue
Suite 2109
New York, NY 10123
212-465-0907

Who to Contact

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

Project-Related Questions

Michael MacCabe, P.E.
Project Manager
NYS Department
of Environmental Conservation
625 Broadway
Albany, NY 12233-7016
518-402-9687
michael.maccabe@dec.ny.gov

Project-Related Health Questions

Wendy Kuehner
Public Health Specialist
NYS Department of Health
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
518-402-7882
beei@health.ny.gov

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

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the 241 West 28th Street site ("site") located at 241 West 28th Street, Manhattan, New York County. Please see the map for the site location. The cleanup activities will be performed by 241 West 28th Street Owner LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Work Plan (RWP) protects public health and the environment and has approved the plan.

- Access the approved RWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C231139/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in November 2020 and last about 6 to 9 months.

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 key components of the remedy are:

- Site-wide excavation of soil/fill to about 2 feet below grade surface (bgs) in accordance with local, state and federal regulations;
- Removal of potential former underground storage tanks (USTs) and impacted material, if any;
- Excavation of soil hotspots to about 10 to 12 feet bgs in the northeastern part of the site and 8 to 10 feet bgs in the north-central part of the site to remove impacted soil;
- Collection and analysis of end-point documentation soil samples to evaluate the effectiveness of the remedy;
- Importing clean soil or stone that meets the established Soil Cleanup Objectives for use as backfill;
- Placement of a composite cover system (concrete foundation slab);
- Installation and operation of an active submembrane depressurization system under a vapor barrier to mitigate soil vapor intrusion; and
- Recording of an environmental easement to prevent future exposure to contamination remaining at the site.

A site-specific construction health and safety plan (CHASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The CHASP and CAMP establish procedures to protect on-site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

BROWNFIELD CLEANUP PROGRAM

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 Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant. The applicant would be able to redevelop the site in conjunction with receiving a Certificate of Completion. In addition, the applicant would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

NYSDEC will issue a fact sheet that describes the content of the Final Engineering Report. 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 Certificate of Completion.

Site Description:

The 29,315-square-foot (0.67-acre) site is within the Chelsea neighborhood of Manhattan; bearing the addresses 241-251 West 28th Street and 240-250 West 29th Street. The current zoning designation is M1-6D, which permits residential, commercial, and industrial uses. The site consists of a vacant, open-air, asphalt-paved lot.

The site has been occupied by commercial and industrial facilities as early as 1890. Past site uses included a lumber yard (circa 1890), a fur processing and cleaning company (1927-1934), an auto repair facility (circa 1934), garages with petroleum bulk storage (1930 to 2011) and parking facilities with hydraulic lifts and suspected hydraulic USTs (1920-2014). Six 550-gallon USTs on the site were closed in place in 1999. Available records do not indicate that any remediation took place. The site was assigned a NYC restrictive 'E' zoning designation in April 2011 for hazardous materials (E-137), air quality, and noise (E-276).

Subsurface stratigraphy at the site consists of historic fill underlain by native soil consisting of silt, sand, gravel, and boulders overlying bedrock. The fill extends to varying depths ranging from about 3 to 20 feet below grade and

generally consists of loose, black-to-gray-to-brown, fine-to-coarse sand, with varying amounts of gravel, silt, rock fragments, brick, tile, concrete and ash.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C231139) at:

<https://www.dec.ny.gov/cfm/external/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 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:

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

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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

www.dec.ny.gov/chemical/61092.html

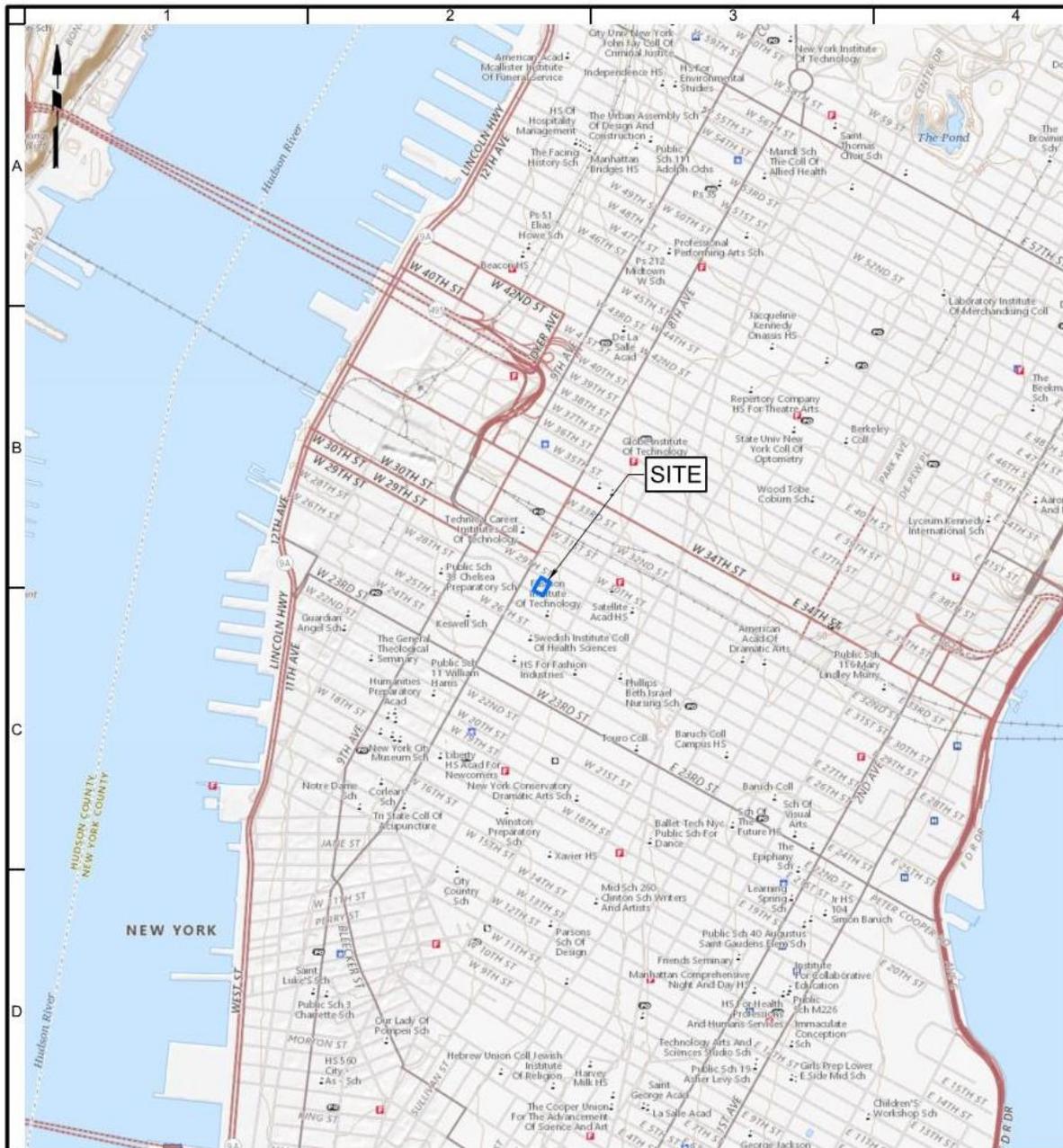
Note: Please disregard if you already have signed up and received this fact sheet electronically.

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 Map



 APPROXIMATE SITE BOUNDARY



NOTES:
 1. BASEMAP ADAPTED FROM UNITED STATES GEOLOGICAL SURVEY (USGS) 7.5-MINUTE SERIES TOPOGRAPHICAL MAPS, WEEHAWKEN, JERSEY CITY, CENTRAL PARK, BROOKLYN, NEW YORK-NEW JERSEY, QUADRANGLES, DATED 2016.

 21 Penn Plaza, 360 West 31st Street, 8th Floor New York, NY 10001-2727 T: 212.479.5400 F: 212.479.5444 www.langan.com Langan Engineering & Environmental Services, Inc. Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. Langan International LLC Collectively known as Langan	Project 241 WEST 28TH STREET BLOCK No. 778, LOT Nos. 13, 16, 18 and 66 MANHATTAN NEW YORK	Figure Title SITE LOCATION MAP NEW YORK	Project No. 170017004 Date 3/31/2020 Scale 1"=2,000' Drawn By EMS Submission Date 3/31/2020	Figure No. 1 Sheet 1 of 1
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