File
W 19th St. Develop

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

FACT SHEET

June 2004

Remediation Scheduled for the West 19th Street Site

The New York State Department of Environmental Conservation (NYSDEC) and Georgetown 19th Street Development, LLC (Georgetown) have entered into a Voluntary Cleanup Agreement (VCA) that will allow for the construction of a commercial office building at 18th and 19th Streets between 10th and 11th Avenues in the Borough of Manhattan in the City of New York, New York (referred to as the West 19th Street site). Under this VCA, Georgetown will remove contaminated soils from the site to facilitate construction of the office building. Contaminated soils will be properly disposed of at licensed off-site facilities and groundwater associated with construction dewatering will be properly disposed of at licensed off-site facilities or pretreated and discharged to the New York City Department of Environmental Protection (NYCDEP) Bureau of Wastewater Pollution Control (WPC) wastewater treatment facility. Demolition began at the site in April and was completed in June of 2004. The Remedial Action Work Plan for the site was submitted for public comment, and was approved, along with ancillary site management plans, by the NYSDEC. Remedial phase work will commence on June 28, 2004. This work is proceeding under the existing VCA, but an application to transition into the Brownfields Cleanup Program (BCP) was submitted to NYSDEC and is currently pending approval.

For more information on the VCA and remediation activities for the West 19th Street site, please contact the following representatives:

Joseph Moloughney, P.E.
Environmental Engineer
Bureau of Western Remedial Action
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, NY 12233-7017
(518) 402-9564

Dawn Hettrick, P.E.
Senior Sanitary Engineer
Bureau of Environmental Exposure Investigation
Division of Environmental Health Assessment
New York State Department of Health
Flanigan Square, Room 200
547 River Street
Troy, NY 12080-2216
(518) 402-7880

Voluntary Cleanup Agreement (VCA)

The VCA for the West 19th Street site falls under New York State's overall Voluntary Cleanup Program (VCP) that facilitates the investigation and remediation of contaminated sites and returns these sites to productive uses. The site lies within a larger former manufactured gas plant (MGP) site. Because of MGP-related contamination at the West 19th Street site, Georgetown agreed to investigate and remediate contaminated soils to construct the office building. NYSDEC will review and approve remediation plans, oversee the remediation activities, and require confirmation that the remediation was completed in a final engineering report.

Remedial Action Activities

- Remedial action activities will be conducted in conjunction with the building construction activities. Remedial-specific activities include:
- Installation of permanent watertight steel sheeting around the building perimeter for soil excavation and dewatering and for isolation of residual contamination below the excavation depths.
- Excavation of contaminated soil to depths ranging from 15 to 18 feet to install a sublevel basement for parking, utilities, and elevator pits.
- Removal of groundwater from the excavation and disposal of the removed water directly to an off-site treatment facility or pretreated and then discharged to the WPC wastewater treatment facility.
- Off-site disposal of excavated soils at permitted facilities.
- Installation of a vapor barrier membrane at the base and sides of the excavation to further isolate residual contamination below or outside the excavation.
- Installation of the building structural slab and foundation, which provides another layer of isolation in addition to the sheeting and barrier membrane.
- Installation and operation of ventilation systems for the basement level in the unlikely event of breaches to the barrier membrane, the sheeting, and the building foundation and structural slab.
- Provision of institutional controls prohibiting groundwater use, restricting land use to commercial/industrial, and maintaining the institutional controls.

Health and Safety Activities

During remediation, worker and community health and safety activities will be conducted, including:

- Securing the work perimeter with an 8-foot plywood fence.
- On-site air monitoring for worker protection.
- Perimeter air monitoring for community protection.
- Using odor, vapor and dust controls, such as water or foam sprays, as required during air monitoring.
- Cleaning vehicles and personnel leaving the site.
- Covering vehicles transporting soils for off-site disposal.
- Following pre-approved vehicle routes for soil disposal.

Document Repository

The document repository for the remediation at the West 19th Street site is:

NYSDEC
1 Hunter's Point Plaza
47-40 21st Street
Long Island City,
New York 11101-5407
Contact: Jane O'Connell
(718) 482-4900

ENVIRONMENTAL CONSULTING & MANAGEMENT
ROUX ASSOCIATES INC

209 SHAFTER STREET
ISLANDIA, NEW YORK 11749-5074 TEL: 631-232-2600 FAX: 631-232-9898

June 25, 2004

Joseph Moloughney, P.E.
New York State Department of Environmental Conservation
625 Broadway
Albany, New York 12233-7017
518-402-9564

Re: West 19th Street Development Site
Remediation Construction Notification
Site #: V-00624-2
Index #: W2-0948-03-02

Dear Mr. Moloughney:

On behalf of Georgetown 19th Street Development, LLC we are providing the enclosed Fact Sheet presenting a summary of the previous and future environmental activities being implemented under the guidance of the New York State Department of Environmental Conservation (NYSDEC), and the New York State Department of Health (NYSDOH). This information is being provided to you as part of the on-going community participation and notification efforts associated with the redevelopment project located at the West Side Highway between West 18th and West 19th Streets, New York, New York (referred to as the West 19th Street site). Demolition of the existing structures was completed from April to June 2004. The remediation construction work is scheduled to begin on or about June 28, 2004. A detailed description of the site activities is included in the Fact Sheet.

If you have further questions please contact Mr. Joseph Moloughney of the NYSDEC at (518) 402-9564 or Ms. Dawn Hettrick of the NYSDOH at (518) 402-7880, as provided on the attached Fact Sheet.

Sincerely,

ROUX ASSOCIATES, INC.

William A. Fisher
Senior Engineer

Attachment