

**FACT SHEET****Brownfield Cleanup  
Program****Receive Site Fact Sheets by *Email*.** See "For More Information" to Learn How.

**Site Name:** West 28th Street  
**DEC Site #:** C231082  
**Address:** 514 West 28th 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 West 28th Street site ("site") located at 514 West 28th Street, New York, New York County. 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."

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.

#### **How to Comment**

NYSDEC is accepting written comments about the proposed plan for 45 days, from **November 8, 2013** through **December 23, 2013**. The proposed plan 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.

#### **Draft Remedial Work Plan and Proposed Decision Document**

The cleanup plan is described in NYSDEC's Proposed Decision Document, which is based on a more detailed "Remedial Work Plan". The proposed remedy consists of:

All on-site soils which exceed unrestricted use SCOs, as defined by 6 NYCRR Part 375-6.8, will be excavated and transported off-site for disposal. Approximately 14,800 cubic yards of soil will be removed from the site. As necessary, clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) will be brought in to establish the designed grades at the site.

The site excavation will include:

- complete removal of the underground storage tank (UST) vault and petroleum impacted soil;
- placement of sheet piles and a secant wall along the perimeters of the site to support adjacent buildings; and
- dewatering of the site during excavation below the water table and treatment of the extracted groundwater.

If confirmatory samples cannot establish that the unrestricted SCOs have been achieved, the remedy will achieve a Track 2 restricted residential cleanup by removing all soil on the property which exceeds Restricted Residential SCOs to a minimal depth of at least 15 feet below the surface grade with a demarcation barrier where necessary.

Under the Track 2 remedy, residual contamination remaining on-site will require a site management plan and institutional and engineering controls.

The institutional control will be an environmental easement for the controlled property that:

- allows the use and development of the controlled property for restricted residential, commercial and industrial uses as defined by Part 375-1.8(g); and
- restricts the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH.

The proposed remedy was developed by 28th Highline Associates, L.L.C. ("applicant(s)") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

#### *Summary of the Investigation*

The results of the Remedial Investigation (RI) and previous investigations indicate SVOC and metal concentrations in site soils consistent with historic fill and site operations. Minor volatile organic compound (VOC) and PCB exceedences could represent the presence of isolated areas of contamination. However, the results do not indicate significant issues or releases from the former site operations. No petroleum related impacts were found in soil samples collected from borings advanced in the vicinity of the on-site underground storage tanks (USTs).

Groundwater results from the RI and previous investigations show that elevated concentrations of chlorinated solvents vary significantly. Based on the data collected for this site and with the existence of a known background concentration of chlorinated solvents emanating from an upgradient source in the area, the groundwater impacts appear to be the result of an off-site source.

The results of the soil vapor investigation indicate that elevated concentrations of chlorinated solvents are present in soil vapor around the western and southern site perimeters. These concentrations may be the result of off-gassing from groundwater, localized hot spots or migration from off-site sources.

#### **Next Steps**

NYSDEC will consider public comments, revise the plan as necessary, and issue a final Decision Document. New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft Remedial Work Plan and Proposed Decision Document are revised as needed to describe the selected remedy, and will be made available to the public. The applicant(s) 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 BCP site is located at 505 - 507 West 28th Street in New York City, New York County and has an area of approximately 0.51 acres. It is between 10th and 11th Avenues and is bounded to the north by West 28th Street and the south by West 27th Street. Commercial structures are adjacent to the east and west boundaries.

### **Site Features:**

The site is currently vacant of operating businesses. Until recently, it included a large trailer body, sheds, and storage areas. Presently, there are no structures. The majority of the site surface is covered by a non-uniform, uneven concrete surface with the remainder having patches of asphalt paving and open soil cover with no vegetation.

### **Current Zoning and Land Use:**

The site is zoned commercial (C6-3) and is located in a commercial and residential area of the West Chelsea section of the Borough of Manhattan.

### **Past Use of the Site:**

The site has been occupied by several residential structures, laundry cleaning, metal works, manufacturing, motor freight storage, automobile repair and a scrap yard.

### **Site Geology and Hydrogeology:**

Subsurface material present below the site includes historic fill from prior developments that may have been used to stabilize soil or to elevate the existing ground. The fill includes concrete, brick, cinders, and other construction debris mixed, silt, sand and gravel and is generally present from 1-10 feet below ground. Below the fill the shallow subsurface soil at the site consists of sands and silts, glacial till intermixed with lean clay. Depth to bedrock ranges from 15 to 25 feet below grade.

The surface geology of Manhattan generally includes very thin layers of unconsolidated glacial deposits underlain by bedrock. Groundwater at the site is encountered at approximately 8 to 11 feet below ground surface. Regional groundwater flow direction is westerly toward the Hudson River which is approximately 1,500 feet west of the site.

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&progno=C231082>

**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 is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

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: Ashley Curran  
Muhlenberg Branch  
209 West 23rd Street  
New York, NY 10011-2379  
phone: 212-924-1585

### Who to Contact

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

#### Project Related Questions

Michael MacCabe  
Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7016  
518-402-9687  
mdmaccab@gw.dec.state.ny.us

#### Site-Related Health Questions

Christopher M. Doroski  
New York State Department of Health  
Empire State Plaza Corning Tower Room 1787  
Albany, NY 12237  
518-402-7860  
BEEI@health.state.ny.us

**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.

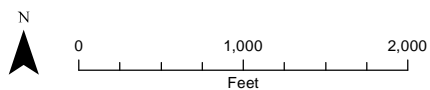
Note: Please disregard if you already have signed up and received this fact sheet electronically.





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Sources:  
USGS 7.5' Topographic Quadrangles Jersey City, NY-NJ and Brooklyn, NY

**Figure 1.**  
Site Location Map  
514-520 West 28th Street, New York, NY  
Remedial Investigation Report