

The New York Department of Environmental Conservation (DEC) has determined 5200 First Avenue is a Class II State Superfund site.

DEC has recently completed a \$12 million interim remedy (IRM) at the site that has removed its former building, excavated the site and backfilled it with clean soil down to a depth of 15 feet below grade. At the bottom of the IRM excavation (within the building footprint, below the basement floor/concrete slab), PCB contamination was found at high concentrations in soil and groundwater. Borings were advanced into the groundwater table, and samples collected at 36 feet below grade exhibited 5,300 ppm total PCBs. Additionally, between the site and New York Harbor, PCBs were found at depth migrating in groundwater towards New York Harbor at 3,200 ppm. DEC will undertake a Remedial Investigation/Feasibility Study (RI/FS) of the property to determine the remedy for the source areas of PCBs in groundwater. The level of effort and the cost for the RI/FS work is unknown. Potential remediation work and costs are also unknown. Because of the high level of PCBs present at the site, the remedial outcome recommended by the RI/FS will be approved by both DEC and the U.S. Environmental Protection Agency's Region 2.

DEC has stated that any party acquiring the property must not inhibit any future remedial work at the site.