Chapter 8: Hazardous Materials

8.1 Introduction

This chapter assesses the potential for the presence of hazardous materials in soil, groundwater and/or soil vapor at both the Projected and Potential Development Sites identified in the Reasonable Worst-Case Development Scenario (RWCDS) for the Proposed Action. The Proposed Action consists of zoning map and zoning text amendments within the East Midtown neighborhood of Manhattan Community Districts 5 and 6. The Department of City Planning has identified 16 Projected and 14 Potential Development Sites within an area comprising 78 blocks generally bounded by East 57th Street to the north, East 39th Street to the south, one block abutting Second Avenue and a line approximately 200 feet easterly of Third Avenue to the east, and a line approximately 200 feet east of Fifth Avenue to the west. The Proposed Action would establish the East Midtown Subdistrict within this area of Manhattan. It is intended to facilitate the construction of new office space and replacement of outdated office stock within East Midtown, and could therefore result in ground disturbance and the potential for exposure to hazardous materials.

As indicated in the *2014 CEQR Technical Manual*, the goal of a hazardous materials assessment is to determine whether a Proposed Action would lead to a potential increased exposure of hazardous materials to people or the environment, or whether the increased exposure would lead to significant public health impacts or environmental damage. The objective of the hazardous materials assessment is to determine which, if any, of the Projected and Potential Development Sites identified as part of the RWCDS may contain contaminated materials due to current or historical uses at or adjacent to the sites, such that the property would require an (E) designation.

An (E) designated site is an area designated on a zoning map within which no change of use or development requiring a New York City Department of Buildings (DOB) permit may be issued without approval of the New York City Office of Environmental Remediation (OER). Redevelopment of these sites requires OER review to ensure protection of human health and the environment from any known or suspected hazardous materials associated with the site. Regardless of the type of planned redevelopment, a hazardous materials (E) designation may be placed on a site based on past use. OER oversees the (E) designation Environmental Review Program. For properties where existing buildings will be converted with no intrusive soil work, the owner will need to contact the OER and provide them with the development plans. OER will issue a Notice of No Objection, which will enable DOB to issue the conversion permit. The (E) designation for the site remains and must be satisfied if any future redevelopment involves excavation and/or soil disturbance.

8.2 Principal Conclusions

The Proposed Action would not result in significant adverse impacts related to hazardous materials. A preliminary analysis of potential hazardous materials impacts was performed for each of the 16 Projected and 14 Potential Development Sites. The hazardous materials assessment identified that each of the Projected and Potential Development Sites has some associated concern regarding environmental conditions (as indicated on Table 8.2). As a result, the proposed zoning map actions

include an (E) designation for the 16 Projected and 14 Potential Development Sites. The implementation of the preventative and remedial measures required under the (E) designation (E-408) would avoid the potential for significant adverse hazardous materials impacts due to the Proposed Action. Environmental designations, or (E) designations, are established on the zoning map by DCP and the New York City Council as a part of a zoning change/action, and are satisfied prior to issuance of a building permit by the New York City Department of Buildings (DOB). Furthermore, regulatory requirements pertaining to any identified petroleum storage tanks and/or spills, requirements for disturbance and handling of suspect lead-based paint (LBP), asbestos-containing materials (ACM) and polychlorinated biphenyl (PCB)-containing building materials, as well as requirements for off-site disposal of soil/fill, would be followed. As such, implementation of the Proposed Action would not result in significant adverse impacts related to hazardous materials.

8.3 Methodology

Chapter 24 of Title 15 of the Rules of the City of New York specifies the process for determining whether an (E) designation should be placed on a specific site. Section 24-04 describes the preliminary analysis process, which includes reviewing historical documentation for past or current uses that may have affected Projected or Potential Development Site or an adjacent site. Appendix A of Title 15, Chapter 24 of the Rules of the City of New York (Contamination of Tax Lot by Hazardous Materials Or Hazardous Waste; Placement and Removal of An (E) Designation On Tax Lot In Connection With Zoning Map Amendment) provides a list of types of facilities, activities or conditions that could lead to a site receiving an (E) designation.

All 30 Projected and Potential Development Sites identified in the RWCDS are currently zoned for commercial uses. The potential for environmental impacts from historic uses was assessed via review of regulatory databases encompassing each site, as well as a review of the historic Sanborn maps and City directories to identify past historic uses that may have contaminated soil, groundwater or soil vapor on the properties. Specific information sources used in the assessment are described as follows.

Regulatory Databases

For each site, published federal, State and local environmental databases were reviewed (Table) to identify use, generation, storage, treatment, disposal, and/or release of hazardous substances and/or petroleum products, which may have affected the properties. Environmental Data Resources, Inc. (EDR) of Milford, Connecticut, conducted the search of the regulatory database records and provided the records in the form of regulatory agency database reports. The regulatory databases were reviewed separately for each site and the 400-foot radius around each site. Where sites were adjacent to each other on the same block, the radius was measured from the center of the clustered sites (EDR radius report provided in Appendix E).

It should be noted that the database review included all identified address ranges associated with the respective parcels within the Projected and Potential Development Sites. For example, Projected Development Site 12 consists of one parcel known as 575 Lexington Avenue, but also includes the addresses 145-159 East 51st Street, 142-144 East 52nd Street and 539-555 Lexington Avenue, as indicated in the New York City Department of Buildings (NYCDOB) property profile overview (PPO).

Table 8.1: Federal and State Regulatory Agency Databases Reviewed

Federal Delisted NPL Site List
NPL LIENS Federal Superfund Liens
Superfund Consent Decrees (CONSENT)
Federal Superfund Enterprise Management System (SEMS) List
Federal SEMS No Further Remedial Action Planned (SEMS-ARCHIVE) List
Federal Formerly Utilized Sites Remedial Action Program (FUSRAP)
Federal Resource Conservation and Recovery Act (RCRA) Corrective Action Report (CORRACTS) List
Federal RCRA non-CORRACTS Treatment, Storage or Disposal (TSD) Facilities List
Federal RCRA Generators Lists (Large, Small and Conditionally Exempt, and No Longer Regulated [NonGen])
Federal Institutional Control/Engineering Control Registries
Federal Emergency Response Notification System (ERNS)
Federal Formerly Used Defense Sites (FUDS)
Federal Department of Defense Sites (DOD)
Federal Toxic Substances Control Act Sites (TSCA)
Federal Toxic Chemical Release Inventory System (TRIS)
Federal Records of Decision (ROD)
Federal Polychlorinated Biphenyl Activity Database System (PADS)
New York State Spills (NY Spills)
Inactive Hazardous Waste Disposal Sites in New York State (SHWS)
Delisted Inactive Hazardous Waste Disposal Sites in New York State (DEL-SHWS)
Vapor Intrusion Legacy Site List (VAPOR REOPENED)
Hazardous Substance Waste Disposal Site Inventory (HSWDS)
Solid Waste Facility/Landfill (SWF/LF)
Registered Waste Tire Storage & Facility List (SWTIRE)
Leaking Storage Tanks Incidents Report (LTANKS)
Registered Petroleum Bulk Aboveground/Underground Storage Tanks (ASTs/USTs)
Chemical Bulk Storage Database (CBS) List of USTs/ASTs
Major Oil Storage Facilities Database (MOSF)
Restrictive Declarations Listings (RES DECL)
Institutional and Engineering Controls (INST CNTRL/ENG CNTRL)
Open Dump Inventory (ODI)
Manufactured Gas Plant Sites (Coal Gas)
Drycleaners Databases
New York State Voluntary Cleanup Program (VCP)
Facility and Manifest Data (MANIFEST)
Brownfields Cleanup Program (BCP)
New York City E-Designation Listings

Historic Sanborn Fire Insurance Maps

The Sanborn map review for the sites included an examination of maps for each available decade from the late 1800s through 2005 (historical Sanborn Fire Insurance Maps provided in Appendix E).

City Directories

City directories for the project area for the years 1920 through 2013 were provided by EDR and reviewed to determine potential site tenants/uses which may have resulted in environmental impacts to the sites (City Directories provided in Appendix E).

Limitations

It should be noted that each of the Projected and Potential Development Sites are privately-owned. As such, the scope of the hazardous materials assessment was limited to collecting and analyzing limited information sufficient to make a determination relevant to a hazardous materials (E) designation. The Sanborn and City directory review was limited to the Projected and Potential Sites and adjacent properties within the boundaries of the proposed rezoning area. The regulatory database review was also conducted in accordance with the protocols outlined in the ASTM-E-1527-13 standard and encompassed the site and a 400-foot buffer zone surrounding the proposed rezoning area. Other elements of a Phase I Environmental Site Assessment (ESA) and the protocols outlined in the *CEQR Technical Manual* (e.g., reviews of New York City DOB, New York City Fire Department (FDNY), and New York City Department of Environmental Protection (DEP) records, site visits, a title deed search, interviews with current and former employees and owners), were not included.

8.4 Assessment

Existing Conditions

According to the Sanborn maps and City directories, the Projected and Potential Development Sites historically consisted of residences, as early as the 1890s. Development of the existing multi-story buildings began as early as 1910. By 1929, redevelopment of the area was at its height and by 1950 the majority of the area had been replaced by the currently existing multi-story commercial, residential and hotel buildings. Minor changes were noted to the overall surrounding areas after 1950. In addition to the above, it is important to note that above-ground railroad tracks were present within the central portions of the subject properties. Several of the Projected and Potential Development Sites (i.e., sites 6, 7, 10 and E) were built over former railroad tracks.

The Future without the Proposed Action (No-Action Condition)

In the future without the Proposed Action (No-Action Condition), given the existing zoning and land use trends in the area, it is anticipated that the rezoning area would experience negligible growth in commercial uses and modest growth in residential uses over the next 20-year period. Anticipated development on the 16 Projected and 14 Potential sites identified in the RWCDS in the future without the Proposed Action is presented in Appendix A.

As discussed above, the RWCDS projects that certain sites currently zoned to permit commercial use would develop pursuant to current zoning in the No-Action Condition (refer to Chapter 1, "Project Description").

In the future without the Proposed Action, regulatory requirements pertaining to any identified petroleum storage tanks and/or spills, requirements for disturbance and handling of suspect lead-based paint (LBP), asbestos-containing materials (ACM) and PCB-containing building materials, as well as requirements for off-site disposal of soil/fill, would be followed. However, any construction involving soil disturbance could potentially create or increase pathways for exposure to potential subsurface impacts (i.e., impacted soils, groundwater and/or soil vapor). As no (E) designations for hazardous materials would be applied to the Potential and Projected Development Sites absent the

Proposed Action, soil, groundwater and soil vapor conditions would not be investigated, and therefore, potential impacts related to same may not be mitigated in accordance with the standard procedures for (E) designated properties (e.g., preparation of an approved Work Plan, Remedial Investigation Report [RIR] and preparation and implementation of an approved Remedial Action Plan [RAP] and Construction Health and Safety Plan [CHASP] under the direction of OER). As such, absent the Proposed Action, investigation and mitigation of potential hazardous materials conditions would not be as stringent.

The Future with the Proposed Action (With-Action Condition)

In the future with the Proposed Action, higher density commercial development is expected to occur throughout the rezoning area. The Proposed Action is expected to result in new development on the 16 Projected Development Sites as described in Chapter 1, "Project Description," and Appendix A. In addition, some uses on the Projected Development Sites that are expected in the future without the Proposed Action would be redeveloped, although in most cases such No-Action uses would remain.

A total of 14 sites were considered less likely to be developed within the foreseeable future, and were thus considered Potential Development Sites (Appendix A lists all 14 Potential Development Sites). The potential sites are deemed less likely to be developed because they did not closely meet the criteria listed above. However, as discussed above, the analysis recognizes that a number of potential sites could be developed under the Proposed Action in lieu of one or more of the projected sites in accommodating the development anticipated with the Proposed Action. The Potential Development Sites are therefore also addressed in the environmental review for site-specific effects.

Appendix A of the Hazardous Materials Appendix E (Chapter 24 of Title 15 of the Rules of the City of New York) provides a list of facilities, activities or conditions requiring an (E) designation. For Projected or Potential Development Sites, or adjacent properties, with indications of uses listed in Appendix A, placement of an (E) designation (E-408) was recommended. In addition, if properties within the 400-foot buffer zone surrounding each site or cluster of sites had indications in the regulatory database of uses listed in Appendix A, placement of an (E) designation was also recommended. A matrix summarizing the findings of the assessment is shown in Table 8.2, below. In this table, the results for the Projected and Potential Development Sites are reported separately from findings for the sites included within the 400-foot buffer zone.

The preliminary analysis for the sites was conducted by reviewing historical documentation for past or current uses that may have affected or be affecting a Projected or Potential Development Site or an adjacent site. The past uses were compared to the list of types of facilities, activities or conditions which would lead to a site receiving an (E) designation. Based upon the analysis, as indicated in the table below, all of the Projected and Potential Development Sites within the proposed rezoning area meet the criteria for placement of an (E) designation.

By placing an (E) designation on the sites where there is a known or suspect environmental concern, the potential for an adverse impact to human health and the environment resulting from the Proposed Action would be reduced or avoided. The OER would provide the regulatory oversight of the environmental scope, investigation and potential remedial action during this process. Building permits are not issued by the DOB without prior OER approval of the investigation and/or remediation pursuant to the provisions of Section 11-15 of the Zoning Resolution (Environmental Requirements).

The (E) designation would require that the fee owner of such a site conduct a subsurface investigation protocol and have an approved RAP, where appropriate, under the review and approval of OER. DOB will typically issue the foundation permits when OER approves the remedial action work plan and issues a Notice to Proceed (NTP). Remedial action is typically conducted during the construction phase. The RAP provided to OER to satisfy the (E) designation must also include a mandatory CHASP, which must also be approved by OER.

The (E) designation requirements related to hazardous materials would apply to a development on all of the Projected and Potential Development Sites. The requirements of an (E) designation would be complied with in connection with excavation or other early site work undertaken prior to an application for bonus floor area, which is required under the text to be made as a precondition to issuance of a foundation permit. The applicable (E) designation text related to hazardous materials can be found in Appendix K.

In addition to the above, regulatory requirements pertaining to any identified petroleum storage tanks and/or spills, requirements for disturbance and handling of suspect LBP, ACM and PCB-containing building materials, as well as requirements for off-site disposal of soil/fill, would be followed.

Table 8.2: Summary of Environmental Issues for Projected and Potential Development Sites

Site #	Site Address	Block	Lot	Preliminary Screening	Hazardous Materials Conditions	Recommended for (E) Designation?
Projected Development Sites						
Projected Site 1	266 Madison Avenue 274 Madison Avenue 278 Madison Avenue 16 East 40th Street	869	16, 58, 61, 64	VOCs, SVOCs, PCBs, Metals	Former jeweler, varnish company and photographer on-site. On-site petroleum spills, current and former hazardous waste generators, current and former registered petroleum storage tanks and a historic drycleaners. Upgradient historic drycleaners, former hazardous waste generators, petroleum storage tanks and petroleum spills.	Yes
Projected Site 2	7 East 40th Street 13 East 40th Street 15 East 40th Street 284 Madison Avenue 290 Madison Avenue 292 Madison Avenue 22 East 41st Street	1275	8, 11, 12, 14, 16, 59, 60	VOCs, SVOCs, PCBs, Metals	Former jeweler, dental office and pharmacy. Current and former registered petroleum storage tanks, current hazardous waste generators. Upgradient petroleum spills and leaking tanks, petroleum fuel oil storage tanks, adjacent historic auto repair, current and former hazardous waste generators.	Yes
Projected Site 3	3 East 43rd Street 340 Madison Avenue 14 East 44th Street 12 East 44th Street 10 East 44th Street 6 East 44th Street	1278	7, 14, 62, 63, 64, 65	VOCs, SVOCs, PCBs, Metals	Current and former hazardous waste generators, petroleum spills, current and historic registered fuel oil tanks. Adjacent hazardous waste generators and upgradient petroleum spills and former auto repair facilities.	Yes
Projected Site 4	7 East 44th Street 346 Madison Avenue 352 Madison Avenue 10 East 45th Street 6 East 45th Street	1279	9, 17, 57, 63, 65	VOCs, SVOCs, PCBs, Metals	Former on-site chemical laboratory. Petroleum spills, current and former hazardous waste generators, registered petroleum storage tanks. Adjacent and upgradient former auto repair, petroleum spills, registered petroleum storage tanks, current and former hazardous waste generators, leaking tanks.	Yes

Table 8.2: Summary of Environmental Issues for Projected and Potential Development Sites (Continued)

Site #	Site Address	Block	Lot	Preliminary Screening	Hazardous Materials Conditions	Recommended for (E) Designation?
Projected Site 5	9 East 45th Street 366 Madison Avenue 358 Madison Avenue 18 East 46th Street	1281	9, 56, 7501, 59	VOCs, SVOCs, PCBs, Metals	On-site exterminator, photo developer and pharmacy. On-site petroleum spills, registered petroleum storage tanks and leaking tanks. Adjacent hazardous waste disposal sites, registered fuel oil tanks. Upgradient petroleum spills, registered petroleum storage tanks and hazardous waste generators.	Yes
Projected Site 6	250 Park Avenue	1282	34	VOCs, SVOCs, PCBs, Metals	Site built over historic railroad tracks. Former oil corporation and chemical company. Historic on-site dry cleaner. Upgradient and adjacent former auto repair, registered petroleum storage tanks, petroleum spills and leaking tanks.	Yes
Projected Site 7	300 Park Avenue	1285	36	VOCs, SVOCs, PCBs, Metals	Site built over historic railroad tracks. On-site former auto repair, current and former hazardous waste generators, petroleum spills, leaking tanks. Adjacent and upgradient former auto repair, current and former hazardous waste generators, petroleum spills, registered petroleum tanks.	Yes
Projected Site 8	363 Lexington Avenue 355 Lexington Avenue	1295	20, 23	VOCs, SVOCs, PCBs, Metals	On-site petroleum spills, former hazardous waste generator, leaking tanks, registered petroleum storage tanks. Adjacent petroleum spills, upgradient registered petroleum storage tanks, hazardous waste generators, petroleum spills.	Yes
Projected Site 9	485 Lexington Avenue	1301	23	VOCs, SVOCs, PCBs, Metals	On-site petroleum spills, hazardous waste generators and petroleum spills. Adjacent petroleum spills, former hazardous waste generators. Upgradient petroleum storage tanks, leaking tanks and hazardous waste generators.	Yes
Projected Site 10	111 East 48th Street	1303	14	VOCs, SVOCs, PCBs, Metals	Former railroad tracks through site. On-site hazardous waste generator. Adjacent and upgradient hazardous waste generators, petroleum spills, leaking tanks, petroleum storage tanks.	Yes
Projected Site 11	541 Lexington Avenue	1304	20	VOCs, SVOCs, PCBs, Metals	Petroleum spills and registered petroleum storage tanks. Adjacent and upgradient petroleum spills, petroleum storage tanks and former auto repair.	Yes

Table 8.2: Summary of Environmental Issues for Projected and Potential Development Sites (Continued)

Site #	Site Address	Block	Lot	Preliminary Screening	Hazardous Materials Conditions	Recommended for (E) Designation?
Projected Site 12	575 Lexington Avenue	1306	23	VOCs, SVOCs, PCBs, Metals	Former hazardous waste generators. Adjacent and upgradient petroleum spills, upgradient hazardous waste generators and adjacent petroleum storage tanks.	Yes
Projected Site 13	866 Third Avenue 154 East 53th Street	1307	7501, 43	VOCs, SVOCs, PCBs, Metals	On-site petroleum spills, former dry cleaners, current and former hazardous waste generators. Adjacent and upgradient petroleum storage tanks, historic dry cleaners, petroleum spills and hazardous waste generators.	Yes
Projected Site 14	914 Third Avenue 916 Third Avenue 918 Third Avenue 920 Third Avenue 922 Third Avenue 924 Third Avenue 926 Third Avenue 928 Third Avenue 159 East 55th Street 164 East 56th Street	1310	33, 34, 35, 36, 37, 38, 39, 40, 133, 140	VOCs, SVOCs, PCBs, Metals	Former photograph developing, laundromat and drug store. Former on-site hazardous waste generators and registered petroleum storage tanks. Adjacent and upgradient petroleum spills, former auto repair, petroleum storage tanks, petroleum spills and hazardous waste generators.	Yes
Projected Site 15	235 East 42nd Street 801 Second Avenue 219 East 42nd Street	1316	23, 30, 12	VOCs, SVOCs, PCBs, Metals	Pfizer chemicals building, jeweler and chemical corporation. On-site hazardous waste generators, petroleum spills, former dry cleaners and registered petroleum storage tanks. Adjacent and upgradient former auto repair, leaking tanks, hazardous waste generators and petroleum spills.	Yes
Projected Site 16	214 East 45th Street 711 Third Avenue 210 East 45th Street 212 East 45th Street	1318	43, 1, 44, 143	VOCs, SVOCs, PCBs, Metals	Former laundromat and jewelers. Current on-site hazardous waste generator. Adjacent and upgradient current/ petroleum storage tanks, petroleum spills and former hazardous waste generators.	Yes

Table 8.2: Summary of Environmental Issues for Projected and Potential Development Sites (Continued)

Site #	Site Address	Block	Lot	Preliminary Screening	Hazardous Materials Conditions	Recommended for (E) Designation?
Potential Development Sites						
Potential Site A	99 Park Avenue	895	1	VOCs, SVOCs, PCBs, Metals	Chemical company and on-site cleaners. Current and former hazardous waste generators, petroleum spills and on-site dry cleaning. Adjacent and upgradient registered petroleum storage tanks, leaking tanks, petroleum spills and hazardous waste generators.	Yes
Potential Site B	279 Madison Avenue	1275	23	VOCs, SVOCs, PCBs, Metals	On-site petroleum spills, former hazardous waste generator. Adjacent and upgradient petroleum storage tanks, current and former hazardous waste generator, former dry cleaners.	Yes
Potential Site C	431 Madison Avenue 425 Madison Avenue 423 Madison Avenue	1284	21, 52, 152	VOCs, SVOCs, PCBs, Metals	Former jewelers, dentist and photo development. On-site current and former hazardous waste generators, registered petroleum tanks. Adjacent petroleum spills. Former upgradient dry cleaning facility.	Yes
Potential Site D	410 Madison Avenue 418 Madison Avenue 422 Madison Avenue 424 Madison Avenue 22 East 49th Street 20 East 49th Street	1284	14, 17, 55, 56, 59, 60	VOCs, SVOCs, PCBs, Metals	On-site photo developing, jeweler and pharmacy. On-site petroleum spills, former hazardous waste generator. Adjacent petroleum spills, leaking tanks, registered fuel oil tanks. Upgradient current and former hazardous waste generators, registered petroleum storage tanks, petroleum spills and former adjacent lead smelter.	Yes
Potential Site E	350 Park Avenue	1287	33	VOCs, SVOCs, PCBs, Metals	Former temporary power station. Parcel built out over railroad tracks. Former on-site hazardous waste generator. Adjacent hazardous waste generators, petroleum spills, leaking tanks and registered petroleum storage tanks. Upgradient and adjacent petroleum spills, dry cleaning facilities, registered petroleum storage tanks and former auto repair.	Yes

Table 8.2: Summary of Environmental Issues for Projected and Potential Development Sites (Continued)

Site #	Site Address	Block	Lot	Preliminary Screening	Hazardous Materials Conditions	Recommended for (E) Designation?
Potential Site F	400 Park Avenue 410 Park Avenue	1290	36, 37	VOCs, SVOCs, PCBs, Metals	Former on-site pharmaceutical company, oil refinery administrative offices, chemical company and dentist. Former on-site hazardous waste generators. Adjacent potential former auto repair, registered petroleum storage tanks, hazardous waste generators and former cleaners. Upgradient registered petroleum storage tanks, petroleum spills, potential former auto repair and former hazardous water generators.	Yes
Potential Site G	571 Madison Avenue	1292	52	VOCs, SVOCs, PCBs, Metals	On-site petroleum spills and hazardous waste generator. Adjacent petroleum spills, petroleum storage tanks, leaking tanks and hazardous waste generators. Upgradient petroleum spills, petroleum storage tanks, hazardous waste generators and potential former auto repair.	Yes
Potential Site H	354 Lexington Avenue 364 Lexington Avenue	1295	17, 58	VOCs, SVOCs, PCBs, Metals	Potential former radiation site (FUSRAP), current and former hazardous waste generators, petroleum spills. Adjacent current and former hazardous waste generators, petroleum spills, leaking tanks. Upgradient petroleum storage tanks, petroleum spills, potential former auto repair and hazardous waste generators.	Yes
Potential Site I	141 East 45th Street 730 Third Avenue 158 East 46th Street 154 East 46th Street	1300	26, 33, 42, 44	VOCs, SVOCs, PCBs, Metals	Former on-site laboratory. On-site petroleum spills, former hazardous waste generators, registered petroleum storage tanks. Adjacent hazardous waste generators and petroleum spills. Upgradient petroleum spills, leaking tanks and hazardous waste generators.	Yes
Potential Site J	155 East 50th Street 830 Third Avenue	1305	33, 40	VOCs, SVOCs, PCBs, Metals	On-site petroleum spills, registered petroleum storage tanks, former hazardous waste generator. Adjacent petroleum spills, hazardous waste generators and potential former auto repair. Upgradient petroleum spills, registered petroleum storage tanks and hazardous waste generators.	Yes

Table 8.2: Summary of Environmental Issues for Projected and Potential Development Sites (Continued)

Site #	Site Address	Block	Lot	Preliminary Screening	Hazardous Materials Conditions	Recommended for (E) Designation?
Potential Site K	850 Third Avenue	1306	33	VOCs, SVOCs, PCBs, Metals	Former fertilizer, farm supplier and photo developing on-site. On-site former hazardous waste generator, registered petroleum storage tanks and petroleum spills. Adjacent petroleum spills, registered fuel oil tanks, hazardous waste generators. Upgradient petroleum spills, hazardous waste generators and potential former auto repair.	Yes
Potential Site L	685 Third Avenue	1317	1	VOCs, SVOCs, PCBs, Metals	On-site laboratories, pharmaceutical companies and laundromats. On-site former hazardous waste generators and petroleum storage tanks. Adjacent hazardous waste generators and petroleum spills. Upgradient hazardous waste generators, petroleum storage tanks, petroleum spills and dry cleaning facilities.	Yes
Potential Site M	733 Third Avenue	1319	47	VOCs, SVOCs, PCBs, Metals	Former chemical corporation on-site. On-site current and former hazardous waste generators. Adjacent registered petroleum storage tanks, dry cleaning facilities and petroleum spills. Upgradient hazardous waste generators, petroleum spills and petroleum storage tanks.	Yes
Potential Site N	845 Third Avenue	1325	1	VOCs, SVOCs, PCBs, Metals	On-site petroleum spills, former hazardous waste generator and potential former auto repair. Adjacent potential dry cleaners, petroleum spills, leaking tanks, hazardous waste generators and registered petroleum storage tanks. Upgradient petroleum spills and petroleum storage tanks.	Yes