

## 8. Hazardous Materials

### 8.1 INTRODUCTION

This chapter assesses the potential for the presence of hazardous materials in soil and/or groundwater at both the projected and potential development sites identified in the reasonable worst-case development scenario (RWCDs) for the Proposed Action. The proposed rezoning encompasses an approximately 70-block area within East Midtown, in Community Districts 5 and 6.

There are 39 development sites identified in the RWCDs, of which 19 are considered projected development sites and 20 are considered potential development sites. As described in the *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. The 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 screening of potential hazardous materials impacts was performed for all of the 19 projected and 20 potential development sites. The hazardous materials assessment identified that each of the projected and potential development sites has some associated concern regarding environmental

**8 – Hazardous Materials**

conditions. As a result, the proposed zoning map actions include (E) designations (E-310) for all of the projected and potential development sites. The implementation of the preventative and remedial measures required under the (E) designation would avoid the potential for significant adverse hazardous materials impacts due to the Proposed Action.

**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 screening 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 the Hazardous Materials Appendix 5 (Chapter 24 of Title 15 of the Rules of the City of New York) provides a list of types of facilities, activities or conditions that would lead to a site receiving an (E) designation.

All 39 development sites identified in the RWCDs are commercially zoned. 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 impacted soil and groundwater on the property or adjacent properties. Specific information sources used in the assessment are described as follows.

**8.3.1 Regulatory Databases**

For each site, published federal and state environmental databases were reviewed (Table 8-1) 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 buffer zone around each site. Where sites were adjacent to each other on the same block, the buffer zone was measured from the center of the clustered sites.

**TABLE 8-1: FEDERAL AND STATE REGULATORY AGENCY DATABASES REVIEWED**

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Federal Delisted NPL Site List
NPL LIENS Federal Superfund Liens
Federal Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) List
Federal CERCLIS No Further Remedial Action Planned (NFRAP) List
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, NonGen and Conditionally Exempt)
Federal Institutional Control/Engineering Control Registries

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**TABLE 8-1: FEDERAL AND STATE REGULATORY AGENCY DATABASES REVIEWED (CONTINUED)**

Federal Emergency Response Notification System (ERNS)
VAPOR REOPENED Vapor Intrusion Legacy Site List
New York State Spills (NY Spills)
Inactive Hazardous Waste Disposal Sites in New York State (SHWS)
Hazardous Substance Waste Disposal Site Inventory (HSWDS)
Solid Waste Facility/Landfill (SWF/LF)
Leaking Storage Tanks Incidents Report (LTANKS)
Registered Aboveground/Underground Storage Tanks (ASTs/USTs)
CBS UST Chemical Bulk Storage Database
MOSF UST Major Oil Storage Facilities Database
CBS AST Chemical Bulk Storage Database
Institutional and Engineering Controls (INST CNTRL/ENG CNTRL)
Manufactured Gas Plant Sites (Coal Gas)
Drycleaners Database
Voluntary Cleanup Program (VCP)
Brownfields Cleanup Program

### **8.3.2 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. Historic Sanborn maps were also obtained from EDR.

### **8.3.3 City Directories**

City directories for the project area for the years 1920 through 2006 were obtained from EDR and reviewed to determine potential site tenants/uses which may have resulted in environmental impacts to the sites.

### **8.3.4 Limitations**

While the Sanborn map and City directory reviews were conducted in accordance with the protocols outlined in the ASTM-E-1527-05 standard, it should be emphasized that, as all of the projected and potential development sites are privately-owned, the scope of this project was limited to collecting and analyzing limited information sufficient to make a determination relevant to a hazardous materials (E) designation. Sanborn and City directory review was limited to the development 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-1527-05 standard and encompassed the site and a 400-foot buffer zone around each site or cluster of sites. Other elements of a Phase I Environmental Site Assessment (ESA) and the protocols outlined in the *CEQR Technical Manual* (e.g.,

## **8 – Hazardous Materials**

reviews of building department and fire department records, a title deed search, and interviews with current and former employees and owners), were not included.

### **8.4 EXISTING CONDITIONS**

The general use of the rezoning area has not changed much as indicated by Sanborn maps dating from 1902 to 2005 and City directories for the years 1927 through 2006. Around and after the 1930s, large office buildings, hotels, and residences appear in the area as indicated by Sanborn maps. The regulatory database research indicated small quantity generators of hazardous waste, (leaking) underground and aboveground storage tanks, petroleum spill incidents, hazardous waste transportation, storage, treatment and/or disposal sites, and possible dry cleaning facilities.

### **8.5 THE FUTURE WITHOUT THE PROPOSED ACTION (NO-ACTION)**

In the future without the Proposed Action, new development is expected to occur on ten of the projected development sites indentified in the RWCDS. Any construction involving soil disturbance could potentially create or increase pathways for human exposure to any subsurface hazardous materials present. However, since no (E) designations (which require the owner of a property to assess potential hazardous material impacts prior to construction) would exist on any portion of the rezoning area, such soil disturbance would not necessarily be conducted in accordance with the procedures (e.g., for conducting testing before commencing excavation and implementation of health and safety plans during construction) described in the following section. However, the New York State Department of Environmental Conservation (NYSDEC) regulatory requirements pertaining to any identified petroleum tanks and/or spills, requirements for disturbance and handling of suspect lead-based paint and asbestos-containing materials, and requirements for off-site disposal of soil/fill, would need to be followed. As such, in the future without the Proposed Action, the amount of soil disturbance would be less, but potentially the controls on its performance would not be as stringent as under the Proposed Action, as described below.

### **8.6 THE FUTURE WITH THE PROPOSED ACTION (WITH-ACTION)**

In the future with the Proposed Action, 19 projected development sites would be developed by 2033. In addition, the RWCDS includes 20 potential development sites that are less likely to be developed. The analysis below examines both projected and potential sites.

Appendix A of the Hazardous Materials Appendix 5 (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 was recommended. Additionally, 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 at the end of this chapter. In the matrix, 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 screening for all 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 given in Appendix A of the Hazardous Materials Appendix 5. Based on this screening, as indicated in Table 8-2, all of the projected and potential development sites within the proposed rezoning area meet the criteria for placement of an (E) designation. The New York City Department of Environmental Protection has concurred with the proposed (E) designation placement on the properties identified in Table 8-2.

By placing (E) designations (E-310) 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 New York City OER would provide the regulatory oversight of the environmental investigation and remediation 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 NYC Zoning Resolution (Environmental Requirements).

The (E) designation would require that the fee owner of such a site conduct a testing and sampling protocol and have an approved remediation plan where appropriate, to OER's satisfaction. The DOB will typically issue the foundation permits when OER approves the remedial action work plan—the actual remediation is usually done concurrently with the construction. The remediation plan provided to OER to satisfy the (E) designation must also include a mandatory construction-related health and safety plan, 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, which utilizes the provisions of the Proposed Action which allow for increases in the maximum base floor area ratio for qualifying sites pursuant to the District Improvement Bonus (ZR 81-62), or the demolition and reconstruction of non-complying floor area on a site which is not a qualifying site (ZR Section 81-614(b)), as applicable. Provisions of the zoning text amendment would ensure that 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 10.

**8 – Hazardous Materials**

**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?
<b>Projected Rezoning Sites</b>						
Projected Site 1	266 Madison Avenue 274 Madison Avenue 278 Madison Avenue 16 East 40th Street	869	16, 58, 61, 64	VOC, SVOC, PCB, Metals	Historical underground storage tank (UST) and petroleum spills on site. Petroleum spills, leaking fuel oil tanks, and fuel oil storage tanks adjacent and upgradient.	Yes
Projected Site 4	33 East 42nd Street 51 East 42nd Street 48 East 43rd Street 327 Madison Avenue	1277	20, 27, 46, 52	VOC, SVOC, PCB, Metals	Historic railroad depot adjacent (Grand Central Station). Petroleum spills on site. Petroleum spills and hazardous waste generator adjacent and upgradient. Major oil storage facility adjacent.	Yes
Projected Site 5	3 East 43rd Street 334 Madison Avenue 336 Madison Avenue 340 Madison Avenue 14 East 44th Street 12 East 44th Street 10 East 44th Street 6 East 44th Street	1278	8, 14, 15, 17, 62, 63, 64, 65	VOC, SVOC, PCB, Metals	Adjacent to hazardous waste generators. Petroleum spills and fuel oil storage tanks upgradient and adjacent.	Yes
Projected Site 6	7 East 44th Street 346 Madison Avenue 352 Madison Avenue 10 East 45th Street 6 East 45th Street	1279	9, 17, 57, 63, 65	VOC, SVOC, PCB, Metals	Petroleum spills and fuel oil storage tanks on site. Hazardous waste generator upgradient. Petroleum spill adjacent and upgradient.	Yes
Projected Site 7	343 Madison Avenue 341 Madison Avenue 47 East 44th Street 347 Madison Avenue 50 Vanderbilt Avenue 52 Vanderbilt Avenue	1279	23, 24, 25, 48, 28, 45	VOC, SVOC, PCB, Metals	Historic railroad depot adjacent (Grand Central Station). Petroleum spill, fuel oil storage tank, and hazardous waste generator on Site. Railroad tracks beneath site. Petroleum spills, hazardous waste generators, and fuel oil storage tanks upgradient and adjacent.	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?
<b>Projected Rezoning Sites (continued)</b>						
Projected Site 9	341 Vanderbilt Avenue	1281	21	VOC, SVOC, PCB, Metals	Historic railroad car storage on Site. Historic railroad depot adjacent (Grand Central Station). Petroleum spill, fuel oil storage tank, and hazardous waste generator on Site. Railroad tracks beneath site. Petroleum spills, hazardous waste generators, and fuel oil storage tanks upgradient and adjacent.	Yes
Projected Site 10	378 Madison Avenue 10 East 47th Street	1282	17, 64	VOC, SVOC, PCB, Metals	Historic auto parking on Site. Fuel oil storage tanks on Site. Leaking fuel oil tank and petroleum spills adjacent and upgradient. Petroleum spills, hazardous waste generator, and fuel oil storage tanks upgradient.	Yes
Projected Site 12	300 Park Avenue	1285	36	VOC, SVOC, PCB, Metals	Railroad tracks adjacent (beneath Park Avenue). Historic hospital and railroad electric substation upgradient. Auto garage in basement of adjacent building. Petroleum spills, fuel oil storage tanks, and hazardous waste generator on Site. Petroleum spills, fuel oil storage tanks, and hazardous waste generators adjacent and upgradient.	Yes
Projected Site 16	111 East 48th Street	1303	14	VOC, SVOC, PCB, Metals	Railroad tracks beneath Site. Hazardous waste generators, fuel oil storage tanks, and leaking fuel oil storage tanks adjacent and crossgradient.	Yes
Projected Site 17	541 Lexington Avenue 143 East 49th Street 145 East 49th Street 151 East 49th Street 138 East 50th Street 150 East 50th Street	1304	20, 25, 26, 28, 45, 41	VOC, SVOC, PCB, Metals	Historic horse stable and fire house on Site. Historic parking facility on Site. Parking facility on Site. Fuel oil storage tank on Site. Fuel oil storage tanks and hazardous waste generator adjacent and crossgradient.	Yes

**8 – Hazardous Materials**

**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?
<b>Projected Rezoning Sites (continued)</b>						
Projected Site 18	425 Park Avenue	1310	1	VOC, SVOC, PCB, Metals	Historic parking garage in basement. Petroleum spills on Site. Petroleum spills, fuel oil storage tanks, and hazardous waste generator adjacent and crossgradient.	Yes
Projected Site 19	219 East 42nd Street 235 East 42nd Street 801 2nd Avenue	1316	12, 23, 30	VOC, SVOC, PCB, Metal	Historic silk dress factory on Site. Fuel oil storage tanks, petroleum spills, hazardous waste generator on Site. Petroleum spills, fuel oil storage tanks, and hazardous waste generator adjacent and crossgradient/upgradient.	Yes
Projected Site 2	23 East 39th Street 25 East 39th Street 27 East 39th Street	869	25, 26, 27	VOC, SVOC, PCB, Metal	Leaking fuel oil storage tank on Site. Leaking fuel oil storage tank, petroleum spills, and fuel oil storage tanks adjacent and upgradient.	Yes
Projected Site 8	12 East 46th Street 10 East 46th Street 6 East 46th Street	1281	62, 64, 65	VOC, SVOC, PCB, Metals	Historic horse stable on Site. Fuel oil storage tank on Site. Petroleum spills, fuel oil storage tanks, and hazardous waste generators adjacent and upgradient.	Yes
Projected Site 11	7 East 47th Street 9 East 47th Street 11 East 47th Street 13 East 47th Street 15 East 47th Street 17 East 47th Street	1283	8, 9, 10, 11, 12, 13	VOC, SVOC, PCB, Metals	Petroleum spills on Site. Petroleum spills, fuel oil storage tanks, and hazardous waste generators upgradient.	Yes
Projected Site 14	158 East 46th Street 154 East 46th Street	1300	42, 44	VOC, SVOC, PCB, Metals	Historic railroad upgradient. Adjacent to parking garage. Fuel oil storage tanks on Site. Fuel oil storage tanks, petroleum spills, and hazardous waste generator adjacent and upgradient.	Yes

**TABLE 8-2: SUMMARY OF ENVIRONMENTAL ISSUES FOR PROJECTED AND POTENTIAL DEVELOPMENT SITES (CONTINUED)**

<b>Site #</b>	<b>Site Address</b>	<b>Block</b>	<b>Lot</b>	<b>Preliminary Screening</b>	<b>Hazardous Materials Conditions</b>	<b>Recommended for (E) Designation?</b>
<b>Projected Rezoning Sites (continued)</b>						
Projected Site 15	131 East 47th Street 137 East 47th Street 139 East 47th Street 141 East 47th Street 143 East 47th Street	1302	25, 27, 127, 28, 29	VOC, SVOC, PCB, Metals	Fuel oil storage tanks, petroleum spills, and hazardous waste generators adjacent and crossgradient.	Yes
Projected Site 3	279 Madison Avenue	1275	23	VOC, SVOC, PCB, Metals	Petroleum spill on site. Petroleum spills, fuel oil storage tanks, hazardous waste generators adjacent and upgradient.	Yes
Projected Site 13	571 Madison Avenue	1292	52	VOC, SVOC, PCB, Metals	Petroleum spill adjacent. Petroleum spills, fuel oil storage tanks, dry cleaners, and hazardous waste generator upgradient.	Yes

**8 – Hazardous Materials**

**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?
<b>Potential Rezoning Sites</b>						
Potential Site 1	99 Park Avenue	895	1	VOC, SVOC, PCB, Metals	Historic parking garage on Site. Parking garage in lower level of building on Site. Petroleum spills and hazardous waste generators adjacent. Petroleum spills, fuel oil storage tanks, and hazardous waste generators upgradient.	Yes
Potential 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 18 East 41st Street 16 East 41st Street 10 East 41st Street	1275	8, 11, 12, 14, 16, 59, 60, 61, 63, 64	VOC, SVOC, PCB, Metals	Fuel oil storage tanks on Site. Closed USTs on Site. Petroleum spills, fuel oil storage tanks, and hazardous waste generators upgradient.	Yes
Potential Site 3	333 Madison Avenue	1278	20	VOC, SVOC, PCB, Metals	Railroad tracks beneath Site. Historic railroad depot adjacent (Grand Central Station). Hazardous waste generators on Site. Petroleum spills, fuel oil storage tank, and hazardous waste generator adjacent and upgradient.	Yes
Potential Site 4	9 East 45th Street 366 Madison Avenue 18 East 46th Street 360 Madison Avenue	1281	9, 56, 59, 7501	VOC, SVOC, PCB, Metals	Historic railroad car storage on Site. Railroad tracks beneath site. Historic railroad depot upgradient (Grand Central Station). Fuel oil storage tank (aboveground and underground), leaking fuel oil storage tank, and petroleum spills on Site. Petroleum spills, fuel oil storage tanks, and hazardous waste generator upgradient and adjacent.	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?
<b>Potential Rezoning Sites (continued)</b>						
Potential Site 5	250 Park Avenue	1282	34	VOC, SVOC, PCB, Metals	Historic railroad tracks on Site. Petroleum spills, fuel oil storage tanks, and hazardous waste generators on Site. Petroleum spills, fuel oil storage tanks, and hazardous waste generator upgradient and adjacent.	Yes
Potential Site 6	350 Park Avenue	1287	33	VOC, SVOC, PCB, Metals	Historic temporary power station on Site. Underground railroad tracks adjacent. Petroleum spills, fuel oil storage tanks, and hazardous waste generators upgradient and adjacent.	Yes
Potential Site 7	410 Park Avenue 400 Park Avenue 65 East 54th Street	1290	37, 36, 31	VOC, SVOC, PCB, Metals	Petroleum spills, fuel oil storage tanks, and hazardous waste generators adjacent and upgradient.	Yes
Potential Site 8	354 Lexington Avenue 364 Lexington Avenue	1295	17, 58	VOC, SVOC, PCB, Metals	Petroleum spills and hazardous waste generator on Site. Petroleum spills, fuel oil storage tanks, and hazardous waste generators adjacent and upgradient.	Yes
Potential Site 9	100 East 42nd Street	1296	1	VOC, SVOC, PCB, Metals	Historic railroad depot (Grand Central Station) adjacent. Hazardous waste generator on site. Petroleum spills, fuel oil storage tanks, and hazardous waste generators adjacent and upgradient.	Yes
Potential Site 10	730 Third Avenue	1300	33	VOC, SVOC, PCB, Metals	Adjacent to parking garage. Petroleum spill on Site. Fuel oil storage tanks, petroleum spills, and hazardous waste generator adjacent and upgradient.	Yes

**8 – Hazardous Materials**

**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?
<b>Potential Rezoning Sites (continued)</b>						
Potential Site 11	485 Lexington Avenue 750 Third Avenue	1301	23,33	VOC, SVOC, PCB, Metals	Historic railroad adjacent. Parking garage in basement of building on Site. Petroleum spills, fuel oil storage tanks, and hazardous waste generators on Site. Fuel oil storage tanks, petroleum spills, and hazardous waste generator adjacent and upgradient.	Yes
Potential Site 12	127 East 47th Street 509 Lexington Avenue 501 Lexington Avenue 123 East 47th Street 125 East 47th Street 129 East 47th Street	1302	123, 51, 21, 22, 23, 24	VOC, SVOC, PCB, Metals	Leaking fuel oil storage tank and petroleum spill on Site. Hazardous waste generator adjacent. Petroleum spills, fuel oil storage tanks, and hazardous waste generator upgradient.	Yes
Potential Site 13	525 Lexington Avenue	1303	53	VOC, SVOC, PCB, Metals	Leaking fuel oil storage tank on Site. Fuel oil storage tanks, petroleum spills, and hazardous waste generators adjacent and upgradient.	Yes
Potential Site 14	575 Lexington Avenue	1306	23	VOC, SVOC, PCB, Metals	Hazardous waste generator on Site. Petroleum spills, fuel oil storage tanks, and hazardous waste generator adjacent and upgradient.	Yes
Potential Site 15	850 Third Avenue	1306	33	VOC, SVOC, PCB, Metals	Historic fire station and horse stable on Site. Hazardous waste generator on Site. Petroleum spills, fuel oil storage tanks, and hazardous waste generator adjacent and upgradient.	Yes
Potential Site 16	685 Third Avenue	1317	1	VOC, SVOC, PCB, Metals	Hazardous waste generator on Site. Fuel oil storage tanks, petroleum spills, and hazardous waste generators adjacent and upgradient.	Yes
Potential Site 17	214 East 45th Street 711 Third Avenue 210 East 45th Street 212 East 45th Street	1318	43, 1, 44, 143	VOC, SVOC, PCB, Metals	Former auto parking on Site. Possible garage in basement. Petroleum spill and hazardous waste generator on site. Possible dry cleaners adjacent. Petroleum spills, fuel oil storage tanks, and hazardous waste generators adjacent and upgradient.	Yes

**TABLE 8-2: SUMMARY OF ENVIRONMENTAL ISSUES FOR PROJECTED AND POTENTIAL DEVELOPMENT SITES (CONTINUED)**

<b>Site #</b>	<b>Site Address</b>	<b>Block</b>	<b>Lot</b>	<b>Preliminary Screening</b>	<b>Hazardous Materials Conditions</b>	<b>Recommended for (E) Designation?</b>
<b>Potential Rezoning Sites (continued)</b>						
Potential Site 18	733 Third Avenue	1319	47	VOC, SVOC, PCB, Metals	Former milk depot on Site. Former auto parking adjacent. Hazardous waste generator on site. Petroleum spills, fuel oil storage tanks, and hazardous waste generators adjacent and upgradient.	Yes
Potential Site 19	155 East 50th Street 830 Third Avenue 151 East 50th Street	1305	33, 40, 32	VOC, SVOC, PCB, Metals	Garage in adjacent building. Petroleum spills on Site. Petroleum spills, fuel oil tanks, and hazardous waste generators adjacent and upgradient.	Yes
Potential Site 20	154 East 53rd Street 866 Third Avenue	1307	43, 7501	VOC, SVOC, PCB, Metals	Former horse stable on Site. Historic dry cleaners on Site. Historic garage on Site with underground gasoline tanks. Petroleum spills on Site. Petroleum spills, fuel oil storage tanks, and hazardous waste generators adjacent and upgradient.	Yes