

A. INTRODUCTION

This section assesses whether changes in the Project and in background conditions since 2006 would result in any new or different significant adverse impacts associated with hazardous materials that were not previously identified in the 2006 FEIS. The regulatory context and methodology for this analysis are the same as described in the 2006 FEIS.

B. CHANGES IN BACKGROUND CONDITIONS

The changes in background conditions, as described in Section 2, “Analytical Framework,” do not affect the conclusions of the 2006 FEIS related to hazardous materials.

C. CHANGES RESULTING FROM THE PROJECT**FARLEY COMPLEX—PHASE 1**

The revisions to the Project components included in Phase 1—the pedestrian circulation elements associated with the West End Concourse, the 33rd Street Connector, and the project’s proposed vertical circulation elements—do not change the conclusion of the 2006 FEIS. As stated in the 2006 FEIS, with the implementation of appropriate measures including pre-construction surveys, implementation of Health and Safety Plans during excavation or subsurface disturbance, demolition, and construction, and implementation of procedures to properly handle and manage any hazardous materials including lead based paint and asbestos, no significant adverse impacts would be expected to occur as a result of Phase 1 of the Project.

FARLEY COMPLEX—PHASE 2

The majority of project modifications that have been made since publication of the 2006 FEIS are interior design changes to the Farley Complex related to the layout of Moynihan Station, the USPS facilities, and the non-station development; these modifications would not affect the potential for hazardous materials impacts as a result of the Project. A new component of the Project, which may require subsurface work, is the development of Platform 12 but, as stated above and in the 2006 FEIS, development of the Project will require the implementation of appropriate measures including pre-construction surveys, implementation of Health and Safety Plans during excavation or subsurface disturbance, demolition, and construction, and implementation of procedures to properly handle and manage any hazardous materials including lead based paint and asbestos. Therefore, the Phase 2 development of the Project, like the Project assessed in the 2006 FEIS, is not expected to result in significant adverse impacts.

SUBSEQUENT PHASE I ENVIRONMENTAL SITE ASSESSMENT

DEVELOPMENT TRANSFER SITE:

In addition to the Phase I Environmental Site Assessments (ESAs) referenced in the 2006 FEIS, an additional Phase I ESA was completed at the Development Transfer Site in March 2007. The results of this study, which are summarized below, do not alter the conclusions of the 2006 FEIS regarding hazardous materials.

Land-Use History

Prior to the construction of One Penn Plaza, historic Sanborn maps from 1905 through 1951 indicated that the property was primarily occupied by storefront residential/hotel buildings. However, an auto yard occupied the eastern edge of the site fronting West 33rd Street.

Potential for Subsurface Contamination

Subsurface Contaminants

The auto yard mentioned above included underground storage tanks (gasoline). Similar installations were located further east on the block, associated with a bus garage. However, the 8-level underground parking garage excavated as part of the One Penn Plaza development would have removed any underground storage tanks or associated residual contamination in soil or bedrock.

Asbestos-Containing Materials (ACM)

Interviews with building management conducted during the ESA did not provide conclusive evidence of the presence or absence of ACM. Given the build year of 1966, it would be reasonable to assume that there may be some existing ACM. However, while subsequent renovations may have removed some or all of any original ACM, there is a possibility that ACM may exist within the structures of the parking garage. Appropriate procedures will be followed in removing ACM during demolition.

Lead-Based Paint

Based on interviews with building personnel, the building's structural steelwork is reportedly not coated with LBP. No other LBP issues were observed during the site inspection conducted for the ESA; however, there is a possibility that LBP may exist within the structures of the parking garage that were not accessible during the site inspection. If present, LBP will be removed in accordance with appropriate procedures.

PCB-Containing Equipment

Building management representatives were not aware of any PCB-containing equipment at the site. This is consistent with the findings of a previous Phase I ESA undertaken at One Penn Plaza by Warren & Panzer Engineers (2006).

Mercury-Containing Switching Devices

The steam station switches at One Penn Plaza contain mercury switches. No specific information was available for the Development Transfer Site; however, it is assumed that these materials may be present and will be removed in accordance with appropriate procedures.

Petroleum Storage Tanks

There are no petroleum storage tanks at the Development Transfer Site.

Other Hazardous Materials

There is no significant hazardous materials storage at the Development Transfer Site. *