FACT SHEET

Brownfield Cleanup Program

Former 110th Street Service Station
2040 Frederick Douglas Blvd
New York, NY 10026

SITE No. C231087

September 2015

NYSDEC REGION 2

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Former 110th Street Service Station (the "site") located at 2040 Frederick Douglas Boulevard in Harlem, New York under New York State's Brownfield Cleanup Program. Please see the attached map for the site location.

Cleanup activities were performed by Crescent 110 Equities LLC ("Volunteer") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The Volunteer has submitted a draft Final Engineering Report for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

Site Description and Background: The 0.31 acre Site is located at 2040 Frederick Douglas Boulevard, in the Harlem section of Manhattan (New York County), and is bordered on the west by Frederick Douglass Boulevard, on the south by West 110th Street (Central Park North), and on the north by West 111th Street. The Site is comprised of a single tax parcel identified as Block 1826, Lot. Historic site use included a gas station. The site is currently being redeveloped as multi-use building including sub-grade parking, subgrade and first floor retail space, community facility space and residential apartments. Additional Site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C231087) at:

http://www.dec.ny.gov/cfmx/extapps/derexternal/index.cfm?pageid=3

Highlights of the Site Cleanup: The following activities have been or will shortly be completed to achieve the remedial action objectives:

- Removal of underground storage tanks (USTs);
- Removal of free-phase gasoline and perched groundwater through pumping and off-site disposal;
- Excavation and off-site disposal of contaminated soil to approximately 30 feet below surface grade across the majority of the Site, and to 14 feet below surface grade along eastern and southern boundaries of the Site;
- Excavation of contaminated "hot spot" areas to depths ranging from 32 to 37 feet below grade, as needed to achieve the Protection of Groundwater Soil Cleanup Objectives;
- Treatment of contaminated groundwater through injection of chemical oxidants into the groundwater;
- Collection and analysis of end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Import of clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Implementation of a Site Management Plan (SMP) for long term maintenance of the Engineering Controls.
- Recording of an Environmental Easement to ensure implementation of the SMP.

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Where to Find Information:
Project documents are available at the following location(s) to help the public stay informed.

New York Public Library
115th Street Branch
203 West 115th Street,
New York, NY 10026
(212) 666-9393
Call for hours

NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, NY 11101
Call in advance: (718) 482-4900
Hours: Mon. to Fri. 8AM to 4 PM

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

Project Related Questions
Dana Kaplan, Project Manager
NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, NY 11101
(718) 482-7541
dana.kaplan@dec.ny.gov

Public Health questions:
Julia Kenney
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860
beei@health.ny.gov

For additional information on the New York's Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

BROWNFIELD CLEANUP PROGRAM

Next Steps: When NYSDEC approves the Final Engineering Report, it will be made available to the public (see "Where to Find Information" below). NYSDEC then will issue a Certificate of Completion which will be announced in a fact sheet that is sent to the site contact list. The Volunteer will be able to redevelop the site after receiving a Certificate of Completion. In addition, the Volunteer:

- will have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, a Volunteer does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

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 may 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.

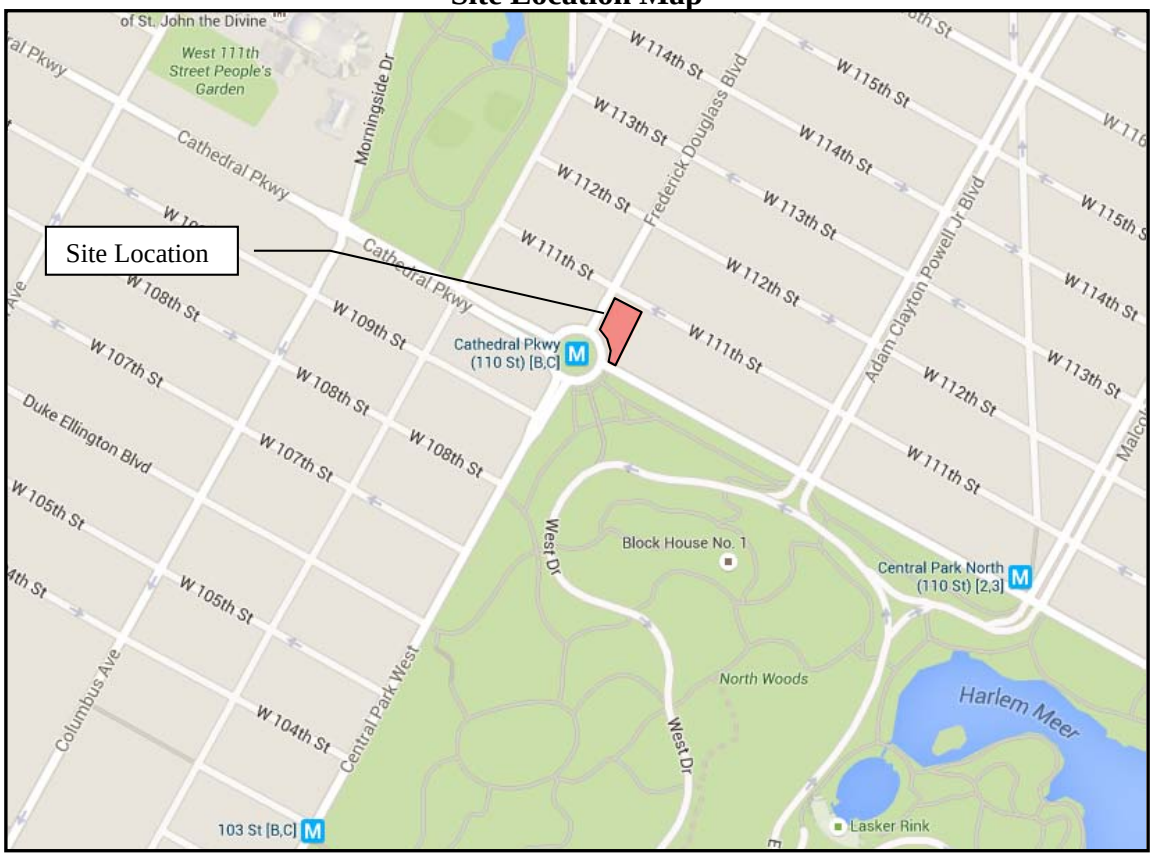
For more information about the BCP, visit:
http://www.dec.ny.gov/chemical/8450.html

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:
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.

Site Location Map