

**NEW YORK STATE
DEPARTMENT OF**



**ENVIRONMENTAL
CONSERVATION**

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
Call for hours: (212) 666-9393

NYSDEC, Region 2 Office

47-40 21st Street
Long Island City, NY 11101
Call in advance: (718) 482-4900

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
dpkaplan@gw.dec.state.ny.us

Public Health questions:

Julia Kenney
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860
beej@health.state.ny.us

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

FACT SHEET #1

Brownfield Cleanup Program

**Former 110th St. Service Station
2040 Frederick Douglass Blvd.
New York, NY 10026**

June 2014

**SITE No. C231087
NYSDEC REGION 2**

**Remedy Proposed for Brownfield Site
Contamination; Public Comment Period
Announced**

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the Former 110th Street Service Station site (the "Site") located at 2040 Frederick Douglass Boulevard, New York, NY. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified on the left-hand side of this page under "Where to Find Information."

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the Site; the potential for off-site migration of contaminants in the groundwater; and the potential for human exposure to site-related contaminants via soil vapors.

How to Comment: NYSDEC is accepting written comments about the proposed plan for 45 days, from **June 26th** through **August 10th, 2014**. The proposed plan is available for public review at the location(s) identified on the left-hand side of this page under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area on the left-hand side of this page.

Draft Remedial Action Work Plan: The cleanup plan is described in a detailed "Remedial Action Work Plan". The proposed Track 1 Unrestricted Use remedy consists of:

- 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 at depths ranging from 32 to 37 feet below grade, as needed to achieve the Track 1 Unrestricted Use cleanup;
- Treatment of contaminated groundwater through the application of chemical oxidants;
- 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;

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- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- If a Track 1 Unrestricted Use cleanup is not achieved, implementation of a Site Management Plan (SMP) would also be required for long term maintenance of the remedial systems.
- If a Track 1 Unrestricted Use cleanup is not achieved, recording of an Environmental Easement to ensure proper use of the site may be necessary;

The proposed remedy was developed by Crescent 110 Equities LLC (the "applicant(s)") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A "Remedial Investigation Report", which describes the results of the site investigation was submitted concurrently with the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

Site Description: The Site is 0.31-acres 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. It is currently developed with a one-story service station building and roof canopy over gasoline dispensers. The service station closed in December 2013 and the site is currently unoccupied. Previously, the Site had been used as a gas station and auto repair facility since approximately 1951.

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/cfm/xtapps/derexternal/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the Site are petroleum-related volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs), which are present site-wide in soil and groundwater, primarily in the area of the USTs. Petroleum product has been identified on top of the water table in some of the groundwater monitoring wells.

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft RAWP is revised as needed to describe the selected remedy, and will be made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

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.

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