



FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: 267-273 West 87th Street

DEC Site #: C231096

Address: 267-273 West 87th Street, New York, NY 10024

Have questions?
See
"Who to Contact"
Below

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 267-273 West 87th Street site ("site") located in Manhattan, NYC. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

The cleanup activities will be performed and funded by QSB 267 Property Co, LLC with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

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.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C231096>

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **May 02, 2016 through June 16, 2016**. The draft Remedial Action Work Plan (RAWP) containing the proposed site remedy is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area below.

The proposed remedy consists of:

- Removal and off-site disposal of all on-site soils down to bedrock. The existing site structure and concrete surface cover will be demolished to facilitate excavation. A total of 1,500 cubic yards of material will be excavated at the Site.
- Removal of the 1,000-gallon Underground Storage Tanks (USTs) and additional USTs in the southwestern portion of the lot 7, if encountered;

- Dewatering and treatment as necessary to accommodate remedial excavation;
- Collection and analysis of sidewall soil samples where a soil sidewall exists to document the level of contamination remaining at the property line; Backfilling of excavations to development grade with concrete to minimize pore volume and to seal off potential vapor pathways;
- Development and implementation of a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) for the protection of on-site workers, community, and environment during remediation and construction activities; and
- Completion of a post-remediation Soil Vapor Intrusion (SVI) evaluation; and
- Completion of a Final Engineering Report (FER); and
- The NYSDEC will determine if a Site Management Plan (SMP) and an Environmental Easement (EE) will be needed.

The proposed remedy was developed by QSB 267 Property Co, LLC (“Volunteer”) after performing a detailed investigation of the site under New York’s Brownfield Cleanup Program (BCP).

Summary of the Investigation

The principal objective of the Remedial Investigation (RI) was to characterize and delineate the horizontal and vertical limits of the historical fill materials, to investigate the potential soil, groundwater and soil vapor contamination, and to evaluate exposure pathways with respect to public and the environment. The investigation results are as follows:

- Investigative work identified five USTs and four test pits at the southern portion of the site. Soil, groundwater and soil vapor samples in the vicinity of the tank identified contamination indicative of a petroleum release.
- Soil sampling identified four known areas of significantly Volatile Organic Compounds (VOCs) and metals contaminated soils located at the north, northeast corner and at the south and southwestern corner of the site.
- Groundwater sampling found Chlorinated Volatile Organic Compounds (CVOCs) including Trichloroethylene (TCE), and Tetrachloroethylene (PCE) were highest at the southeastern portion (MW-20) of the site. The source of the CVOCs impacts is off-site, likely originating from the adjacent and up-gradient dry cleaning facilities.
- Benzene, Toluene, Ethylbenzene and Xylenes (BTEX) were found at concentrations above groundwater standards. The highest concentrations of BTEX compounds were identified in MW10 in the southwestern portion of the site. The conclusion is, the potential sources of groundwater contaminants are historic use of the site and the presence of USTs which need to be removed.
- An area of elevated VOCs and CVOCs are present in the soil vapor in the northeastern and eastern portion of the site.

Next Steps

NYSDEC will consider public comments received on the proposed remedy presented in the draft RAWP and ultimately issue a final Decision Document. The NYSDOH must also concur with the remedy. The final RAWP (with revisions if necessary) and the Decision Document 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.

Background

Location: The site is located at 267-273 West 87th street in the Upper West Side neighborhood of Manhattan, New York. The approximately 10,070-square-foot site is developed with one three-story building (Lot 5) and one seven-story building (Lot 7), both with full cellar levels. Each lot has 50 feet of frontage along the north side of West 87th Street.

Site Features: The site, which consists of two parcels of land, Block 1235, Lots 5 and 7. Lot 5 is improved with a three-story parking garage structure with a basement. Lot 7 is improved with a seven-story parking garage with a basement.

Current Zoning/Uses: Currently, the site is used for commercial purposes. It's intended use will be for Residential and Commercial. The site is located in a R10A residential district.

Historical Use: The site was historically developed with two structures, which were possibly indicative of stables, in 1902. By 1912 the portion of the site identified as Lot 5 was improved with the current site building. The portion of the site identified as Lot 7 was improved with a structure identified as N.Y. Cab Company. This structure appeared to be the same structure depicted on-site in 1902. The current site building on Lot 7 was constructed in 1916. The entire site is currently utilized as a parking garage.

Geology and Hydrogeology: The site is approximately 80 feet above mean sea level. The topography of the site is generally level, and the surrounding area slopes to the west-southwest toward the Hudson River. The subsurface strata at the site consists of historic urban fill material consisting of sands, silts, clays and brick fragments encountered ranging from 0.2 to 7.5 feet

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 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>

FOR MORE INFORMATION

Where to Find Information

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

New York Public Library
Bloomingdale Branch
150 West 100th Street
New York, NY 10025
Phone: (212) 222-8030

Manhattan Community Board #7
250 West 87th Street
New York, NY 10024
Phone: (212) 362-4008
Attn: Mark Diller, Chairman
Penny Ryan, District Manager

Additional information is also available on the NYSDEC website at:

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C231096>

Who to Contact

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

Project-Related Questions

MD Hoque
NYS Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Phone: (518) 402-9475
Email: md.hoque@dec.ny.gov

Site-Related Health Questions

Kiran Mall
Bureau of Environmental Exposure Investigation
New York State Department of Health
Empire State Plaza, Corning Tower, Room 1787
Albany, NY 12233
Phone: (518) 402-7860
Email: beei@health.ny.gov

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: <http://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 Address:

267-273 West 87th Street

Block No: 1235, Lot Nos: 5 & 7

Manhattan, New York

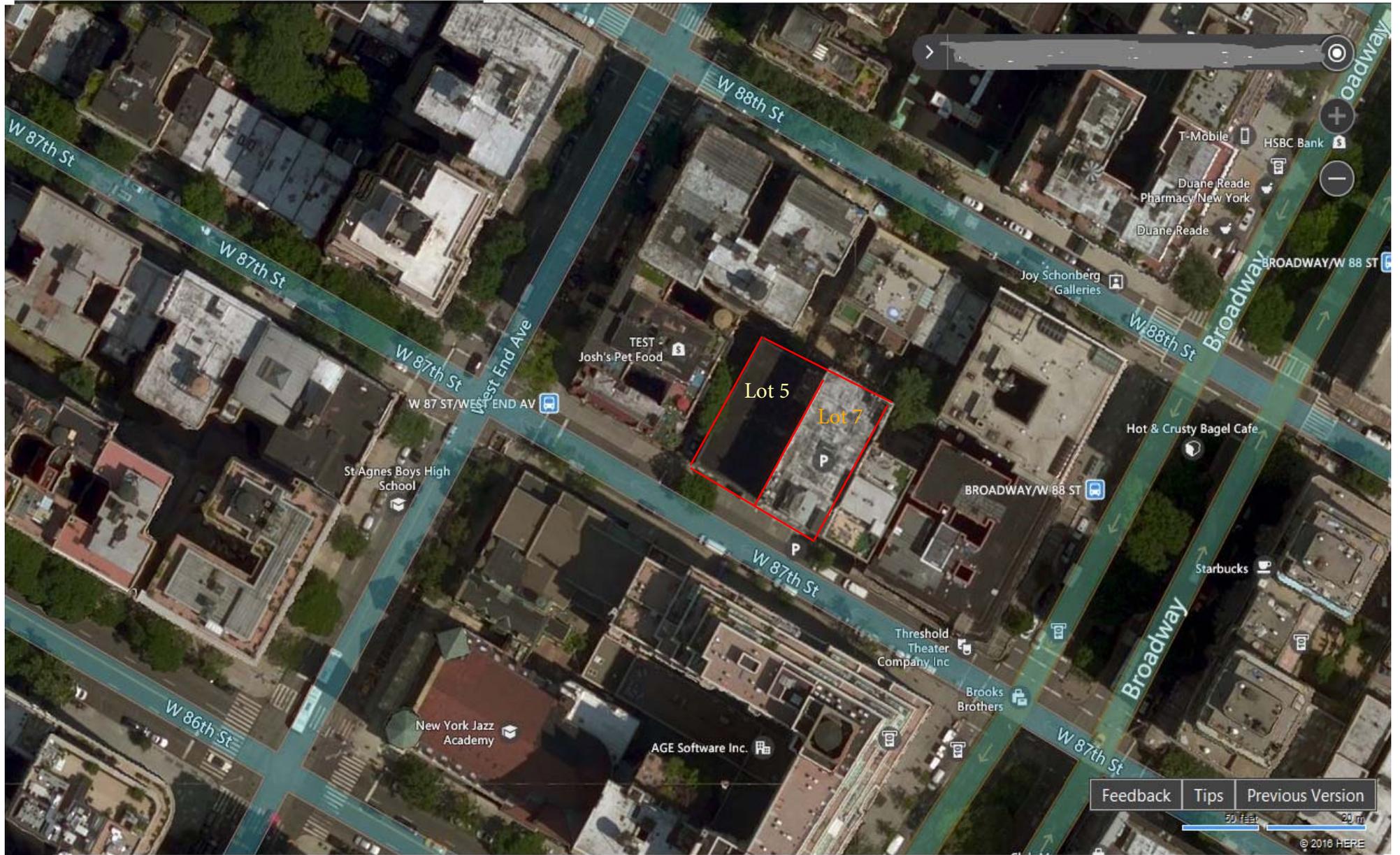
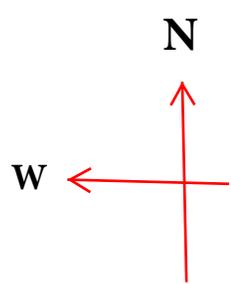


Figure 1: Site Location Map