



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

MJW 47 LLC

682 9th Avenue
New York, NY 10036

SITE No. C231106

NYSDEC REGION 2

December 2019

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

New York Public Library - Columbus Branch

742 10th Avenue
New York, NY, 10019
(212) 586-5098

Manhattan Community Board 4

330 West 42nd Street, 26th Floor
New York, New York 10036
(212) 736-4536

Who to Contact

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

Project-Related Questions

Manfred Magloire, Project Manager
NYSDEC
47-40 21st Street
Long Island City, NY 11101
(718) 482-4078
manfred.magloire@dec.ny.gov

Project-Related Health Questions

Renata Ockerby
NYSDOH
Corning Tower Rm 1787
Empire State Plaza
Albany, NY 12237
(518) 402-7860
beei@health.ny.gov

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

Interim Remedial Measure Proposed; Public Comment Period Announced

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is proposing an expedited cleanup of contamination at the MJW 47 LLC site ("site") located at 682 9th Avenue, Manhattan, NY. Please see the map for the site location. NYSDEC is conducting a public comment period because this Interim Remedial Measure (IRM) is likely to represent a significant part of the cleanup for the site. The expedited cleanup activities are expected to begin in February 2020 and last about one month. The activities will be performed by MJW 47 LLC ("applicant") with oversight provided by NYSDEC.

Based on the preliminary findings of the remedial investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site poses a significant threat to public health or the environment. This decision is based on 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 30 days, from **December 12, 2019** through **January 12, 2020**.

- Access the IRM Work Plan and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C231106/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Interim Remedial Measure (IRM) Work Plan: An IRM is a cleanup activity that may be performed when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation.

The IRM work plan describes proposed cleanup activities that include:

- Excavation and off-site disposal of contaminated soil to bedrock beneath the basement slab (approximately 3 feet) across a portion of the site to achieve Restricted Residential Soil Cleanup Objectives (SCOs);
- Collecting and analyzing end-point confirmation soil samples;
- Importing clean material that meets the established SCOs for use as backfill;

BROWNFIELD CLEANUP PROGRAM

- Installation of a sub-slab depressurization system (SSDS) to mitigate the potential for soil vapor intrusion into the building;
- Restoring the basement slab and applying a vapor barrier to the entirety of the basement slab;
- Performing a sub-slab communication test to assess the effectiveness of the SSDS and evaluate the need for system modifications; and
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during intrusive activities.

Site Description: The 0.04-acre (1,742 square foot) site is located in an urban area on the northeast corner of 9th Avenue and West 47th Street in Manhattan. It is denoted on New York City tax maps as Block 1038, Lot 1. The site is bordered to the south by West 47th Street, to the east by a multi-tenant residential building, to the north by a building occupied by a restaurant on the basement and ground floor with residential units above, and to the west by 9th Avenue. The site consists of one four story building with a basement. The building was formerly occupied by a dry cleaner on the basement and ground floor (prior to 1990), but the building is currently vacant. From approximately 1993 to 2000, the property appears to have been occupied by a clothing retailer. The site was most recently occupied by a coffee shop from approximately 2000 to 2013.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C231106) 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 chlorinated volatile organic compounds (CVOCs), which are present in soil on-site, and in soil vapor and indoor air both on-site and off-site.

Next Steps: NYSDEC will consider public comments, revise the plan as necessary, and approve the IRM work plan

in consultation with the NYSDOH. The approved work plan will be made available to the public (see "Where to Find Information" on the front page).

When the expedited cleanup activities are completed, a Construction Completion Report will be prepared that documents the activities that were performed.

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 site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by NYSDEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:
www.dec.ny.gov/chemical/61092.html

Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <http://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

Site Location Map

